

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

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 **385**. 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) for further information and on-line registration.

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 **200** 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.

Saturday
March 1

**Juan de Fuca Community Trails Society
Hike around Kemp Lake**

9:30 a.m.

Meet at 2452 Kemp Lake Road

This is an easy hike about 90 minutes long. Conditions may be muddy, so bring good boots

www.freewebs.com/communitytrails

Monday
March 3

**OPSRRA Directors Meeting
Members welcome!**

7:30 p.m.

Sevice Building

Sooke Region Museum

2070 Philips Road Sooke BC

Thursday
March 6

Juan de Fuca Parks Committee

5:00 p.m.

JDF Electoral Area Services Office

2-6868 West Coast Road, Sooke BC

Monday
March 10 to
Friday
March 14

CRD Resource Lands Open House

9:00 am to 4:30 pm

(Wednesday: 4:30 to 8:00 pm)

CRD Offices

2-6868 West Coast Road, Sooke BC

Note: See item 7 below for more details.

Tuesday March 11	JDF Land Use Committee (LUC) Meeting 7:00 p.m. District of Sooke Council Chambers 2225 Otter Point Road 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.
Tuesday March 18	OPSRRA Annual General Meeting 7:30 p.m. To 9:00 p.m. Otter Point Fire Hall 3727 Otter Point Road, Sooke BC
Wednesday March 19	CRD Parks Committee Presentation: Proposed Parks in the JDF Electoral Area West of Sooke River 7:00-9:00 pm Shirley Community Hall
Thursday March 20	Sooke Electoral Area Recreation Commission (SEAPARC) Meeting 7:00 p.m. Multi-Purpose Room "A" SEAPARC Leisure Complex 2168 Philips Road Sooke BC
Saturday April 5 and Saturday April 19	Otter Point and Shirley Developing a Strategic Vision Project: Writing the Final Report, A Community Workshop 9:00 a.m. to 1:00 p.m. Location to be announced Note: See item 6 below for details.
Saturday March 1	Juan de Fuca Community Trails Society Hike up Broom Hill 9:30 a.m. Start at Blanchard Road This is a 3 to 4 hour hike to an elevation of 283 metres. Enjoy the panoramic view of Sooke and the Strait of Juan de Fuca from the summit. Bring a lunch www.freewebs.com/communitytrails
Second & Fourth Thursday of every month	Shirley Quilters and Crafters 10:00 a.m. to 3:00 p.m. Shirley Community Hall

2. OPSRRA ANNUAL GENERAL MEETING

OPSRRA's AGM will be held on Tuesday, March 18 at 7:30 p.m. at the Otter Point Fire Hall. OPSRRA will email an agenda to members receiving the monthly newsletter the week before the AGM. Nominations for directors and executive can be made in advance to Arnie Campbell (d.acampbell@shaw.ca or 642-3113) or make your nomination at the time of the elections at the AGM.

3. UPDATE: BUSINESS PARK FOR OTTER POINT

As previously reported in the December 2006 OPSRRA newsletter the former TimberWest log sort property in Otter Point is being developed into a business park. The company that is undertaking the development is called Otter Point Holdings and the principals involved in the ownership and operation of the business park are affiliated with Island View Construction and Three Point Properties.

Representatives from OPSRRA, the Kemp Lake Waterworks District, Juan de Fuca Community Trails Society and the Otter Point Fire Department met with representatives of Otter Point Holdings on February 11th to review their plans. The following items were discussed:

- Trail access around the borders of the business park to connect trails proposed from the King Creek area with the Broom Hill area, the new William Simmons Park at Poirier Lake, and trails proposed through the 3L Development property to the B.C. Hydro right-of-way, if the 3L Development proceeds (see following story).
- Location of fire hydrant(s) and provision for access to sufficient water to fight a fire either on the business park site or in the vicinity.
- Source of potable water for the businesses in the park.
- The general hydrology of the area because of its location (in part) within the Kemp Lake watershed.
- Access onto Otter Point Road at a dangerous location.
- Dedication of a strip of land along Otter Point Road To allow for the eventual widening, leveling or straightening of this section.
- Consideration of ways to reduce noise that may disturb the immediate residential neighbourhoods.

The initial plan is to subdivide about half of the business park into strata lots that will be sold to individual businesses that would custom build to suit their need for warehouse, commercial and light industrial space. The first buildings to be erected in the business park will be four self-storage units containing 50 units each. This proposal received its Development Permit at the February 12 meeting of the Juan de Fuca land Use Committee.

4. UPDATE: 3L DEVELOPMENT PROPOSAL

This proposed development is located on former TimberWest forest land on Otter Point Road across from the new business park. The initial request to proceed to public hearing was initially approved by the JDF Land Use Committee at their January 12 meeting. However, the decision was then tabled pending the outcome of the CRD's proposed changes to the Otter Point Official Community Plan and Rural Zoning Bylaw.

The representative of 3L Development appeared before the February, 2008 meeting of the JDF Land Use Committee and expressed a willingness to wait for a

couple of months to see what the outcome of the proposed zoning changes might be before making a decision to proceed with a strata development in lieu of the 31 unit subdivision initially planned for the 93 acre property. If the Land Use Committee agrees to allow the 3L Development proposal to proceed to public hearing, the community will be asked to give their opinion on whether the property under consideration should be considered for rezoning from Rural A to RR2 and included within an Otter Point Settlement Containment Area.

See the September 2007 OPSRRA newsletter for more details about the proposed development and a map showing the proposed layout of the lots, trails and parkland.

5. OPSRRA'S COMMENTS AT THE FEBRUARY 2008 JUAN DE FUCA ELECTORAL AREA LAND USE COMMITTEE

OPSRRA commented on the Otter Point business park and the 3L Development proposals at the February, 2008 meeting of the JDF Land Use Committee. Four points were made:

- Over the past year representatives from both developments have made an effort to consult with representatives of the community while putting their plans together. OPSRRA appreciates this consultation.
- Both developments share the same geographic area with a common hydrology: whatever development they undertake on their property could have a potential effect on the Kemp Lake water shed.
- Access to both developments will be located very close together along an important and dangerous section of Otter Point Road.
- The proposed trail system, for that end of Otter Point, depends on the links that are being considered through the business park and the 3L property. These proposed trails would also connect with the new William Simmons Park at Poirier Lake.

6. UPDATE: OTTER POINT AND SHIRLEY DEVELOPING A STRATEGIC VISION PROJECT

A fourth and final public information forum was held on February 19, 2008 at the Otter Point Fire Hall. The topic was "Governance Options for Otter Point and Shirley." Linda Allen of CitySpaces Consulting Ltd. described the recent incorporation initiatives of six interior BC communities. Allison Habkirk, the former Mayor of Central Saanich and now an Associate Professor at the School of Public Administration at the University of Victoria, discussed three governance options for Otter Point and Shirley, namely: the status quo within the Juan de Fuca Electoral Area, incorporating as a municipality or a modified status quo such as an elected Commission. A wide variety of questions and concerns were raised by community residents during the question and answer session. Almost 60 persons attended the forum.


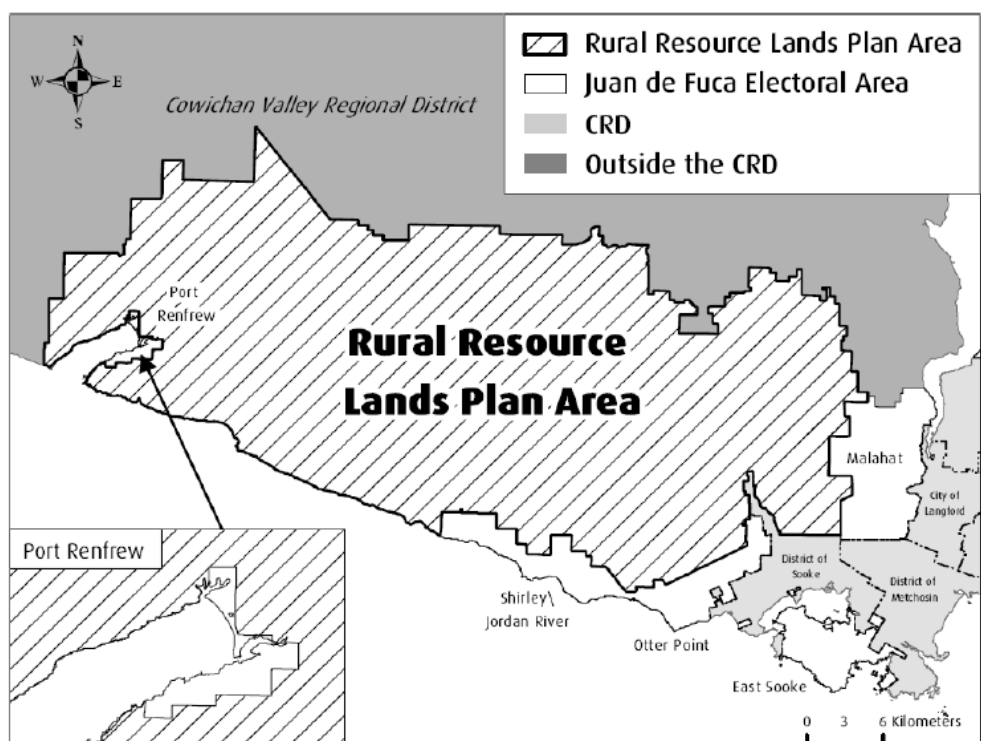
The next stage of the project is to develop a strategic vision with Otter Point and Shirley residents. In March, 2008, the Project Steering Committee will spend time developing the first draft of the strategic vision. Community workshops will then be scheduled for April 5 and 19, 2008 at which time community residents will be invited to review that "first cut" and then create their own strategic vision for Otter Point and Shirley. That strategic vision will in turn be shared with a much larger number of community residents, during May and June, through e-mail, and possibly other mechanisms, to obtain their views, suggestions and recommendations about a strategic vision for Otter Point and Shirley. The project

steering committee expects to finish summarizing the views of community residents and distributing the finalized strategic vision by September, 2008.

Residents and property owners from Shirley and Otter Point are invited to participate in the community workshops that are scheduled from 9:00 a.m. to 1:00 p.m. on Saturday, April 5 and Saturday, April 19 For more information or to register as a workshop contact Wayne Fritz: [www.wlfritz@shaw.ca](mailto:wlfritz@shaw.ca) or phone 642-0440.

7. CRD RESOURCE LANDS OPEN HOUSE

The long awaited draft Official Community Plan for the area north of Otter Point, Shirley, Jordan River and Port Renfrew, up to the boundary of the Cowichan Regional District will be available for public viewing and comment the week of March 10 at the CRD Planning Services Office in Sooke. Here is the official notice:

 CAPITAL REGIONAL DISTRICT	OPEN HOUSE CRD Draft Bylaw No. 3421			
Juan de Fuca Electoral Area	A Bylaw to Establish a Comprehensive Land Use and Development Plan for the Rural Resource Lands			
<p>You are invited to attend an Open House to participate in a review of CRD Draft Bylaw No. 3421, A Bylaw to Establish a Comprehensive Land Use and Development Plan for the Rural Resource Lands. The purpose of this Open House is to provide information and collect public comment on the proposed draft bylaw. We encourage all those that can to attend.</p> <p>Written submissions are welcome and should be received by March 25, 2008.</p>	<table border="1"><tr><td>March 10 - 14, 2008 9:00am - 4:30pm</td></tr><tr><td>Evening hours March 12 from 4:30 – 8:00 pm</td></tr><tr><td>CRD office 2-6868 West Coast Road, Sooke</td></tr></table>	March 10 - 14, 2008 9:00am - 4:30pm	Evening hours March 12 from 4:30 – 8:00 pm	CRD office 2-6868 West Coast Road, Sooke
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CRD office 2-6868 West Coast Road, Sooke				
<p>Copies of the draft bylaw are available on the web or at the CRD office: PO Box 283 2-6868 West Coast Road Sooke, BC V9Z 0S9</p> <p>Web: www.crd.bc.ca/jdf Fax: (250) 642-5274 Telephone: (250) 642-1500</p>				
 <p>The map shows the Rural Resource Lands Plan Area (hatched) and the Juan de Fuca Electoral Area (white). The map includes a compass rose, a legend, and labels for various locations: Port Renfrew, Shirley, Jordan River, Otter Point, East Sooke, Malahat, District of Sooke, District of Metchosin, and City of Langford. A scale bar indicates 0, 3, and 6 Kilometers.</p>				

8. UPDATE: PROPOSED RURAL AND FOREST ZONE BYLAWS

The five proposed CRD bylaws that were the subject of public hearings in January and February, 2008 passed third reading at the CRD Board of Directors' meeting on February 13 and have been referred to the provincial Ministries of Transportation and Community Services for comment. Unless there is reason for the province to request a change to any or all of the proposed bylaws, they will be scheduled for fourth and final reading at the March 12 meeting of the Board.

9. DID YOU KNOW THAT ...

There were as many as seven commercial fish traps operating along the shores of Shirley and Otter Point in the early 1900s? Fish traps were first allowed in area waters by the federal government in 1902. They soon were operating (at various times through until the early 1950s) off Otter Point, Gordon's Beach, Tugwell Creek, Muir Creek, Coal (Kirby) Creek Flea Beach and Boulder Beach.

Using pilings made from tall (120 to 150 feet) and skinny (12 to 18 inches) fir trees specially logged for the purpose in the nearby woods and skidded to the shore, the fish traps were a common sight during the fishing season and then were hauled-out and stored for the winter months. In one account,

“The one at Muir Creek had two spillers; and on some mornings as many as 30,000 salmon were lifted out of each spiller making a total of 60,000 salmon taken from one trap at one time. They ‘lifted’ several times a week. No wonder the Fisheries Commission had to get busy on conservation methods.”

Information for this month's **Did You Know That?** is from a book of early local history written by Jean Stuart Clark in 1981, *This Really Happened*, from *The Sooke Story—The History and the Heartbeat*, and *4,000 Years—a History of the Rainforest*, all 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.

10. 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 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 OPSRRA web site has more information about the following business listings:

1001 Welding & Equipment Repair

Accent in Grooming

ALM Organic Farm

A Point of View B&B

Beaches West B&B

Bear Home Remodeling

Birds Edge Press	Blue Waters B&B
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	Le Sooke Spa
Otter Point Beach House	Rhythm's Edge Percussion Shop
Road's End Construction	Sandy's Drywall Ltd
Stick in the Mud Coffee House	Straitview Ridge Bed & Breakfast
Tugwell Creek Honey Farm	Tugwell Creek Meadery
Wood Visions	

11. 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.
