

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

The Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) is a representative community organization with an elected Board of Directors and strives to present the points-of-view of its members, residing in 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.

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 60 of our members. Contact Arnie Campbell at: d.acampbell@shaw.ca if you want to receive this membership service.

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1. UPCOMING OCTOBER MEETINGS AND EVENTS

[Contact OPSRRA](#)

[to have your community event listed in our monthly community events calendar](#)

Monday
December 6

**Shirley/Jordan River Official Community Plan
Meeting**

6:00 p.m.

Shirley Community Hall

Tuesday December 7	Juan de Fuca Electoral Area Land Use Committee Meeting 7:00 p.m. In Camera Meeting 7:30 p.m. Public Meeting Malahat Fire Hall 934 Whittaker Road Malahat
Wednesday December 8	JDF Electoral Area/District of Sooke Boundary Restructure Committee Meeting 5:00 p.m. District of Sooke Council Chambers Council Chambers 2225 Otter Point Road
Sunday December 12	Shirley Volunteer Fire Protection AGM 2:00 p.m. Shirley Community Hall
Monday December 13 MEETING CANCELLED	Otter Point Official Community Plan Meeting 6:30 to 9:30 p.m. Otter Point Fire Hall 3727 Otter Point Road
Sunday December 19	Shirley Community Christmas Party 1:00 p.m. to 4:00 p.m. Shirley Community Hall
Thursday December 23	Otter Point Fire Department Candy Cane Run A seasonally-decorated fire truck drives Santa and his elves around Otter Point See the ad in the <i>Sooke News Mirror</i> on December 15 and December 22 for time and route

2. MEMBERSHIP NUMBERS UPDATE: SOME QUESTIONS & ANSWERS

Question: Just how many members does OPSRRA have?

Answer: Our membership holds steady at 350+, with about 300 having an address in Otter Point, 40 in Shirley and another 10 outside of the local area (usually residents of Greater Victoria who have a seasonal home in the area).

Question: How accurate are the membership numbers?

Answer: Not perfect, but pretty good given that we are lifetime members: which means that no one ever needs to renew. To ensure that the membership list is reasonably accurate, OPSRRA directors try to phone the complete membership twice a year and will remove anyone who requests removal, has moved away, died, etc.

Question: How many new members do we add yearly?

Answer: Never enough! However, we do add enough members each year to equal the numbers who are removed. Twenty new members a year seems to be the average. [This past November was an excellent membership month with 11 new members joining OPSRRA.](#)

Question: How do I know if I am an OPSRRA member?

Answer: This question is not as silly as it seems. First, we occasionally get requests from individuals who are already members and had forgotten, or think that they have to renew annually. If you want to find-out if you are a member, contact one of the OPSRRA directors and they'll check your name against the membership list.

Question: If one person in the family has joined OPSRRA does that mean that everyone in the family is a member?

Answer: No. Given that a lifetime membership is only \$5.00, we expect that each person in the household, who wishes to be a member, should join and contribute their \$5.00. In fact, if more household members joined we could probably add another 50 people to the membership list.

3. OPSRRA vs. OPRRA

Members who were unable to attend the November 3 membership meeting might appreciate knowing the outcome of the recent survey that OPSRRA conducted among our Shirley members.

First of all, some background: At OPSRRA's February 2004 Annual General Meeting, the directors raised the subject of whether OPSRRA should withdraw from Shirley and continue as an Otter Point association only. When OPSRRA originated in 1992, we gave consideration to limiting the membership to residents of Otter Point: however, as Shirley did not have a ratepayers association, the decision was made to extend the membership to include Shirley. With the recent formation of the Shirley Action & Education Society (SEAS), OPSRRA directors wondered if Shirley members would prefer to be represented by that political organization. We invited the president of SEAS to the OPSRRA AGM and participated in the discussion. The outcome was a motion, approved by the membership, to conduct a survey of OPSRRA's Shirley members to determine their preference regarding leaving or remaining with OPSRRA. The president of SEAS subsequently sent a letter to OPSRRA saying that having two political organizations operating in Shirley wasn't necessarily a bad thing.

We conducted a survey of our Shirley members by a telephone poll in October 2004. Thirty-five (35) of our approximately forty (40) Shirley members were contacted and twenty-seven (27) replied to the request for information on their preference of whether or not to remain with OPSRRA. **All 27 members who we successfully contacted requested that OPSRRA continue to extend membership to residents of Shirley.**

Given the outcome of the Shirley survey, the directors of OPSRRA recommend that the association continue to represent both Shirley and Otter Point.

Also, OPSRRA will now be looking for another director from Shirley. The recent JDF Land Use Commission and Official Community Plan boundary change (that uses Muir Creek as the division between Shirley and Otter Point), means that one of our Shirley directors now resides in Otter Point. If you would be interested in being an OPSRRA director from Shirley, contact us: we will be seeking nominations for our February 2005 AGM.

