

# OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE **JUNE 2010**

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 **390**. Any resident or property owner in Shirley and Otter Point is eligible for membership.

**Lifetime memberships cost \$5.00 per person** and are available from OPSRRA directors—see our web site ([www.opsrra.ca](http://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 e-mails this newsletter to over **260** of our members. Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca) if you want to receive this membership service.

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## 1. UPCOMING MEETINGS AND EVENTS

Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca) or **250-642-3113** to have your community event listed in our monthly community events calendar.

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

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Saturday  
June 5     **Juan de Fuca Community Trails Society  
Hike Muir Creek**  
9:30 a.m.  
  
Meet at Muir Creek  
  
This is a two-step hike. Walk for a couple of hours, or join the day hike to explore the watershed.  
  
Phone Rosemary Jorna, 250-642-2767 or email [sid2767@shaw.ca](mailto:sid2767@shaw.ca) for details.  
**Web site:**  
[www.jdfcommunitytrails.ca](http://www.jdfcommunitytrails.ca)

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Saturday  
June 5     **Otter Point Fire Department  
30<sup>th</sup> Anniversary  
Open House**  
Noon to 4:00 p.m.  
  
Otter Point Fire Hall  
3727 Otter Point Road  
  
Details in OPSRRA's June Newsletter

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Wednesday  
June 9     **Orveas Bay Estates  
Public Hearing**  
7:00 p.m.  
  
Otter Point Fire Hall  
3727 Otter Point Road  
  
View the Planning staff report for 8815, 8825, 8835 and 8845 West Coast Road (Orveas Bay Estates) on the CRD web site:  
[http://www.crd.bc.ca/reports/juandefucalandusecom\\_/2010\\_/04april\\_/index.htm](http://www.crd.bc.ca/reports/juandefucalandusecom_/2010_/04april_/index.htm)

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Monday  
June 14

**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](mailto:d.acampbell@shaw.ca)

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Tuesday  
June 15

**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: [www.crd.bc.ca/jdf/index.htm](http://www.crd.bc.ca/jdf/index.htm)  
Click on "Agenda" at the top of the page.

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Wednesday  
June 16

**Shirley/Jordan River Advisory Planning Commission  
Meeting**

7:00 p.m.

Shirley Community Hall

Agenda includes proposed changes to Steep Slope Development Permit Areas and accessory building maximum heights.

See item 8 for more details.

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Tuesday  
June 22

**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

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Wednesday  
June 23

**Otter Point Advisory Planning Commission  
Meeting**

7:00 p.m.

Otter Point Fire Hall  
3727 Otter Point Road

Agenda includes proposed changes to Steep Slope Development Permit Areas and accessory building maximum heights.

See item 8 for more details.

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Thursday  
June 24      **JDF Electoral Area Economic Development Commission  
Monthly Meeting**  
6:00 p.m.  
Village Foods Meeting Room (upstairs)  
6661 Sooke Road, Sooke BC

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Sunday  
June 27      **Sooke Region Museum  
Open House and BBQ**  
11:00 a.m. to 4:00 p.m.  
Music by Gord Phillips & the Assimilators, Bluegrass Band  
Model logging train  
T'Sou-ke Nations arts and crafts sale

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Saturday  
July 3      **Juan de Fuca Community Trails Society  
Peden Lake to Grassy Lake**  
9:00 a.m.  
Meet at the water treatment plant on Sooke River Road (2900  
block at Charters Creek).  
We will leave some cars at the treatment plant and going to  
the upper parking lot at the Sooke Potholes Regional Park.  
This is an all-day hike.  
Bring a lunch, a snack and a bathing suit.  
Note the earlier start time.  
Phone Rosemary Jorna, 250-642-2767 or email  
[sid2767@shaw.ca](mailto:sid2767@shaw.ca) for details.  
Web site:  
[www.jdfcommunitytrails.ca](http://www.jdfcommunitytrails.ca)

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

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

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

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Thursdays **Shirley Quilters and Crafters**

