

**OTTER POINT & SHIRLEY
RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA)
INFORMATION UPDATE **January 2011****



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 **400**. Any resident or property owner in Shirley and Otter Point who are age 18 or over are eligible for membership.

Lifetime memberships cost \$5.00 per person and are available from OPSRRA directors—see our web site (www.opsrra.ca) for further information and on-line registration. Associate (non-voting) memberships are available for persons who do not reside or own property in Shirley or Otter Point, but who wish to support the Association.

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 now emails this newsletter to over **285** of our members. Contact Arnie Campbell at: 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 or **250-642-3113** to have your community event listed in our monthly community events calendar.

Saturday
January 1

Polar Bear Swim
Sponsored by the Otter
Point Firefighters
Association



Register by 11:30 a.m.
12:00 p.m. start
Whiffin Spit Park, Sooke BC

Saturday
January 1

Juan de Fuca Community Trails Society
Sooke Potholes Regional Park

9:30 a.m.

Meet at the third parking lot (Barnes Station).

Start the new year with a stroll to look at the waterfalls on Mary Vine Creek.

Phone Rosemary Jorna, 250-642-2767 or email sid2767@shaw.ca for details.

Web site:

www.jdfcommunitytrails.ca

Wednesday
January 5

Sooke & Electoral Area Parks & Recreation
Commission (SEAPARC)

Monthly Meeting

7:00 p.m.

Board Room

SEAPARC Leisure Complex

2168 Philips Road Sooke BC

Monday
January 10

OPSRRA Board of Directors
Monthly Meeting
Members welcome!

7:30 p.m.

Board Room

SEAPARC Leisure Complex

2168 Philips Road Sooke BC

Agenda available on request.

Contact Arnie Campbell at d.acampbell@shaw.ca

Wednesday
January 12

Shirley Community Association
Meeting

7:30 p.m.

Shirley Community Hall

Sunday
January 16 **Shirley Soup and Sandwich Lunch**
Noon to 2:00 p.m.
Shirley Community Hall
All you can eat soup and sandwiches
\$10 Adults
\$ 5 Children

Tuesday
January 18 **JDF Electoral Area Land Use Committee (LUC)
Monthly Meeting**
7:00 p.m.
District of Sooke Council Chambers
2225 Otter Point Road, Sooke BC
You can obtain the agenda the Friday before the meeting
on the CRD website at:
http://www.crd.bc.ca/agendas/juandefucalandusecom_/index.htm
Select the year and month of the agenda you wish to read.

Sunday
January 23 **Sooke Region Historical Society
Annual General Meeting**
2:00 p.m.
Service Building meeting room
Sooke Region Museum
2070 Phillips Road, Sooke BC

Tuesday
January 25 **Juan de Fuca Electoral Area Parks & Recreation
Commission
Monthly Meeting**
5:00 p.m.
JDF Electoral Area Services Office
2-6868 West Coast Road, Sooke BC

Wednesday
January 26 **Otter Point Official Community Plan Review
Meeting**
7:00 p.m.
Otter Point Fire Hall
3727 Otter Point Road, Otter Point BC
Identification of community issues continued
See OPSRRA newsletter article below for details.

Wednesday
February 2 **Sooke & Electoral Area Parks & Recreation
Commission (SEAPARC)
Monthly Meeting**
7:00 p.m.
Board Room
SEAPARC Leisure Complex
2168 Phillips Road Sooke BC

Saturday
February 5 **Juan de Fuca Community Trails Society**
Explore a new community trail into the Matheson Lake Regional Park
9:30 a.m.

A 1 to 1.5 hour walk.
Meet at the Galloping Goose parking lot at Roche Cove.
Car pool to the new trail head.

A 1.5 to 2 hour hike on a single-track forest trail.
Dress for the weather and bring a snack.

The hike ends at the Roche Cove parking lot.