4. OTTER POINT FIRE DEPARTMENT AGM

The Otter Point Fire Department held their Annual General Meeting November 9. The following trustees were re-elected for another one-year term:

Chair	Lloyd Heinemann
Treasurer	Bud Gibbons
Secretary	Marie-Ann Davidson
Trustees	Joanne Hemphill, Ken Jones, Harold Melville
Firefighter's Rep/ Trustee	Scott Hemphill

The Otter Point Fire Department will be featuring their annual Santa Claus Candy Cane Run around Otter Point on Thursday, December 23. Check their ad in the *Sooke News Mirror* on December 15 and 22 for details of the route and the approximate time that the decorated fire truck, with Santa onboard, will pass by your house.

5. JDF LAND USE COMMITTEE DECEMBER AGENDA

Received from the JDF/CRD Planning Services Department for the Land Use Committee agenda for Tuesday, December 7, 2004 in the Malahat Fire Hall, 935 Whittaker Road, Malahat,

In-Camera Meeting, 7:00 p.m.

In Camera Matters—in accordance with Community Charter, Part 4, Division 3, Section 90 (1): *the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

Regular LUC Meeting: 7:30 p.m.

1. Development Permit Applications
 - a) DP-10-04 (revision) – Bruce Winckler, 1181 Aspen Road
 - b) DP-11-04 – D. Musgrove for G & J Morgan, 3770 Rocky Mountain Road.
 - c) DP-10-03 – DeMamiel Creek

2. Subdivision Application – S-03-04 and DP-02-04

5647 Land Corporation/Leach/Clapham; Malahat

3. OCP Bylaws

- a) Bylaw No. 3228, Malahat OCP
- b) Bylaw No. 3229, Shirley/Jordan River OCP
- c) Bylaw No. 3238, East Sooke OCP
- d) Bylaw No. 3239, Otter Point OCP

6. INITIATIVE TO CREATE PUBLIC TRAILS IN OTTER POINT & SHIRLEY)

OPSRRA asked Sid Jorna, who helped organize and moderated the recent public meeting on developing trails in Otter Point and Shirley, to submit information on the event.

“An information meeting concerning the acquisition of land and rights-of-way to support parks, green space and a community trail systems in Otter and Shirley Districts was held at the Otter Point fire hall on November 17. In his preamble, the moderator Sid Jorna, outlined the need to allocate and plan for parklands and rights-of-way in new subdivisions and Crown lands as they come into public use as the pace of development accelerates. Measures taken now, to develop such space, will ensure that the district remains friendly to future hikers, riders and tourists.

Robert McMinn and Alan Philip, of the Highlands District, spoke about the challenges that Highlands faced in developing their system of trails and parklands. Mr. McMinn also underlined the importance of having an organization if the fight for green space is to be effective. About 45 people attended the November 17 meeting and the discussion indicated a great deal of interest in the topic. As a result, the intention to reactivate the Trails Association was announced. Convening meetings for the formation of the society are planned and there will be a follow up public meeting at the Otter Point Fire Hall on January 12 at 7:30. Interested people may contact Sid or Rosemary Jorna at 642-2767 or sid2767@shaw.ca

7. UPDATE ON BOUNDARY RESTRUCTURE (AMALAGAMATION) WITH SOOKE

The Boundary Restructure committee will be meeting on Wednesday, December 8 to finalize arrangements for Open Houses and Public Information sessions in East Sooke, Shirley and Otter Point, prior to an anticipated amalgamation referendum on Saturday, February 5.

The following methods will be used to inform rural residents about the content of the committee’s final report:

1. An abbreviated version of the committee's final report will be mailed to all residents of Otter Point, Shirley and East Sooke in early January.
2. Information displays will be set-up in the CRD Building Inspection/Planning Services Office, Sooke Library, Shirley Community Hall, Otter Point and East Sooke Fire Halls in early January.
3. Open Houses will be held from 10:00 a.m. to 4:00 p.m. as follows:

East Sooke	Saturday, January 8 East Sooke Fire Hall
Otter Point	Saturday, January 15 Otter Point Fire Hall
Shirley	Sunday, January 16 Shirley Community Hall

4. Public Information sessions (presentation by the consultant, followed by an open forum) will be held:

East Sooke 2:00 p.m. to 5:00 p.m.	Sunday, January 9 East Sooke Fire Hall
Otter Point 7:00 p.m. to 10:00 p.m.	Tuesday, January 18 Otter Point Fire Hall
Shirley 7:00 p.m. to 10:00 p.m.	Wednesday, January 19 Shirley Community Hall

5. Printed copies of the completed report are being distributed to area volunteer fire departments, water and other service improvement districts, community associations and others who request a copy.
6. The final report will also be available on-line at the District of Sooke web site: www.district.sooke.bc.ca

Residents of Otter Point and Shirley can contact their rural representatives to the Boundary Restructure committee for additional information. Your rural representatives from Shirley and Otter Point are also available to speak to local community groups or associations about boundary restructure. Your local contacts are:

Shirley: Sue Smee (Phone 646-2298)

Otter Point: Bruce Lemire-Elmore (Phone 642-5607)
Arnie Campbell (Phone 642-3113).

