

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE – MAY 2006

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 325. 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 100 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 to have your community event listed in our monthly community events calendar.

Tuesday
May 2

JDF Land Use Committee Meeting

7:00 p.m.
District of Sooke Council Chambers
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.

Wednesday
May 3

Otter Point Advisory Planning Commission

7:00 p.m.
Otter Point Fire Hall
3727 Otter Point Road

Note: This a continuation of the Tugwell Creek rezoning tabled at the last APC meeting.

Thursday
May 4

Juan de Fuca Parks Committee

5:00 p.m.
JDF Electoral Area Services Office
2-6868 West Coast Road, Sooke

Saturday
May 6

Juan de Fuca Community Trails Society Morning hike from Camp Thunderbird

Contact the Jorna's for more information.
Phone: 642-2767

- Monday
May 8
- Juan de Fuca Community Trails Society
Annual General Meeting**
7:30 p.m.
Otter Point Fire Hall
3727 Otter Point Road
- Wednesday
May 10
- Otter Point Zoning Advisory Committee Meeting**
7:00 p.m.
Otter Point Fire Hall
3727 Otter Point Road
- Wednesday
May 10
- Shirley Community Association
Annual General Meeting**
7:30 p.m.
Shirley Hall
- Tuesday
May 16
- JDF Land Use Committee Meeting**
7:00 p.m.
District of Sooke Council Chambers
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
May 16
- Canada Census Day!**
- Thursday
May 18
- Sooke & Electoral Area Recreation Commission (SEAPARC)**
7:00 p.m.
Multi Purpose Room "A"
SEAPARC Leisure Complex
2168 Phillips Road Sooke
- Saturday
May 20
- Muir Creek Protection Society**
10:00 a.m. 90 minute walk through the large trees
2:00 p.m. stroll to the beach to look at fossils beds
Meet at Sooke (east) side of Muir Creek bridge
- Tuesday
May 23
- OPSRRA Directors Meeting
Members welcome!**
7:30 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke
- Sunday
May 28
- Sheringham Lighthouse Society**
Membership Meeting
2:00 p.m.
Village Foods Meeting Room, Sooke
- Friday
June 2
- Muir Creek Protection Society**
Evening
Opening of the weekend-long Sanctuary fund-raising art show
Sooke Harbour House

Sunday
June 4

Muir Creek Protection Society
Slug-fest and Afternoon Tea
See story item number 7 below for details

Second and Fourth
Thursday
of every month

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

2. APPOINTMENT OF OPSRRA SECRETARY/TREASURER

OPSRRA directors have approved the appointment of Emma Taylor as Secretary/Treasurer for the balance of the 2006/2007 term. This position remained vacant after the February AGM elections. Emma moved to Otter Point last summer and joined OPSRRA in the fall. She is presently attending the University of Victoria as a Masters student in Geography with an interest in local governance and community development related to waste management.

In addition to serving as a director, the Secretary/Treasurer has principle responsibility for the following tasks:

- ◆ Acting as the association's Treasurer and keeping the association's accounts.
- ◆ Maintaining the Association's membership list.
- ◆ Keeping track of all the association's documents.
- ◆ Ensuring that Annual Reports are prepared.
- ◆ Booking meeting space.

3. RURAL MAILBOXES

The process to replace our present rural mailboxes with the newer ones began more than five years ago. In the beginning, Canada Post said that house numbers in the JDF Electoral Area would have to be updated before they would consider bringing the newer-style boxes into East Sooke, Sooke, Otter Point and Shirley. After numerous false starts and delays the JDF Electoral Area Civic Addressing Project was finally completed last fall. As a result, many residents of Shirley and some in Otter Point have had to change their address. So when are the new mailboxes arriving? Not soon, according to Canada Post: originally they were budgeted for this fiscal year and installation would have begun this summer. Now it may be 2007—or not. Apparently Canada Post now wants the District of Sooke to make some addressing changes before the project can go ahead. In the meantime the Electoral Area has to wait.

OPSRRA is writing Canada Post to express our frustration with the continuing delay. Residents of Shirley and Otter Point are encouraged to also write Canada Post. Letters can be sent to:

Canada Post
Customer Service
204-9828 104th Avenue NW
Edmonton AB T5J 0J8
E-Mail: postecs@canadapost.ca

Some additional information that you should be aware of:

- ◆ Each new rural mailbox location will have its own Postal Code.
- ◆ Some box locations may be changed.
- ◆ The compartment spaces are slightly smaller
- ◆ The new boxes are installed on permanent bases to discourage tipping.