Phone Rosemary Jorna, 250-642-2767 or email sid2767@shaw.ca for details.
Web site:
www.jdfcommunitytrails.ca

Mondays **Karate for all ages**
6:30 to 7:30 p.m.
Shirley Community Hall
Contact Alida Long: 250-642-4631

Tuesdays **Yoga**
6:30 p.m.
Shirley Community Hall

Thursdays **Shirley Quilters and Crafters**
10:00 a.m. to 3:00 p.m.
Shirley Community Hall
Everyone welcome
Contact Christien Shipton: 250-646-2687

Thursdays **Nia Dance / Movement Class**
6:45 to 8:00 p.m.
Shirley Community Hall
Contact Melody Kimmell:
250-646-2995
movingmelody@gmail.com

2. 2010 PROPERTY ASSESSMENT APPEAL DEADLINE

Your property assessment for 2011 taxes will be arriving in your mail the first week of January. If you do not receive your property assessment by January 19, call toll-free 1-800-668-0086.

The B.C. Assessment Authority is responsible for evaluating the value of all properties in British Columbia. According to the B.C. Assessment web site, the Capital Assessment Office services over 138,000 properties, valued at over \$84.5 billion, in an area that comprises the Capital Regional District. The CRD is a federation of 13 incorporated municipalities and three electoral areas. Approximately three quarters of the total value is for residential properties

(including single family dwellings, manufactured homes, apartment buildings, etc.) with an average residential property value of \$514,000.

Property valuation is based upon the B.C. Assessment Authority's best guess of your property's value as of July 1, 2010 based upon recent, comparable property sales and assessments in your neighbourhood. Other factors that may be considered are your home's age, quality of construction, current condition and recent improvements. Their valuation will be used by the local taxing authority to determine your 2011 property tax. If you feel that their valuation is incorrect or you want more information on how they arrived at your property assessment, contact the local B.C. Assessment Authority office.

Property owners wishing to appeal their property assessment must do so in writing. An on-line version of the complaint form as well as a step-by-step handbook is available on their assessment appeal web site:

<http://www.bcassessment.ca/public/Pages/AppealingyourAssessment.aspx>

Note: Your 2010 property assessment appeal deadline is midnight Monday, January 31, 2011.

Contact information for the Greater Victoria Office:

Phone: 250-479-7131
Toll Free: 1-800-990-1159
Fax: (250) 479-1849
Email: capital@bcassessment.ca
Office Address:
102-3350 Douglas Street
Victoria BC V8Z 7X9
Web site: www.bcassessment.ca

The Capital Office Management Team:

Assessor: Reuben Danakody
Deputy Assessor: Gerry Marolla
Deputy Assessor: Rick McMahon
Office Manager: MaryAnn Pletz

Beginning January 1, 2010 the BC Assessment web site will provide a wide range of information related to this year's assessments. The web site also provides access to the assessed value of every property in B.C. Your assessment notice will include a personal access number which allows you to obtain detailed information on up to 8 properties.

3. UPDATE: GOVERNANCE ACTIVITIES IN THE JUAN DE FUCA ELECTORAL AREA

Over the years the Otter Point & Shirley Residents & Ratepayers Association has lobbied the province, our regional director and our MLA for improvements to governance in the Juan de Fuca Electoral Area. Most of our past efforts have focused on getting support from the province and the Capital Regional District for a comprehensive governance options study for Shirley and Otter Point; something which they have refused to do if incorporation was one of the options the community wanted to consider. However, other opportunities to improve governance have recently come about. At the request of OPSRRA, Regional Director Hicks recently convened an informal Governance Committee with representation from throughout the electoral area. This group met twice this fall undertaking the activities below.

1. Juan de Fuca Electoral Area Budget Information Package

One of the basic conditions for good governance is to allow ratepayers an opportunity to see a budget and comment on how their property taxes are going to be used. Whereas this is possible for taxpayers in an incorporated area, it has never been available to property owners in the unincorporated Juan de Fuca Electoral Area because our form of governance does not include a public forum, such as a council meeting, where an elected mayor and councillors are required to publicly review, comment and vote on all budget matters.