10:00 a.m. to 3:00 p.m.  
Shirley Community Hall

Everyone welcome

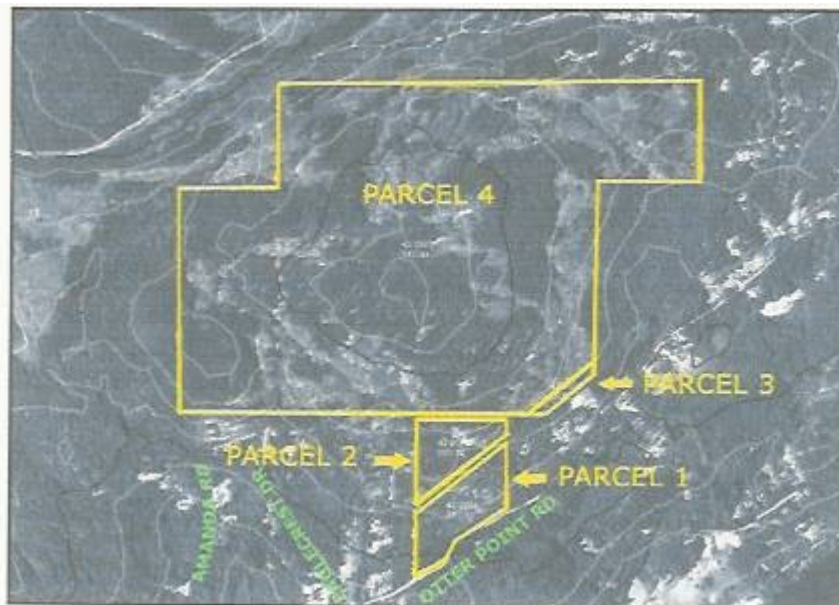
Contact Christien Shipton: 250-646-2687

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## 2. **CANADIAN HORIZONS LAND INVESTMENT CORPORATION: PROPOSAL FOR OTTER POINT**

The Canadian Horizons Land Investment Corporation (<http://www.canadianhorizons.ca/profile/index.html>) recently released its concept for a proposed 300 unit residential development on 557 acres of Rural A land in Otter Point. The property is located between Eagle Crest Drive to the east and Tugwell Road to the west and is accessed from Farmer Road. It is made up of four parcels: parcel 1 is 19.75 acres, parcel 2 is 20.3 acres, parcel 3 (directly behind the Otter Point Fire Hall) is 2.91 acres and parcel 4 is 513.72 acres (see map below).

The corporation is a division of the CareVest Group of Companies of Calgary (<http://www.carevest.com/index2.php?p=company>).



This property was originally Crown land and was traded by the Province about 20 years ago for private forest land near Bella Coola owned by the Pacific Forest Company. The Province wanted to acquire the company's private forest land to protect a wildlife corridor. The Pacific Forest Company was in the midst of making plans to log the Otter Point property, about 10 years ago, when they were taken over by TimberWest. TimberWest actively logged most of the property and then placed it on the real estate market in 2005. The property was listed for 4.4 million dollars (\$7,900 an acre) by jjBarnicke Real Estate Services and marketed as potential residential development acreages.

In December 2005 the property was sold to Canadian Horizons. They have been actively working on their development plans for the property for the past three years. The announcement of their development proposal is a significant event for Otter Point as the 557 acre property represents about 6.6% of the 8415 acre land use inventory included in Otter Point's Official Community Plan, and 7.55% of the 7377 acres identified for settlement. The property is zoned Rural A which presently

limits subdivision to 10 acres parcels; however 4 on 10 strata-titling would be permitted. The property is outside of the present OCP Settlement Containment boundary. The OCP states that parcel sizes outside of the Settlement Containment Area should be greater than 5 acres. As presented, the Canadian Horizons proposal would require changes to both the zoning and OCP bylaws.

Canadian Horizons submitted the following proposal to OPSRRA:

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### **Canadian Horizons Land Investment Corp.**

Release 05/14/10

#### **Update on Canadian Horizons, Otter Point Lands**

Workshops were held April 28 and May 4 with Otter Point, Sooke area community groups and neighbours to share ideas for a proposed master planned residential community and to discuss related community interests.

Canadian Horizons has been working over the past two years on critical background analysis and studies regarding the area. Thirteen studies including those involving site characteristics and resources, a wildlife habitat assessment, and riparian habitat assessment, which identifies fishery sensitive watercourses and wetlands, are at or near completion.

A hydrology assessment analyzing potable water supply, storm water management and ground water recharge opportunities as well as tile field analysis and an assessment of possible sanitary sewer technologies for the development are complete.