4. OTTER POINT & SHIRLEY FIRE SEASON BURNING REGULATIONS

Although this has been a cool and wet spring, it will only take a few hot days for the built-up areas around Shirley and Otter Point to become fire hazards again. This means an increase in the risk of fire spreading to homes, out-buildings and into the surrounding forest. If you think that wildfire can only happen elsewhere in the province you are fooling yourself! As our communities become more built-up the risk of careless burning increases.

Otter Point Burning Regulations

The following is summary of the 1958—Fire Regulation Bylaw No. 1, 1991 http://www.crd.bc.ca/bylaws/fireprotection_/index.htm

No open burning shall take place during the months of July, August and September.

No open burning between sunset of one day and sunrise of the next day.

Fire season is April 15 to June 30 and October 1 to October 15.

The season may be extended at the discretion of the Fire Chief.

All open burning requires a permit from the fire department: call 642-6211.

As this is a volunteer department, please leave a message and the person issuing permits will call you back.

Prohibited Materials

The following shall NOT be burnt:

Tires	plastic
drywall	paint and paint products
treated lumber	asphalt, asphalt products
rubber	fuel and lubricant containers
tar paper	railway ties
manure.	

No person shall ignite or maintain a fire on the foreshore:

- ◆ within 46 meters of any building;
- ◆ within 3 meters of any driftwood, dry vegetation, grass or any other combustible materials;
- ◆ or without obtaining a Class "B" burning permit.

Class B limits on hand pile burning shall be maximum diameter 2 metres or 6 feet.

No green debris or leaves shall be burnt except by specific exemptions which may be at the discretion of the Fire Chief

If you have any questions or comments regarding the Otter Point Fire Department:

Phone:	(250) 642-6211
Fax:	(250) 642-2673
e-mail Fire Chief:	chief@otterpointfire.bc.ca

Additional information can be obtained by visiting the Volunteer Fire Department web sites:

Otter Point: <http://www.otterpointfire.bc.ca>
Shirley: <http://www.shirleycommunity.com/fire.html>

5. SEAPARC SERVICE REVIEW

The JDF Regional Director's April 2006 newsletter details forthcoming changes to how residents of the JDF Electoral Area will be taxed for the use of services provided by the Sooke & Electoral Area Parks & Recreation Commission (SEAPARC). The present taxation arrangement is based entirely on property assessment. This was considered to be unfair by the Electoral Area as property values in the Electoral Area are higher (on average) than in Sooke, while the District of Sooke has a larger population base using SEAPARC's facilities. After lengthy negotiations with the District of Sooke the following changes have been agreed to:

- ◆ In 2007 the calculation will be based upon 80% property assessments and 20% population.
- ◆ In 2008 it will go to 60% property assessment and 40% population.
- ◆ In 2009 it will go to 40% property assessment and 60% population.
- ◆ In 2010 it will go to 20% property assessment and 80% population.
- ◆ In 2011 it will be based entirely upon population.

It is estimated that the Electoral Area's share of the SEAPARC requisition will drop from the present 47% to 30% by 2011. More information is available on the Regional director's web site: www.crd.bc.ca/jdf/index.htm

6. OPSRRA COMMUNITY NOTICE BOARDS

OPSRRA will be installing some more community notice boards in Otter Point—no slight to Shirley, but they said they wanted to do their own. We have some material in stock - such as plywood and posts, but we could do with some more cedar (1x4 and 1x6), oil base white paint, carriage bolts, corkboard material, etc. If you can help out with materials or the cash to purchase them, contact:

Jim Dexter
Phone: 642-6841
E-mail: dexmar@shaw.ca

Residents of Shirley and Otter point are welcome to use these community bulletin boards for notices of meetings, yard sales, items for sale, small business services, lost and found, etc. OPSRRA Community Notice Boards are located at the following places:

- ◆ Kemp Lake Store
- ◆ Otter Point Road at Youngs' Lake Road
- ◆ Otter Point Road at Otter Point Fire Hall
- ◆ Tugwell Road at Michelson Road
- ◆ King Road at Corby Ridge Road
- ◆ Kemp Lake Road (between Davidson and Chubb)
- ◆ West Coast Road at Tugwell Creek Bridge
- ◆ Carpenter Road at Dalrae Place

Note: There is also a private notice board on Otter Point Pace at Randy's Place that we are welcome to use for public notices.