As a first step towards addressing this shortcoming, OPSRRA director Wayne Fritz prepared the following explanation of the JDFEA budget process and Director Hicks prepared a budget spreadsheet available on the JDFEA web site: <http://www.crd.bc.ca/jdf/budget.htm>

Budget Decision Making for the Juan de Fuca Electoral Area

Under The Local Government Act, the Board of the Capital Regional District (CRD) has responsibility to establish and approve an annual budget for the Juan de Fuca Electoral Area. It does so on a calendar year basis from January 1 to December 31. The budget outlines broad categories of expenditures for services and the requisitions (property tax revenues required in addition to any service specific fees or charges) to pay for those services.

In the fall of each calendar year, CRD financial staff prepare a budget document which summarizes any expected surpluses or deficits for the current tax year and outlines a preliminary budget for the CRD for the forthcoming year. This budget document includes budget information for the three electoral areas in the CRD and is provided, along with more detailed budget summaries for each service to the members of the CRD Electoral Area Services Committee.

The Electoral Area Services Committee was established by the CRD Board to review and make recommendations about budgets and other electoral area issues for the three electoral areas in the CRD. The members of this committee are the three Regional Directors elected respectively by the Juan de Fuca Electoral Area, the Salt Spring Island Electoral Area and the Southern Gulf Island Electoral Area. During the review process, each Regional Director takes particular responsibility for working with CRD staff to review and arrive at a recommended budget for the particular electoral area they represent. After completing this review process, the Electoral Area Service Committee jointly recommends these budgets for approval by the full Capital Regional District Board.

The Capital Regional District Board reviews, makes any changes (or not) that they think appropriate, and then approves the budgets for the three electoral areas. The requisitions (property tax revenues required) which are approved by the CRD Board in March, after being updated for final prior year surplus/deficits and revised current year assessments, are then forwarded to the office of the BC Surveyor of Taxes which incorporates them into the property tax notices which are sent out to Juan de Fuca property owners.

Access information for the Electoral Area Services Committee of the Capital Regional District Board on the following web sites:

[Meeting dates](#)

[Committee members](#)

[Minutes](#)

Budget Requisitions (Property Taxes) for the Juan de Fuca Electoral Area

The Juan de Fuca Electoral Area includes six separate community areas: Port Renfrew, Shirley, Jordan River, Otter Point, East Sooke, Willis Point and the Malahat along with the managed forest land and other private property owners in the Rural Resource Lands. It also has four different kinds of budget requisitions (property tax revenues required) for various types of services provided to the Juan de Fuca Electoral Area. These are requisitions for the cost of:

- Services funded to all 13 municipalities and 3 electoral areas in the CRD such as: CRD legislative and governance, hospital construction contributions, and regional parks
- Services funded for all of the Juan de Fuca Electoral Area such as: electoral area administration, JDF service planning, JDF Economic Development Commission, grants-in-aid, JDF search and rescue.
- Services funded for two or more of the six communities of the Juan de Fuca Electoral Area such as: Greater Victoria Library services provided to Willis Point and the Malahat; SEAPARC, Vancouver Island Regional Library and Sooke Regional Museum services provided to Port Renfrew, Shirley, Jordan River, Otter Point and East Sooke.
- Services funded by individual communities in the Juan de Fuca Electoral Area such as: a community fire protection service, a community water service, a community sewage system or a community lighting system.

Budget Information for the Juan de Fuca Electoral Area

[Tax Report](#) (PDF )

Property taxes for 2010 in the Juan de Fuca Electoral Area were collected from different classes of property as follows:

74.7%	residential
2.7%	business
19.7%	managed forest land
1.7%	light industry
1.3%	all other types of property classifications

2. Fringe Area Management Agreement

Some communities in the JDFEA abut incorporated areas such as the District of Langford, District of Metchosin and the District of Sooke. Although the present Official Community Plans for Otter Point and East Sooke contain a provision for, "...the establishment of a joint mechanism with a mandate to share information and recommend complementary land use policies affecting their shared boundaries (with the District of Sooke)", this has never been pursued. At the request of the Governance Committee the Regional Director recently approached the District of Sooke to determine interest in participating in a Fringe Area Management Agreement (FAMA).