The site was logged over the past few decades and is characterized by a mix of second growth, clear cut and replanted areas. A plant association and forest cover analysis and a scenic view analysis was completed by the project landscape architect. The Official Community Plan requirement for a geotechnical analysis to confirm slope stability, and to define buildable and non buildable areas is also complete.

Canadian Horizons is negotiating design details with the Kemp Lake Water District with a proposal to connect KLWD with CRD water. This would resolve many of Otter Point's water issues, including shortages, concerns over water quality and it will extend the boundaries of the Water District.

The Otter Point proposal involves a master planned suburban village surrounded by both rural and residential spaces. The plan allows for the expansion of Eagle Crest Park and connects this site with Kings Creek Trail System, Broom Hills Trail System and others to the north and west. The concept plan proposes that over 300 acres of the site will remain as open space and park with an extensive multi-use trail system that would accommodate equestrian, pedestrian and bicycle uses whereby natural features, views and vistas are respected and celebrated. The concept proposes approximately 6.7 kilometres of multi-use trails and 1.9 kilometres of pedestrian trails.

Market research indicates a build out of 12 to 15 years with an annual absorption rate of 15 to 20 lots per year. The development proposal consists of approximately 300 units with lots ranging from one quarter acre to two acres. Otter Point and the CRD are reviewing land use, density and policy over the next year. Present zoning allows for 5 and 10 acre lots and includes provision for the 4 on 10 (acre) strata concept. Under current zoning approximately 208 units could be permitted. Canadian Horizons will ensure that its planning activities coincide with the CRD's OCP Review and ultimately with the Regional Growth Strategy.

### OPSRRA Notes:

- A concept map of the proposed development is available. Because it is very large and some may have difficulty with the download, you can view it on the OPSRRA web site: [www.opsrra.ca](http://www.opsrra.ca) under the Home Page heading Otter Point, Shirley and Jordan River Development Proposals.
- Further information about this proposal can be obtained from Marlene Best - Development Manager, CANADIAN HORIZONS LAND INVESTMENT CORP. Direct Line: 604-629-3892

### 3. OTTER POINT OFFICIAL COMMUNITY PLAN REVIEW

Changes to the Otter Point Official Community Plan (OCP) community consultation process were approved at the May 18 meeting of the Juan de Fuca Land Use Committee (LUC). These changes were considered necessary by the Regional Director following comments received at an April 25 public meeting held by Planning Services to outline how the OCP would be reviewed.

Instead of the Otter Point Advisory Planning Commission being given responsibility to hold public meetings to review the OCP, a Citizens' Committee will now be established to undertake the review. The OPSRRA newsletter has been informed by Planning Services that there will be a newsletter going out this month outlining the review process and advertising for volunteers for the Citizens Committee. The role of the Citizens' Committee is to review the comments obtained through the consultation process, provide guidance to staff on plan components from a local perspective and approve the draft OCP as part of the process required for staff to prepare a report to the Juan de Fuca LUC. A complete report on the terms of reference can be found in the staff report located on the CRD web site:

[http://www.crd.bc.ca/reports/juandefucalandusecom\\_/2010\\_/05may\\_/lucreportrevisedterm/LUCReportRevisedTermsofReferenceMayfinal.pdf](http://www.crd.bc.ca/reports/juandefucalandusecom_/2010_/05may_/lucreportrevisedterm/LUCReportRevisedTermsofReferenceMayfinal.pdf)

**Note:** OPSRRA made three requests to LUC at the May 18 meeting regarding the proposed changes to the OCP review process.

1. There is a need to clarify how the Citizens' Committee would work. Would it be open to the public? Would the public be invited to participate or would they form the audience to observe the process? The Regional Director said this would be decided at the first meeting of the Citizens' Committee.
2. The role of the APC should not be eliminated from the OCP review process. The principle purpose of an APC is to recommend on land use matters. The Regional Director has replied to OPSRRA that the draft OCP will be referred to the APC.
3. What will happen if a major development proposal comes forward during the Otter Point OCP review that needs an OCP or zoning change? The Regional Director indicated that this would be decided at the time and not before.

