

**OTTER POINT & SHIRLEY  
RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA)  
INFORMATION UPDATE **JANUARY 2008****

**SPECIAL EDITION SUPPLEMENT**

**IN THIS ISSUE**

1. CHANGES TO THE PUBLIC HEARING DATES FOR THE OFFICIAL COMMUNITY PLANS, RURAL AND FOREST ZONE .....	1
2. PROPOSED ZONING CHANGES TO FOREST LANDS AND RURAL ZONE PROPERTIES .	2
3. B.C. 150 ANNIVERSARY CELEBRATION EVENTS COMING TO OTTER POINT AND SHIRLEY .....	3
4. EVENT CHANGE: JUAN DE FUCA COMMUNITY TRAILS SOCIETY .....	4
5. BACK ISSUES OF THE OPSRRA NEWSLETTER.....	4

**1. CHANGES TO THE PUBLIC HEARING DATES FOR THE OFFICIAL COMMUNITY PLANS, RURAL AND FOREST ZONE**

Capital Regional District Planning Services have changed the dates for two of the three public hearings scheduled to hear public comment on the proposed changes to the Official Community Plans for Shirley/Jordan River, Otter Point and East Sooke. They have also changed both of the dates for the public hearings regarding the proposed changes to the Forest Land and Rural zones.

These are the new dates:

Wednesday January 16	<b>Shirley/Jordan River OCP amendment Bylaw No. 3499</b> 7:00 p.m. Shirley Community Hall
Monday January 21	<b>Otter Point OCP amendment Bylaw No. 3497</b> 7:00 p.m. District of Sooke Council Chambers 2225 Otter Point Road
Tuesday January 22	<b>East Sooke OCP amendment Bylaw No. 3498</b> 7:00 p.m. East Sooke Fire Hall
Monday January 28	<b>Bylaw No. 3495 (amendment to Bylaw No. 2040) &amp; Bylaw No. 3500 (amendment to Bylaw No. 189)</b> 7:00 p.m. Otter Point Fire Hall 3727 Otter Point Road, Sooke BC  <b>Note:</b> Bylaw No. 3495 concerns Forest Lands and Bylaw No. 3500 concerns the Resource Lands

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Tuesday  
January 29

**Bylaw No. 3474 (amendment to Bylaw No. 2040  
Rural Zone (A) and Rural B Zones (B))**

7:00 p.m.  
District of Sooke Council Chambers  
2225 Otter Point Road

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## 2. PROPOSED ZONING CHANGES TO FOREST LANDS AND RURAL ZONE PROPERTIES

The following information concerning the proposed zoning changes was included in the regular January issue of the OPSRRA newsletter and is being repeated again with the addition of some further information (**highlighted**).

Proposed amendments to CRD Zoning Bylaw 2040 were introduced at the November 13 meeting of the Juan de Fuca Electoral Area Land Use Committee (LUC). These proposed changes were contained in a report of the CRD Planning Staff which can be viewed on the CRD web site:

[http://www.crd.bc.ca/reports/juandefucalandusecom\\_/2007\\_/11november\\_/index.htm](http://www.crd.bc.ca/reports/juandefucalandusecom_/2007_/11november_/index.htm)

The major proposed changes relate to two general zoning categories: Forest Lands and Rural.

The proposed change for properties currently zoned Forest is to require future subdivisions to have a minimum lot size of 120 hectares (296.5 acres). Only one family dwelling unit per lot would be allowed. This change is a direct response to the on-going sale of private forest lands by WFP and Timber West for residential development. **The majority of these lands were previously in the Forest Land Reserve.**

It is also proposed that currently zoned Rural A properties 7.99 hectares or less in size would, if subdivided in the future, be required to have a minimum lot size of 4 hectares and building strata developments would be prevented. **The proposed amendment would still accommodate the provision of the provincial Local Government Act that permits Subdivision for a Relative - Section 946 (4) although with a minimum lot size of 4 hectares.** The number of family dwelling units allowed per lot would continue to vary depending on the size of the lot. (e.g. up to four dwelling units on lots more than 4 hectares, up to three dwelling units on lots more than .8 hectares and less than 4 hectares, up to two dwelling units on lots more than .4 hectares and less than .8 hectares, one dwelling unit on lots less than .4 hectares).