The District of Sooke was interested in doing this and suggested using as a model the District's Memorandum of Understanding (MOU) with the T'Sou-ke Nation. A subcommittee of the Governance Committee is presently drafting a FAMA that would cover common areas of interest between East Sooke and the District of Sooke regarding the Sooke Basin and Harbour and between Otter Point and the District of Sooke regarding the Kemp Lake watershed.

3. New Protocol for Advisory Planning Commission Information Sharing

The Juan de Fuca Electoral Area (JDFEA) has a number of elected and appointed commissions that provide information and recommendations to the JDF Planning Department and the JDFEA Land Use Committee (LUC). Ensuring that information, recommendations and decisions are shared back and forth amongst these bodies has sometimes been left to chance. A request from the Chair of the East Sooke Advisory Planning Commission to the Governance Committee resulted in the following changes being instituted by the Regional Director:

- The draft Advisory Planning Commission (APC) minutes, reviewed by the APC Chair will be included in the appropriate Land Use Committee (LUC) agenda and package for information;
- The APC chairpersons will be made aware of the LUC meeting agenda.

4. SHIRLEY FIRE PROTECTION SOCIETY ELECTS TRUSTEES

The Shirley Volunteer Fire Department went through a transition in 2009 that saw it move from being the direct responsibility of the Shirley Volunteer Fire Protection Society to become the responsibility of the newly established Shirley Fire Commission, which operates under the authority of the Capital Regional District. This is how the Otter Point Fire Department is currently set-up.

At their December 12, 2010 Annual General Meeting, the members of the Shirley Fire Protection Society elected the following directors for the coming year: Tom Tidwell, Margaret Johnson, Jeff Leamen, Guy McDannold and Linda Kreiss.

The trustees elected to the Shirley Fire Commission at their November 2010 Annual General Meeting were: Harold Shipton, Gerard LeBlanc, Lloyd Reddington, Jurgen Kirste, Ian Blaney and Andy Barber.

5. UPDATE: OTTER POINT OFFICIAL COMMUNITY PLAN REVIEW

The Otter Point Official Community Plan (OCP) review continues. At their December meeting, the committee members and members of the public in attendance participated in an exercise to determine some of the key issues facing the community. The future character of the community, trails, development permit areas, growth boundaries, protecting the environment and providing a secure source of drinking water were the most frequently mentioned community issues. The committee will be meeting again on Wednesday, January 26, 2011 at 7:00 pm at the Otter Point Fire Hall to continue working on these topics and to prepare for the next public workshop which is scheduled for Saturday afternoon, February 12, 2011.

The January 15 workshop on community issues has been canceled and will be combined with the February 12 workshop. This community event will be a drop-in

session between 1:00 and 4:00 pm at John Muir Elementary School and will consist of two parts: a continuation of the mapping information workshop held in November along with an opportunity to add to, delete from or elaborate on key issues identified by the OCP Review Committee. Money saved by combining the two workshops will be used, in part, to finance activities related to adding a youth component to the OCP review.

Submit written submissions to the OCP Review Committee to:

Drop off

June Klassen, Manager
JDF Planning Services
2-6868 West Coast Road, Sooke

Mail

PO Box 283
Sooke BC V9Z 0S9

email

June Klassen: jklassen@crd.bc.ca
Arnie Campbell, Chair of the Otter Point OCP Review Committee:
d.acampbell@shaw.ca

The JDFEA web site has more information about the Otter Point OCP review:
http://www.crd.bc.ca/jdf/landuse/otterpoint_ocp.htm

6. UPDATE: MARINE TRAIL HOLDINGS REZONING APPLICATION

The proposal by the Marine Trail Holdings group to construct a lodge and 279 cabins on approximately 236 hectares of former Western Forest Products private forest land removed from Tree Farm License (TFL) 25 between Jordan River and Port Renfrew will likely be returning to the Juan de Fuca Land Use Committee (LUC) in February or March of 2011. This development proposal requires a rezoning of the seven separate properties as the present Resource Land (RL) zone in the Rural Resource Lands, where the properties are located, allows for only one dwelling per parcel with a minimum parcel size of 120 hectares for subdivision. Part of the process used by the JDF LUC to gather public comment on the rezoning and development proposal included a public information meeting on October 27, 2010. Although there was some support for the proposed rezoning there were also many concerns raised such as provision for fire protection and emergency services in an area of the JDFEA that is located in "no man's land" between the Port Renfrew and Shirley Fire Protection Districts.

JDF Planning Services have provided the applicant with a list of concerns they feel need to be addressed before bringing the rezoning proposal back to LUC for further consideration. One of the recommendations from JDF Planning staff to LUC will be that the proposal be referred for another public information and comment event similar to that organized last year for the proposed Rural Resource Lands Land Use and Official Community Plan bylaws.

7. DID YOU KNOW THAT ...

In the late 1920s there was a logging railway about 12 miles long located in the Point No Point area of Shirley? Preliminary work was begun to the east of Point No Point in 1927 by the Canadian Puget Sound Lumber and Timber Company (CPS). They started by building a dock and a breakwater built with rock quarried from a site across the road from the present Point No Point Resort. A

steam donkey was then landed from a barge and used to haul ashore a Climax locomotive relocated from the CPS logging camp at Jordan River. Once the Climax locomotive finished the initial work near the shore, a Shay locomotive was landed and used to build the actual logging railway which eventually extended from the breakwater in a northeasterly direction towards Jacobs Creek. At this point it crossed the creek on a high trestle and proceeded to Vye Creek where the main logging camp was located. The camp opened in February 1928 but had only moderate success before closing completely by the mid 1930s because of weakened markets for lumber during the Depression and the poor quality of some of the trees being logged. In 1937 a bad winter storm demolished much of the landing site, log dump and rail line near Point No Point. Remnants of the trestle over Jacobs Creek are still visible.

The Shay locomotive was designed to burn wood (a convenient source of fuel in the woods) to make steam. The B.C. Forestry Museum in Duncan has restored Climax and Shay locomotives on display.

This month's **Did You Know That?** came from *4,000 Years—A History of the Rainforest*, written and published by the Sooke Region Museum.

Do you have local historical information that you would like to share, or questions that you would like answered? If so, let us know and we'll try to help. Contact Arnie Campbell by phone (250-642-3113) or by email: d.acampbell@shaw.ca

8. OPSRRA SMALL BUSINESS LISTINGS

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 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-making, fishing charters, eco-tours, firewood, knitting, soaps, landscaping, bookkeeping, sewing, spas and more. More information, businesses already listed, and an on-line registration form are available on OPSRRA's web site (www.opsrra.ca) under **Business Listings**.

Note: OPSRRA does not accept responsibility for the services provided. Always check references and ask for confirmation of Work Safe B.C. Registration if applicable.

Support local businesses. The OPSRRA web site has more information about the following business listings

1001 Welding & Equipment Repair

Accent in Grooming

A Point of View B & B

ALM Organic Farm

Beaches West B & B

Bear Home Remodelling

Birds Edge Press

Bridge over Troubled Water Autism Intervention & Respite Service

DanCyn Kioti Excavation

Eagle Cove Beachfront Guest Suite

Fancy That Esthetics & Body Care

Farmer Notary—Shawna Farmer, Notary Public.

Full Circle Seeds

Heron's Rest B & B

Jambo Pet Sitting Service

Kirsten Sykes, Realtor

Knotty Beds by Nature

Le Sooke Spa

Malahat Farm Heritage Cottage

Ocean Wilderness Inn

Otter Point Beach House

Otter Point Electrical

Reflexology by Marlene Barry

Rock Beach Grill and Groceries
(formerly Kemp Lake Store & Cafe)

Rhythm's Edge Percussion Shop

Road's End Construction

Sandy's Drywall Ltd

Smiling Goat Farm Sitting Service

Stick in the Mud Coffee House

Straitview Ridge Bed & Breakfast

Three Sisters Farm

Tugwell Creek Honey Farm

Tugwell Creek Meadery

Welcome Wagon

9. BACK ISSUES OF THE OPSRRA NEWSLETTER

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

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. 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 got it wrong we will acknowledge that and make a correction as quickly as possible.