### 4. OTTER POINT FIRE DEPARTMENT CELEBRATES 30TH ANNIVERSARY

The Otter Point Fire Department was created in 1980 through a CRD referendum and celebrates its 30th anniversary this year. It will be holding an open house at the fire hall and training centre located at 3727 Otter Point Road on Saturday, June 5 from 12 noon to 4:00 p.m. Active demonstrations include:

- 12:30 p.m. Vehicle fire fighting
- 01:00 p.m. Training facility tour



- 01:30 p.m. Vehicle extraction
- 02:00 p.m. Propane storage tank fire fighting
- 02:30 p.m. Training facility tour
- 03:00 p.m. Vehicle extraction
- 03:30 p.m. Vehicle fire fighting

A child minding area with Bouncy House and fire hose target practice will be available. All fire trucks will be on display. Hot dogs and beverages will be served.

Information about the Otter Point Fire Department, the Firefighters Association and how to apply to be a volunteer firefighter is available on their web site:

<http://www.otterpointfire.bc.ca/>

## 5. JUAN DE FUCA COMMUNITY TRAILS SOCIETY AGM

The Juan de Fuca Community Trails Society held its Annual General Meeting on May 26.

The society is a coalition of hikers, cyclists and equestrians working to:

- promote and create a legacy of community trails for walkers, cyclists and equestrians in the Juan de Fuca area.
- encourage appreciation and respect for our natural features and environment through community trails opportunities.
- educate and provide information to our members and other interested parties about the natural environment and sustainable trails.
- promote best practices for stewardship of trails and parks in co-operation with government authorities, like minded societies, and land owners.
- advocate for connecting trail destinations and parks via greenways.
- facilitate the planning of trail systems into future development in our region.

Its objectives are:

- To support our CRD officials in acquiring land for recreation in the JdFEA and District of Sooke by:
  - identifying desired community recreational spaces;
  - participation in community planning exercises; and
  - providing advocacy for recreation land acquisition.
- To create a recreational trail in the King Creek Crown Lands
- To create a system of recreational trails in the Broom Hill Crown Lands
- To support the Muir Creek Protection Society in their aim to create a park in the Muir Creek watershed
- To support the Sheringham Point Light House Preservation Society.

The following members of the society were elected at the AGM:

President	Sid Jorna
Vice-President	Erik James
Secretary	Heather Phillips
Treasurer	Judi Conwright
Directors:	
Equestrian	Joyce MacKinnon

Hiking	Rosemary Jorna
Biking	Loren Arnold
At Large	Ginny Seabrook

## **6. UPDATE: WILLIAM SIMMONS MEMORIAL PARK ON POIRIER LAKE**

The final approved Site Management Plan for William Simmons Park is on the JdFEA Parks and Recreation website: <http://www.crd.bc.ca/jdf/parks/index.htm> .

The consultation, public comments and commission's responses from the March open house are also posted there. The final edited Community Parks Strategic Plan will hopefully be posted on their website by next week.

The following update on the William Simmons Memorial Park located on Poirier Lake in Otter Point was submitted to the OPSRRA newsletter by Ron Hamilton, Parks Manager for the Juan de Fuca Electoral Area.

Following the public consultation process and final edits to the William Simmons Community Park Site Management Plan, the JdFEA Parks and Recreation Commission approved the final plan at their April 27, 2010 meeting. With the plan approved, work began in earnest in early May, utilizing Valhalla Trails Ltd as the primary contractor and the new Parks & Recreation operations crew. The accomplishments to date include: landscaping and seeding of the day use areas; upgrading and development of the trail network is underway; continued removal of garbage dumps/debris; the Poirier Lake viewing area is complete; the picnic shelter is under construction; a hazardous tree assessment is underway and; the information kiosks and sign plan for the park is underway. Care is being taken to retain important ornamental and exotic species, while removing unwanted invasive species; local volunteers are also assisting in planning for development of nursery stock of wildflower/endemic species for restoration needs.

Over the next two months remaining work will include: completion of the new parking lot; restoration/enhancement of the orchard and pond areas; trail standards in day use areas completed; installation of picnic tables and benches; installation of information kiosks and signs and installation of equestrian support facilities. The work will continue into next year but the Commission is hopeful to be able to open the park to public use sometime in late summer or early fall.

## **7. JDF ELECTORAL AREA SUPPORTS UPGRADES AT CAMP BARNARD**

The Scouts Canada facility at Camp Barnard, located on Young's Lake in Otter Point, has provided a "safe and nurturing environment where thousands of young people have learned about the beauty and complexity of nature." The camp was host to 10,500 camper-nights last year. In addition to the Scouts and others groups related to their organization, over 30 Greater Victoria and local area community organizations used Camp Barnard last year.