7. MUIR CREEK PROTECTION SOCIETY FUND-RAISER & EVENTS

The Muir Creek Protection Society has submitted the following information about their up-coming fund-raising and scheduled walks.

- ◆ **Sanctuary:** an art show in support of Muir Creek will be on the first weekend of June at Sooke Harbour House, opening Friday evening, June 2. Local artists will celebrate the beauty of Muir Creek.
- ◆ **Slug-fest and Afternoon Tea** will be on Sunday, June 4 in the tent at Sooke Harbour House—fun for the whole family—in honour of Muir Creek's own rare species, the warty jumping-slug. Slug Fest will feature slug art, slug races, and other things sluggish!
- ◆ **Hike:** May 20 at 10 am, a 90 minute hike through the big trees at Muir Creek. Meet at Muir Creek parking lot, on the Sooke side of Muir Creek Bridge. Some steep sections. Meet at 2 p.m. on May 20 for a stroll down the beach to the fossil beds.

For more information contact: muircreek@hotmail.com or phone 642-0948

8. DID YOU KNOW?

This is a new feature for the OPSRRA newsletter. Send us your interesting (and hopefully little known) facts about Shirley and Otter Point. Do you have a question that you want answered? Let us know and we'll try to find the answer.

Information for Did You Know is based upon resource material produced by the Sooke Region Museum.

- ◆ **Did you know that most of present day Tugwell Road in Otter Point is built on the old Sylvania Logging Company railway line?**
Their #3 logging camp was located at the present corner of Tugwell Road and Goudie Road.
- ◆ **Did you know that Sheringham Point in Shirley was named after a surveying officer of the British Royal Navy in 1846?**
The Government of Canada built a lighthouse on the point in 1912. The light was so new, that on December 2, 1912, the master of the four-masted barque, Country Linlithgow, mistook it for Race Rock light, turned to port (left) thinking that it was headed for Esquimalt Harbour and ran aground at Gordon's Beach!

9. UPDATE ON A REQUEST FOR A GOVERNANCE STUDY FOR OTTER POINT, SHIRLEY AND JORDAN RIVER

As of May 1, there has not been a reply to the March 25 letter (see April's newsletter) sent to the Minister of Community Services requesting a response to the 453 petitions presented to the provincial legislature asking for a Governance Study for Otter Point, Shirley and Jordan River.

The District of Metchosin has applied to the Ministry of Community Services for permission to conduct a Boundary Restructure Study that would consider including East Sooke, The Malahat and the CRD watershed into the District of Metchosin.

Because of the limited amount of money available from the province for governance studies, it is possible that all of the money will go to the East Sooke, Malahat, Metchosin study and none will be directed toward a governance study for Jordan River, Shirley and Otter Point. The Assistant Deputy Minister with the Ministry of Community Services, responsible for Governance, stated in a March 23

e-mail to both OPSRRA and our MLA that the Ministry would be flexible on the terms of reference for a Juan de Fuca Electoral Area governance study and that the Ministry was committed to seeing that the interests of Otter Point, Shirley and Jordan River were included. Nothing else has been heard since.

10. UPDATE ON THE PROPOSED NEW SOILS REMOVAL AND DEPOSIT BYLAW

The Juan de Fuca Electoral Area Land Use Committee (LUC "A") will be considering a new Soils Removal and Deposit Bylaw 3297 for the JDF Electoral Area on Tuesday, May 2. OPSRRA Vice President, Jim Dexter, has been monitoring the development of the draft bylaw and will be presenting several suggestions on behalf of some Otter Point and Shirley residents.

The draft bylaw can be viewed on the Regional Director's web site:
www.crd.bc.ca/jdf/index.htm

11. UPDATE ON PROPOSED OFFICIAL COMMUNITY PLANS AND ZONING BYLAWS

It is really difficult to provide up-to-date information on this topic in a monthly newsletter, as the circumstances change from day-to-day. However, this would seem to be the latest.

As a result of public criticism of parts of the Shirley/Jordan River and Otter Point Official Community Plans (OCPs) and the proposed Zoning Bylaws, the Regional Director has agreed to:

1. Not proceed with final approval of the Otter Point and Shirley/Jordan River OCPs.
 2. Include some of the suggested amendments in a new draft of the OCPs.
Note: In the meantime the previous Local Area Plan (Bylaw 2366) remains in effect.
 3. Publish a revised draft OCP Bylaw.
Note: This is now available on the JDF Electoral Area web site or from the JDF Office.
 4. