

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE MARCH 2007

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

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

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 is now e-mailing this newsletter to over 140 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 642-3113 to have your community event listed in our monthly community events calendar.

Thursday
March 1

Juan de Fuca Parks Committee
5:00 p.m.
JDF Electoral Area Services Office
2-6868 West Coast Road, Sooke BC

Saturday
March 3

Juan de Fuca Community Trails Society
9:30 a.m.
Meet at Farmer Road (off Otter Point Road).
We will walk the trails on King Creek Crown Land. This is an easy walk.

We now have a web site. Please visit:
www.freewebs.com/communitytrails.

Monday
March 5

OPSRRA Annual General Meeting
Members welcome!
7:00 to 9:00 p.m.
Otter Point Fire Hall
3727 Otter Point Road (at Kemp Lake Road)

New members welcome

- Tuesday
March 13
- JDF Land Use Committee Meeting**
7:00 p.m.
District of Sooke Council Chambers
2225 Otter Point Road, Sooke BC
- You can obtain the agenda at the CRD Planning Services office,
2-6868 West Coast Road or on the CRD website at:
www.crd.bc.ca/jdf/index.htm
Click on "Agenda" at the top of the page.
- Wednesday
March 14
- Shirley Community Association
Annual General Meeting**
7:30 p.m.
Shirley Community Hall
- Thursday
March 15
- Sooke & Electoral Area Recreation Commission
(SEAPARC)**
7:00 p.m.
Multi Purpose Room "A"
SEAPARC Leisure Complex
2168 Phillips Road, Sooke BC
- Sunday
March 18
- Shirley Governance Study Sub-committee**
Public Meeting
2:00 p.m.
Shirley Community Hall
- What are the options? How to proceed. The Regional Director will
be in attendance.
- Thursday
March 22
- Juan de Fuca Economic Development Commission**
6:00 p.m.
Village Food Meeting Room (upstairs)
103-6661 Sooke Road, Sooke BC
- Saturday
March 24
- Muir Creek Protection Society**
11:00 a.m.
Spring cleanup at Muir Creek.
Meet at the Muir Creek Bridge
For further details contact: muircreek@hotmail.com
- Thursday
April 5
- Juan de Fuca Parks Committee**
5:00 p.m.
JDF Electoral Area Services Office
2-6868 West Coast Road, Sooke BC
- Saturday
April 7
- Juan de Fuca Community Trails Society**
9:30 a.m.
Meet at the water treatment plant on Charters Creek on Sooke
River Road (2900 block).
This is an easy walk along the Galloping Goose Trail through one
of the best shows of spring flowers. Bring your camera
- We now have a web site. Please visit:
www.freewebs.com/communitytrails.

Thursday
April 19

**Sooke & Electoral Area Recreation Commission
(SEAPARC)**

7:00 p.m.
Multi Purpose Room "A"
SEAPARC Leisure Complex
2168 Phillips Road, Sooke BC

Second &
Fourth
Thursday
of every month

Shirley Quilters and Crafters

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

2. NOTICE OF OPSRRA ANNUAL GENERAL MEETING

The Otter Point & Shirley Residents & Ratepayers Annual General Meeting will be held Monday, March 5 at 7:00 p.m. at the Otter Point Fire Hall.

An agenda has been sent to all members who are on the newsletter e-mail list a week before the meeting. Other interested persons can request a copy of the agenda from any OPSRRA director or by visiting the OPSRRA web site.

Elections for all executive and director positions are held annually at the AGM. Seven of the eight present directors will be standing for office. Nominations for any position can be sent to the Nominations committee c/o Arnie Campbell, President OPSRRA. Nominations can also be made at the time of the AGM.

3. NO HUNTING, NO SHOOTING BOUNDARY IN OTTER POINT

OPSRRA has been pursuing a change in the No Hunting/No Shooting boundary in Otter Point with the Conservation Branch of the provincial Ministry of the Environment. The Ministry is interested in moving the present boundary (which is the B.C. Hydro power line), one kilometre further north (between Sooke River and Muir Creek), but wants to hear from residents. Do you have an opinion for or against changing the boundary? You can contact Conservation Officer Peter Pauwels by cell phone (391-2305) or by writing him c/o the Ministry of the Environment, 3rd Floor, 2100 Labieux Road, Nanaimo, BC V9T 6J9. He will also be attending the OPSRRA Annual General Meeting (7:00 p.m. on Monday, March 5 at the Otter Point Fire Hall).

4. MUSEUM FUNDING REFERENDUM

The deadline for submitting counter petitions objecting to the proposed increase in funding for the Sooke Region Museum was Monday, February 26. OPSRRA has been in daily contact with the CRD since then in an attempt to get the result of the counter petition by this newsletter's deadline. We were made aware that more than the required number of counter petitions had been submitted, but the verification of the petitions was taking longer than expected: therefore no result has been publicly released as of March 1.

5. LETTER TO MINISTRY OF FORESTS REGARDING REMOVAL OF WESTERN FOREST PRODUCTS PRIVATE LANDS FROM TFL 25

OPSRRA wrote the following letter to the provincial Minister of Forests following the province's recent announcement that Western Forest Products would be

allowed to remove a large portion of its private forest lands from Tree Farm License (TFL) 25 which borders the communities of Shirley, Jordan River and Otter Point. OPSRRA anticipates that removing some of these properties from the TFL is the first step toward their eventual sale for non-forestry use.

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION

Honourable Rich Coleman
Minister of Forests and Range
Parliament Building
Victoria BC V8V 1X4

Dear Minister Coleman:

I am writing on behalf of the Otter Point and Shirley Residents and Ratepayers Association (OPSRRA) in regards to the recent announcement by the Provincial Government to allow the release of 28,000 hectares of Western Forest Products' (WFP) private land from Tree Farm Licenses (TFLs) 16, 19 and 25. Some 12,000 hectares are to be released from TFL 25, which covers a considerable area in the communities of Otter Point and Shirley/Jordan River. It is in the interest of these communities that the specific lands to be released from TFL 25 be identified and made public at this time.

It is our understanding that lands removed from TFL 25 will no longer be managed under the Forest Practices Code and WFP will therefore not have to abide by these environmental protection standards. As there are many environmentally sensitive ecosystems in this area, including salmon-bearing streams, it is imperative that any future logging be managed with utmost care for the environment. What process will be in place to ensure that logging practices on these WFP private lands will uphold the environmental standards proposed in our soon to be approved Official Community Plans?

Western Forest Products has announced that an undisclosed amount of the property will be sold for residential and recreational purposes. Currently, this area lacks a well-defined vision and stringent bylaws for development. If significant properties are sold hastily and without forethought, valuable resources will be lost to the community. To ensure the environmental, economic and social sustainability of Otter Point and Shirley/Jordan River, inclusive deliberation surrounding the future of these properties should occur. In addition to the existing Capital Regional District's Regional Growth Strategy, three initiatives are presently underway that address the future of Otter Point and Shirley and some of the private forest lands in TFL 25. We request that Western Forest Products be prevented from selling any of the private forest lands that have been removed from TFL 25 until the following has happened:

- The CRD's Resource Lands Official Community Plan for this area is completed.
- The Otter Point and Shirley/Jordan River Official Community Plans are passed as bylaws.
- The *Developing a Vision* project for this area, which has just been embarked upon by our ratepayers association and which Western Forest Products was invited to attend, has completed its report.

OPSRRA is concerned that there is currently no process in place to ensure that the future development of these lands takes place in the public interest and that no long-range planning framework has been established to promote sustainable

economic growth and environmental protection. In our opinion, it is also important that these communities be made aware of the properties to be sold, the timeline for development, and who will be involved in these decisions.

We look forward to your prompt response on these issues.

Sincerely,

Arnie Campbell
President, OPSRRA

C.C. Malahat/Juan de Fuca MLA, John Horgan
CEO of Western Forest Products, Reynold Hert
Western Canada Wilderness Committee, Ken Wu
Chair of CRD Board of Directors, Denise Blackwell

6. PROPOSED CHANGES TO THE 4-ON-10 RURAL ZONING

The CRD Electoral Area Planning Services has prepared a staff report which outlines the concerns and alternative zoning solutions associated with continuing to allow 4 homes to be constructed on 10 acre and larger Rural "A" properties. The present regulations allowing 4-on-10 sub-divisions in the JDF Electoral Area have evolved over the past 15 years by using a strata development to permit up to four homes to be built where previously the Rural "A" zoning allowed for only one. The CRD Planning Services staff report was submitted to the JDF Land Use Committee on February 13th as the preliminary step in deciding how to resolve this controversial land use issue prior to new zoning bylaws being adopted in the JDF Electoral Area.

Suggested alternatives include:

- Leaving the 4-on-10 zoning as is.
- Grandfathering present 5 and 10 acre parcels and allowing them the 4-on-10 option while not allowing any more into that zone.
- Allowing a property owner with more than 10 acres to create one 4-on-10 strata development but remove this option for the remainder of their property.
- Stop all 4-on-10 development as of a certain date.
- Require that 4-on-10 strata developments pay the same development amenity to the community for parks, trails, water storage, etc. as a "regular" subdivision. At the moment they are exempt from providing any amenity when they "sub-divide".

This is an extremely important and controversial zoning and land use issue and will likely be the dominate topic at public meetings once the Otter Point and Shirley/Jordan River Zoning Advisory Committees resume their public consultation sometime into the spring. Meanwhile, the topic will be on the March 13 agenda of the JDF Land Use Committee. The full text of the staff report is available from the CRD Electoral Planning Services Office, 6868 West Coast Road, Sooke.

7. UPDATE ON THE OFFICIAL COMMUNITY PLAN FOR SHIRLEY / JORDAN RIVER AND OTTER POINT

The revised Official Community Plans (OCPs) for Shirley/Jordan River and Otter Point have been sent to the provincial Ministry of Community Services for comment and approval. Unless there is a need for further revisions, once approved by the province, they will come before the Capital Regional District board for final reading

prior to being passed as bylaws. This should happen by this spring. Although this would conclude a 4 year process to create the first “home grown” OCPs for Otter Point and Shirley/Jordan River, the process to amend the OCPs will begin almost immediately. Errors and incomplete information pointed-out at the public hearings still needs to be corrected. The decision of CRD Planning Services, the JDF Land Use Committee and the JDF Regional Director was to recommend passing the OCPs now and then later introduce amendments to correct identified problems.

8. DEVELOPING A VISION FOR OTTER POINT—AND MAYBE SHIRLEY

The initial meeting of the Developing a Vision project was held on February 12. This is an initiative of OPSRRA and is intended to bring together individuals and organizations in Otter Point and Shirley who are interested in developing a vision for how our community should develop over the next 5 to 15 years. Some of the areas of interest that have been suggested are: recreation, governance, economic development, community services (fire, water, roads, health, and communications), sustainable food supply, environmental protection and community development.

About 35 invitations were sent-out in November 2006 and 25 replies were received. Sixteen individuals representing 20 different organizations attended the initial meeting. From that group a steering committee of eight was created. The next step is to do some planning and decide how best to proceed. At the moment the organizations representing the community of Shirley are not interested in participating as they want to complete their governance study first: however they will be kept informed of the project’s progress and would be welcome to join at a later date. The JDF Regional Director has provided a \$1,000 start-up grant. Depending on what other funding may become available, the project will expand its work to include community workshops, opinion surveys and open houses. Further information about the Developing a Vision project is available from OPSRRA director Wayne Fritz who is acting as interim chair.

9. UPDATE ON JDF GOVERNANCE STUDY COMMITTEE

The newly formed JDF Governance Committee continues to meet the third Tuesday of the month at 6:00 p.m. at the Juan de Fuca Electoral Area Office. Each of the communities in the JDF Electoral Area, that want to participate, have been asked to identify two community representatives who will sit on the Governance Study Committee along with their community’s representative to the JDF Land Use Committee. At the moment, the community of Shirley is the only community which has begun to organize their representation. A public meeting will be held on Sunday, March 18 at 2:00 p.m. in the Shirley Community Hall to explain the governance study process and to select the two representatives.

Note: Residents of Otter Point who may be interested in being one of Otter Point’s two representatives can contact Ken Douch (642-2114 or e-mail: kalsooke@shaw.ca) after March 14, 2007, or contact the Juan de Fuca office during business hours, for more details and background.

A recent announcement by the Minister of Community Services confirms that the \$30,000 which was originally intended to finance a governance study for the whole JDF Electoral Area will now be used to finance a study of the governance options for East Sooke and the Malahat. The Minister has tied the \$30,000 Restructure Planning Grant to two options:

- A study of a municipal extension to include East Sooke within the District of Metchosin.

- A study to look at the option of including the Malahat into either Metchosin or Langford, provided that the City of Langford is offered the opportunity to sit on the restructure committee.

Because the Minister would not allow the residents of Otter Point, Shirley and Jordan River to consider incorporation as one of the governance options to be studied, the decision of the JDF Governance Study Committee was to “side-step” the Ministry and use funding from the JDF Electoral Area to finance a governance study which would not limit the options that each community wanted to study.

10. UPDATE ON THE RESOURCE LANDS OFFICIAL COMMUNITY PLAN

The timeline for the completion of the Resource Lands Official Community Plan (OCP) is to have the draft done by the end of March; the draft available to the public by the end of April; an Open House sometime in May; and a Public Hearing sometime in June. More information about the Resource Lands OCP can be located in OPSRRA’s December 2006 and February 2007 newsletters (available on the OPSRRA web site).

11. DID YOU KNOW THAT?

Sheringham Point (in Shirley) was named after Royal Navy surveying Officer, W. L. Sheringham? It was named by Royal Navy Captain Henry Kellet in 1846 during a survey of the west coast of Vancouver Island. The Sheringham Point lighthouse was built by the Canadian government in 1912. In December of 1912, shortly after the light became operational, the four-masted bark Country Linlithgow mistook the new lighthouse for the Race Rocks lighthouse and altered course for Esquimalt Harbour. The ship ran aground on Gordon’s Beach in Otter Point. The crew was safely removed and the ship refloated.

The passenger paddle steamer S.S. Pacific was wrecked in a collision with the paddle steamer S.S. Salvador off Otter Point on November 4th 1875? Most of the 238 passengers and 37 crew of the S.S. Pacific were lost. Debris from the S.S. Pacific was washed-up on the shore from Otter Point west to Muir Creek. As a 10 year old child, Oscar Scarf saw the S.S. Pacific sail past Otter Point and two days later found some of the ship’s wreckage. Meanwhile, no one knew about the accident.

Information for this month’s **Did You Know That?** is from two books of early local history, *The Sooke Story—The History And The Heartbeat* written and published by the Sooke Region Museum and from *Home Port: Victoria* written by Ursula Jupp. And, with thanks to Stephen Hume for a story about the S.S. Pacifica in the January 26, 2007 issue of the Vancouver Sun newspaper.

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.

12. FREE SMALL BUSINESS LISTING ON OPSRRA’S WEB SITE

The Otter Point & Shirley Residents & Ratepayers Association welcomes the following local business to the OPSRRA web site:

Knotty by Nature Log Furniture
 8959 West Coast Road, Otter Point BC V0S 1N0
 Contact Greg Innes
 Phone: 250-642-7467
 email: info@knottybeds.com
 Web site: www.knottybeds.com

Knotty Beds By Nature offers handcrafted rustic furniture including beautiful artistic beds, dressers, tables, armoires, chairs and other custom work.

They are also the new location for Rhythm's Edge Percussion Shop, providers of professional African drums, djembes

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**.

The following business listings are on the OPSRRA web site:

1001 Welding & Equipment Repair	Accent in Grooming
ALM Organic Farm	A Point of View B&B
Beaches West B&B	Birds Edge Press
Blue Waters B&B	Body Wellness Spa
Eagle Cove Beachfront Guest Suite	Fancy That Esthetics & Body Care
Full Circle Seeds	Heron's Rest B&B
Jambo Pet Sitting Service	Kemp Lake Store
Knotty Beds by Nature	Otter Point Beach House
Rhythm's Edge Percussion Shop	Road's End Construction
Sandy's Drywall Ltd	Straitview Ridge Bed & Breakfast
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.

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