Maintenance and upgrading of the facility is never-ending. This year's goal is to raise \$30,000 to supplement a federal grant which will be used to fund new septic fields and modernize the washroom facilities. The Juan de Fuca Electoral Area Regional Director recently approved a \$500 grant towards these upgrades. He also acknowledged the importance of the facility to the community, their work as stewards of the environment and the camp's contribution to the local economy.

## 8. ADVISORY PLANNING COMMISSION MEETS TO CONSIDER OCP AND ZONING CHANGES

The Shirley /Jordan River and Otter Point Advisory Planning Commissions will be dealing with a number of issues referred to them by the JDF Land Use Committee including:

- proposed amendments to the Shirley/Jordan River, Otter Point, Malahat, Willis Point and East Sooke Official Community Plans to:
  - remove steep slopes development permit requirements established "to regulate development with a view to protecting the integrity of the slopes and reducing the risk of injury to persons or damage to property" ; and
  - expand the number and range of exemptions under which development permits would no longer be required.
- a proposed amendment to the East Sooke, Malahat and Willis Point Official Community Plans to remove secondary growth forest areas from the sensitive ecosystem development areas identified in those OCPs;
- a proposal to incorporate a statement on greenhouse gas reductions in the Shirley/Jordan River, Otter Point, Malahat, Willis Point and East Sooke Official Community Plans; and
- a proposal to increase the maximum height of accessory buildings as allowed in the current zoning bylaw.
- The Otter Point APC will be electing a chair for 2010.

**Note:** Any amendment to the OCP bylaws would legalize them. This follows last year's decision of the B.C. Court which found the voting system used to pass the OCPs by the CRD Board in 2007 to be invalid. Technically the OCPs for East Sooke, Otter Point and Shirley/Jordan River can presently be challenged using that legal decision.

## 9. NOT ALL STRATA DEVELOPMENTS ARE THE SAME

Heather Phillips, Otter Point's representative to the Juan de Fuca Land Use Committee, submitted the following article to the OPSRRA newsletter. Heather based the content of the article on a discussion with June Klassen, CRD Manager of Local Area Planning for the Juan de Fuca Electoral Area.

Strata developments can be controversial so accurate information is important. Our CRD Planner, June Klassen, outlined the following.

All stratas are characterized by common property belonging to a strata corporation. The corporation, acting as a legal person, holds title to certain of the areas covered by the strata plan. This type of corporation exists under the Strata Property Act. The Lieutenant Governor, Superintendent of Real Estate or the Supreme Court may be called on to interpret the Strata Property Act.

Each owner is assigned a private portion and a portion or unit entitlement of the common property and voting rights in the strata corporation. Some common property owned by the strata corporation may be "limited" to the use of one member. These entitlements associated with membership in the strata corporation are set when the strata plan is filed at the Land Title Office. The owner has benefits and financial responsibilities, including property taxes for their assigned lands and their share of the common property. As everyone knows, use of all land is limited by federal, provincial and local laws.

There may also be a building scheme or covenants put in place by the developer that affect use of both private and common property. Within such established limits, strata members together determine use of their common property.

There are basically three types of “strata” in the Juan de Fuca Electoral Area—bare land strata, building strata and building conversion strata.

A **bare land strata** has both private lots and common property, usually a private road. Because a bare land strata may create more than three additional lots and lots at 2 ha. or less, the parks dedication requirement described in Section 941 of the Local Government Act may be triggered. In Juan de Fuca bare land strata plans must be approved by the Provincial Approving Officer. The Approving Officer refers all subdivision plans to the health authority and the local government to ensure their requirements and bylaws are met. Although some strata lots may be smaller than the minimum parcel size described in the zoning, the Approving Officer may use lot averaging and include the common property in the calculation. He may approve the plan if the average lot size meets the zoning minimum lot size. All other zoning requirements must be met.

In the Juan de Fuca Electoral Area ,the **building strata** generally consists of several private dwellings, some limited common property for a yard and common property areas such as the roadway. These can occur as there are zones that permit multiple dwelling units on a property. In urban areas these generally involve apartment or townhouse buildings. This type of building strata can only be created with new unoccupied buildings, which must be completed to lock up to enable the strata to be registered at the Land Titles Office. The Provincial Approving Officer and the Capital Regional District are not involved in the approval process and a park dedication will not be triggered. There is only one fee simple lot owned by the strata corporation. To apply the zoning bylaws, calculations for the size and area covered by buildings are made as if all principal buildings were one and all accessory buildings were one. If only one accessory suite is allowed the strata corporation must decide how to allocate the benefit. Nearly all decisions about use of the buildings and property are made by the strata corporation and not by the individual members. There is no fee simple property.

