

## **OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE FOR MAY 2004**

OPSRRA is a representative community organization with an elected Board of Directors and strives to present the points-of-view of the residents of the rural communities of Shirley and Otter Point to local government. It was founded in 1992 and has a membership of about 350.

**Lifetime memberships are \$5.00** and available from OPSRRA directors—see our web site ([www.opsrra.com](http://www.opsrra.com)) for further information.

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 50 of our members.

Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca) if you want to receive this service.

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The purpose of our society is to:

1. 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.
2. Co-operate with local government and other public bodies in the furtherance of the objectives of the society and benefits to the community.
3. Concern itself with the performance of government agencies.
4. Encourage citizens to stand for public office.
5. Promote community spirit and sense of identity by organizing or supporting appropriate activities.

### **IN THIS ISSUE**

1. Up-Coming Meetings
2. Summary of Recent OPSRRA Activities
3. Official Community Plan (OCP) Committees Meeting Dates
4. Advisory Planning Commission (APC)
5. Land Use Committee “A” Updates
6. Paving Otter Point Road
7. Kemp Lake Watershed Signage
8. Civic Addressing Project
9. Urban Containment Boundary (UCB)

10. Boundary Restructure (Amalgamation With Sooke) Committee
11. Free Advertising on OPSRRA's Web Site For Local Businesses

## **1. Up-Coming Meetings**

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|-------------------|--|
| Tuesday, May 4    | Otter Point Official Community Plan (see details below)          |
| Wednesday, May 12 | Otter Point Civic Addressing Project (see details below)         |
| Monday, May 17    | Shirley/Jordan River Official Community Plan (see details below) |
| Wednesday, May 19 | Land Use Committee "A" (no agenda set at this time)              |
| Saturday, June 19 | Elections For Rural Representatives to New Land Use Committee    |

## **1. Summary of Recent OPSRRA Activities**

1. Wrote JDF Regional Director requesting that Advisory Planning Commission public meetings be advertised. This is now being done, starting with the recent April 6<sup>th</sup> APC meeting in Shirley.
2. Attended the April 6th APC meeting regarding the rezoning application by Arden Log Hauling Ltd. of approximately 20 acres of land on West Coast Rd at Anderson Rd into 8 residential properties.
3. Attended the April 21st LUC "A" meeting and read a letter into the minutes regarding OPSRRA's opposition to Lot Averaging and the use of covenants to increase density above the allowable zoning. This was based upon a motion passed at the membership's October 2003 meeting.
4. Pursued clarification of numerous items with CRD Planning Services including: the meeting dates and terms-of-reference for OCPs; elections for vacancies on APC's; designation of an Urban Containment Boundary in Otter Point.
5. Wrote the Regional Director to request that the names of candidates for APC and LUC elections become public, once they have filed their registration papers

## **2. Shirley/Jordan River & Otter Point Official Community Plan Committees**

The work of the two OCP committees is now officially underway. The following meeting dates have been set:

Otter Point: The first public meeting of the Otter Point OCP Committee will be Tuesday, May 4th at 6:30 at the Otter Point Fire Hall. The next dates are tentatively set for: June 14th; July 12th; August 9th; September 13th; October 18th; November 8th and December 13th.

Shirley/Jordan River: The first public meeting of the Shirley/Jordan River OCP committee will be Monday, May 17<sup>th</sup> at 6:00 p.m. at the Shirley Community Hall.

The next dates are tentatively set for: June 21<sup>st</sup>; July 19<sup>th</sup>; August 16<sup>th</sup>; September 20<sup>th</sup>; October 18<sup>th</sup>; November 15<sup>th</sup>; and December 20<sup>th</sup>.

**These meetings are open to the public.** One of the first things that the OCP's will consider will be their terms-of-reference. The present Otter Point/Shirley Local Area Plan (LAP) will eventually be replaced by new, separate OCP's for Otter Point and Shirley/Jordan River. The present LAP can be seen on OPSRRA's web site ([www.opsrra.com](http://www.opsrra.com)).

### **3. Advisory Planning Commission**

The Shirley/Jordan River/Otter Point APC is presently made-up of one appointed and 4 elected (by acclamation) representatives from Otter Point and Shirley. Members are: David Stocks (Chair), Robert Steele, Bruce Lemire-Elmore, Colin Corby and Terri Alcock.

The APC may make recommendations to the Land Use Committee on:

1. Land use planning matters referred to them.
2. The development of or any amendment to an Official Community Plan.
3. The development of or any amendment to any Zoning Bylaw.
4. The issuance of a temporary commercial or industrial use permit.
5. The issuance of a development permit or developmental variance permit
6. Any other land use planning matter referred to the Commission by either the Land Use Committee or the Board.

Recent land use matters referred to the APC have been the De Mamiel Estates and Arden Log Hauling applications for rezoning. There is no requirement under the CRD Bylaw (No. 2945) to advertise APC meetings. OPSRRA appealed this to the Regional Director and APC meetings are now being advertised in the Sooke News.

The decision to create a separate APC for Shirley/Jordan River will mean that elections **may** be held June 19<sup>th</sup>, 2004 to fill three vacancies on the new Shirley/Jordan River APC and 2 vacancies on the new Otter Point APC. This decision is at the discretion of the Regional Director and had not been made, as of OPSRRA's May newsletter deadline.

### **4. Land Use Committee "A" Update**

The Land Use Committee "A" (LUC "A") usually meets on the 3<sup>rd</sup> Wednesday of each month. The Committee is presently made-up of the Juan de Fuca Regional Director as Chair and the Mayors (or their alternate) of Sooke, Metchosin, Langford and Colwood. LUC "A" is empowered by the province and the CRD Board to make all land use decisions in East Sooke, Otter Point, Shirley, Jordan River and Port Renfrew. The structure of this committee will be changing over the summer. The CRD Board recently approved the election of one rural representative from East Sooke, Otter Point, Shirley/Jordan River, Port Renfrew, Willis Point and the Malahat to a new, combined, LUC "A" and LUC "B" committee. Representation from Colwood and perhaps Langford will end. Elections for the six

rural representatives to the new Land Use Committee will happen on Saturday, June 19<sup>th</sup> 2004.

## **5. Paving On Otter Point Road**

A recent news release from MLA Brian Kerr announced that 2.6 lane kilometers of paving would occur on Otter Point and West Coast Roads. OPSRRA contacted the Ministry of Highways for more details and found-out that Otter Point Road between Young's Lake Road and Robinson Road will be paved sometime before the end of June. This stretch is 0.8 of a kilometer but is counted as 1.6 kilometers as Highways works in lane kilometers—so if a road has two lanes, it needs twice as much pavement as one lane and so the distance paved is half of what you would expect!

## **6. Kemp Lake Aquifer Signage**

Have you noticed the new information signs that recently went-up along Kemp Lake Road and Otter Point Road identifying the Kemp Lake Aquifer? These have been installed at the initiative of the Kemp Lake Waterworks District and are a reminder that, whether we draw potable water from Kemp Lake or not, those living, working and recreating in the vicinity of the lake need to be mindful that it is the source of drinking water for almost 400 Otter Point households that are dependant on the Waterworks distribution system.

## **7. Otter Point Community – Civic Addressing Project Meeting**

Date: Wednesday, May 12th, 2004

Time: 7:00 p.m.

Place: Otter Point Fire Hall

The purpose of this meeting is to provide preliminary information on house numbering in the Otter Point area. This project is a necessary step before Canada Post will install the newer rural mailboxes in our area. Further information can be obtained from the CRD web site (<http://www.crd.bc.ca/jdf/addressing.htm>) or by calling Marian Brown (642-1620) at CRD Planning Services.

## **8. Urban Containment Boundary (UCB)**

The proposed De Mamiel Estates development at 2901 Otter Point Road requested that they be allowed to pay for the extension of the CRD water line from Laronde Road in Sooke, to their development property, in exchange for adding four more properties above the allowable zoning density for their site. This request was turned down by the CRD as their property is outside of the Regional Growth Strategy's (RGS) Urban Containment Boundary (UCB). The RGS is intended to limit density in rural areas by not allowing the extension of municipal services such as water and sewer beyond designated and agreed to UCB's. The CRD's Juan de Fuca Electoral Area Planning Services recommended creating an UCB around the

De Mamiel Estates development to allow for the extension of a municipal water line onto the site. This exception, however, would require reopening the RGS; this was advised against by the CRD's Regional Planning Services—at least until the new OCP's for the JDF Electoral Area are completed, and was supported by a legal opinion that was recently presented to the CRD's Board of Directors. At the moment the development can still apply to the Land Use Committee for zoning approval but they would be limited to the density allowed under the original zoning application and water would have to come from drilled wells. This application may come before the May 19th LUC "A" committee meeting.

The matter of UCB's in the Juan de Fuca Electoral Area will be reviewed in detail in the June newsletter. One issue is whether there should even be UCB's in rural communities. Another issue is whether the OCP committee's terms-of-reference will permit them to study the need for UCB's and allow them to make a recommendation to the JDF Land Use committee.

## **9. Boundary Restructure (Amalgamation) Update**

The Juan de Fuca/Sooke Boundary Restructure Committee met on April 21st to consider the province's latest Offer of Assistance to the District of Sooke. The province increased its Offer of Assistance in some areas such as policing, highways and transition funding but refused to permit the Managed Forest Lands (north of Shirley, Jordan River and Otter Point), to be taxed at three times the Residential rate, should these three communities vote for amalgamation. Because of this ruling by the province, Residential taxation rates would increase for the District of Sooke – as well as everyone else. This is significant as the District of Sooke announced in February that they would withdraw from the amalgamation study if it resulted in higher property taxes for their municipality. In the meantime, the Boundary Restructure committee has voted to continue the study and to proceed to another round of public meetings in the fall and a tentative rural referendum in November - but before anything further can happen, the District of Sooke has to agree to accept the province's Offer of Assistance. Sooke Council received the province's Offer of Assistance and the consultant's analysis at its April 26th council meeting and will likely decide whether to continue with the Boundary Restructure committee at its May 10th council meeting. Minutes of the Boundary Restructure committee minutes can be viewed on either the District of Sooke or OPSRRA's web site.

Note: Not everyone on the Boundary Restructure committee is in favour of amalgamation; however the general feeling seems to be, that the issue of amalgamation needs to be placed before the rural voters, in a referendum. The province has tentatively agreed that if a rural referendum did occur that the votes for East Sooke and the West (Otter Point, Shirley and Jordan River) would be tallied separately so that one area did not force the inclusion or exclusion of the other into an amalgamation with the District of Sooke.

## 10. FREE ADVERTISING FOR LOCAL BUSINESSES 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.com](http://www.opsrra.com). 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, fishing charters, eco tours, firewood, knitting, soaps, landscaping, bookkeeping, sewing and more. More information, businesses already listed and a registration form are available on OPSRRA's web site under Business Listings.

### OPSRRA's EXECUTIVE AND DIRECTORS

|                |                     |                |                  |
|----------------|---------------------|----------------|------------------|
| Ken Pungente   | President (away)    | Arnie Campbell | Acting President |
| Wendy Miller   | Secretary/Treasurer |                |                  |
| Byron Tweedy   | Director            | Mitch Moneo    | Director         |
| Virginia Boyd  | Director            | Wendy Morton   | Director         |
| Frances Stocks | Director            |                |                  |

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This newsletter is published monthly on the [www.opsrra.com](http://www.opsrra.com) web page by OPSRRA—the Otter Point and Shirley Residents and Ratepayers Association. Comments or requests to have information included in the newsletter can be directed to: Arnie Campbell, Vice President. Phone: (250) 642-3113 or e-mail [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca)

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