A new Rural B zone would also be created out of current Rural A zoned properties 8 hectares or larger. Future subdivisions of new Rural B zoned properties would require a minimum lot size of 120 hectares and building strata developments would be prevented. **As with the proposed Rural A zone amendment, the proposed Rural B zone amendment would still accommodate the provision of the provincial Local Government Act that permits Subdivision for a Relative - Section 946 (4), but with a minimum lot size of 120 hectares.** The number of residential dwellings permitted per lot would continue to depend on the size of the property (e.g. up to four dwelling units on a lot more than 4 hectares and less than 16 hectares, up to five dwelling units on a lot 16 hectares or more and less than 32 hectares, up to eight dwelling units on a lot of 32 hectares or more).

For the purposes of deciding whether a strata development would be considered under the present zoning or under the proposed zoning, the CRD is using the

following criteria: **Any person wishing to do a strata would have to have the houses built to lock-up and approved prior to the bylaw being approved.**

Changes are also being proposed to the Otter Point and Shirley/Jordan River Official Community Plans (OCPs) to facilitate these zoning bylaw changes.

The proposed changes to all the bylaws have been given first and second reading by the JDF Land Use Committee and the CRD Board and were sent to various agencies for comment.

**Notes:**

- A Fact Sheet, explaining the proposed changes is available at the CRD Office in Sooke and on the JDF web site: [www.crd.bc.ca/jdf](http://www.crd.bc.ca/jdf).  
Direct any questions to:  
CRD Planning Services  
2- 6868 West Coast Road  
Phone: 642-1500
- The public hearing is not a forum for discussion of the proposed changes or an opportunity to ask questions. If you need further information about the proposed changes you should contact CRD Planning Services before the public hearings.
- These public hearings are a final opportunity for comment by anyone who feels that they could be affected by these proposed changes. Submissions can be made either in writing to the CRD Planning Services Office by 4:30 p.m. on the date of the public hearing or verbally and/or in writing at the public hearing.

### **3. B.C. 150 ANNIVERSARY CELEBRATION EVENTS COMING TO OTTER POINT AND SHIRLEY**

Numerous local events are being planned as part of the provincial celebration of the 150th anniversary of the establishment of the British Crown Colony in B.C. in 1858. The first of these is the **Journey of Friendship**. It will take place throughout the 90 km length of the region, transporting a **Book of Friendship** by a variety of methods of transport historically used in the area, gathering friends and signatures along the way.

The book will commence its journey in Port Renfrew on Tuesday, January 15 and will then make stops in Jordan River (January 19), Shirley (January 22), Otter Point (January 25), East Sooke (January 28), T'Sou-ke First Nation (February 2) and Sooke (February 5). The transportation of the book is hoped to be by a variety of different means including canoe, horseback, dog cart, llamas, runners, tractors, trucks, long boats, and motorcycle.

Residents of the local area will be invited to sign **the Book of Friendship** as it makes its journey. A detailed schedule of when and where the book will be available for signing will appear in the Sooke News Mirror or is available from the Sooke Harbour Chamber of Commerce.

The journey will conclude with a special event at noon on Friday, February 8 at the District of Sooke Municipal Hall. At this time the B.C. 150 Anniversary flag will be raised to commence the province-wide celebration of Spirit of B.C. week.

For more information on this event and other local area B.C. 150 Anniversary events please contact the Sooke Region Museum:

Phone: 250.642.6351  
Email: [info@sookeregionmuseum.com](mailto:info@sookeregionmuseum.com)

#### **4. EVENT CHANGE: JUAN DE FUCA COMMUNITY TRAILS SOCIETY**

The Juan de Fuca Community Trails Society hike scheduled for Saturday, February 2 has been cancelled; Instead, the society's members and others are being asked to help clean up the trails in the King Creek area south of Otter Point Road.

Time: 9:00 a.m. and 3:00 p.m.  
Date: Saturday, February

If you would like to help with the clean up, call Heather Phillips for more information:

Phone: 642-3297

#### **5. 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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