A **building conversion strata** is where existing buildings are converted to ownership by a strata corporation. Unlike the building strata involving new buildings, these strata plans require the approval of the Capital Regional District Board prior to registration at the Land Titles Office. Again park dedication is not triggered by these plans as there is only one fee simple lot owned by the strata corporation. Again these can occur in the Juan de Fuca Electoral Area as some zones permit multiple dwellings on a lot. In urban areas these generally involve apartment or townhouse buildings. To apply the zoning bylaws, calculations for the size and area covered by buildings are made as if all principal buildings were one and all accessory buildings were one. If only one accessory suite is allowed the strata corporation must decide how to allocate the benefit.

## 10. NEW NEWSLETTER FEATURE: PREPARING FOR THE OFFICIAL COMMUNITY PLAN REVIEWS

We have begun a new feature on the OPSRRA web site to coincide with the beginning of the Official Community Plan (OCP) reviews for Otter Point and Shirley/Jordan River. Because of the length of some of these articles we won't include them in the newsletter, but will provide a link to the articles on our OPSRRA web site.

The March feature, [False Economies](#) looked at the experiences of other communities in the Greater Victoria area and suggests what our communities could be doing to identify and acquire local green space amenities as part of the community planning process.

The April feature, [Living in a Forested Community](#), considered the best uses for our local forest land; the economic benefits we gain by retaining our forests; threats to our forests and what we need to do to keep our forest and our community healthy.

This month's feature [Towards Collaborative Change: Engaging the Community in Land Use Planning](#) looks at some of the history behind land use, how official community plans and zoning regulate land use, and ways in which the community can participate in land use planning.

**Note:** Click on the [Towards Collaborative Change: Engaging the Community in Land Use Planning](#), [False Economies](#) or [Living in a Forested Community](#) headings to read the full article, or visit the OPSRRA web site: [www.opsrra.ca](http://www.opsrra.ca) and click on New: Background Articles.

Future topics will be on Water, Somewhere That's too Remote to Become a Suburb and Property Taxes. We welcome suggestions for other topics.

## 11. DID YOU KNOW THAT ...

**The Boyd Lumber Company operated a steam powered sawmill and planer mill in the area of Shirley now known as Blueberry Flats?** The year was 1935 and Chris Boyd set-up his company operation west of Elder Logging's operation. The mill cut fir, spruce, cedar and hemlock and, at its peak, produced 40,000 board feet of lumber a day. The material was used for both local housing and export to Europe.

The mill was located  $\frac{3}{4}$  of a mile from West Coast Road; access was over the old Bark Trail. The trail was opened in the 1880s by the Muir family who commercialized what was probably a native practice of stripping the bark from Western Hemlock trees and using it for dye. Many of the harvesters were early settlers at Otter Point. The Muirs arranged for the harvested bark to be brought to the mouth of Muir Creek where it was collected and shipped to six tanneries in Victoria where it was used in the process to produce leather.

Boyd's Mill used some of the first Hayes trucks to be seen in this area. The trucks hauled both lumber and logs to a wharf and log dump located in a small bay just west of where Kemp Lake Road meets West Coast Road in the vicinity of the present-day Otter Point Resort.

**Note:** Boyd's Pit is now being considered as a venue for organized off-roading activities. See the May 2010 OPSRRA newsletter for details.

Information for this month's **Did You Know That?** was prepared with the help of information in *The Sooke Story—The History and the Heartbeat* and *4,000 Years—A History of the Rainforest* both 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 us at [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca)

## 12. FREE SMALL BUSINESS LISTING 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.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-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](http://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.

The free small business listing on the OPSRRA web site welcomes the following local business:

Rock Beach Grill and Groceries (formally the Kemp Lake Store & Café).  
7871 West Coast Road. at Kemp Lake Road.  
Phone: 250-642-1366  
[rockbeachgrill.ca](http://rockbeachgrill.ca)

**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

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  
Wood Visions

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

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