The rural amalgamation referendum vote is expected to be held on Saturday, February 5. This date has yet to be confirmed by the province. There will be two Advance Polls: Saturday, January 26 (if the referendum is February 5) and one other date, yet to set by the province, between January 26 and February 5.

The referendum vote for East Sooke will be counted separately from the combined vote for Shirley and Otter Point. If either East Sooke or Shirley and Otter Point (combined) vote in favour of amalgamation with the District of Sooke, then the residents of Sooke will vote on amalgamation later in the spring. If neither of the two rural votes favour amalgamation then the process stops and the present governance of the Electoral Area continues with one elected regional director and an appointed Land Use Committee chosen from candidates elected by local area residents.

8. OFFICIAL COMMUNITY PLAN UPDATE

OPSRRA asked the chairs of the Shirley/Jordan River and the Otter Point OCP committees to submit a summary of their committee's progress. Wayne Fritz, Chair of the Otter Point OCP committee, submitted the following update:

New Otter Point Official Community Plan Goes to CRD

BACKGROUND

CRD Regional Director Erik Lund established the Otter Point Official Community Plan Committee in March 2004. The committee currently comprises six volunteer Otter Point residents: Sandra Barta, Ken Douch, Ivan Harrison, Manfred Marus, Greg Whincup and Wayne Fritz, chairperson. Its mandate is to develop and recommend a new Official Community Plan (OCP) and related Zoning Bylaw for the Otter Point District. Ken Cossey, CRD planner/administrator, is providing technical, research and support services. The committee has generally been meeting monthly at the Otter Point Fire Hall. All meetings are open to the public and public participation is welcome.

THE RECOMMENDED OFFICIAL COMMUNITY PLAN

To date, the committee has held eight meetings and has focussed nearly all of its attention on researching and developing an OCP in bylaw form for recommendation to the CRD. An open house was held on November 30 to further share information and obtain public feedback. At its December 1 meeting, the committee reviewed the feedback, revised the plan and forwarded its recommended OCP for consideration, review and, we hope, approval by the CRD Board.

The recommended OCP contains three major sections: background information about Otter Point District, the goal of the OCP, and development policies to achieve that goal. Highlights include:

Background Information

- There are seven local community parks and thirteen public beach access places in Otter Point.

- Thirteen major streams and waterbeds are identified as providing fish habitat in Otter Point.
- The Kemp Lake Water District provides chlorine-treated water to approximately 350 households.
- The predominant dwelling type in Otter Point is a single-family home.
- The Otter Point population is projected to be 1,604 by 2011 if recent birth, death and in-migration rates are maintained.
- In-migration, rather than births or deaths, is expected to have the greatest impact on the size of the Otter Point population over the next few years.

The Goal of the Plan

The goal of the OCP is the implementation of a settlement and land use pattern that:

- retains both the rural and natural character of the area;
- protects and enhances the natural environment, its ecosystems and biological diversity; and
- supports planned community development in conjunction with residential, agricultural, forestry, commercial, tourism and recreational activities.
- The desired settlement and land use pattern consists of:
 - clustering future residential growth into designated settlement containment areas;
 - maintaining limited industrial, commercial and apartment uses; and
 - maintaining agricultural, forestry and other residential land uses on larger lot sizes.

Development Policies

Development policies designed and recommended to support the goal of the OCP include:

- general development policies applicable to all areas;
- settlement area policies to guide future development in designated residential areas;
- marine shoreline development policies to protect natural shoreline features;

- agricultural land reserve policies to protect such areas for current and future agricultural activities;
- parkland and school site dedication policies for future subdivision developments;
- policies to protect environmentally sensitive areas;
- development permit areas and related policies to facilitate managed decision making and developmental control for: foreshore, wetland and riparian areas, steep slope areas, agricultural areas, designated high fire-risk wild land-urban interface areas, commercial and industrial areas; and
- support for the assembling of land for recreational trails; and
- support for the establishment of joint mechanisms between Otter Point and its neighbours (Shirley/Jordan River and Sooke) to share information and recommend complementary land use policies affecting their common boundaries.

A full copy of the recommended Official Community Plan will be accessible through the Juan De Fuca Electoral Area website at www.crd.bc.ca/jdf/ by December 7, 2004.

DEVELOPMENT OF A RELATED ZONING BYLAW

The committee anticipates beginning work in early January 2005 on a related zoning bylaw for the Otter Point District. Once meetings have been scheduled, they will be publicly announced in the Sooke News Mirror. Meetings will continue to be open to the public. Public involvement is encouraged.

Notice: The Otter Point OCP meeting scheduled for Monday, December 13th has been cancelled.

9. JUAN DE FUCA ELECTORAL AREA SURVEY

Residents of the Juan de Fuca Electoral Area are now able to review the analysis of the Juan de Fuca Electoral Area Survey conducted in August of this year. The results are posted on the regional director's web site at www.crd.bc.ca/jdf/ or can be reviewed at the JDF Electoral Area Planning Services Office, 2205 Otter Point Road., Phone 642-1620.

10. 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.

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
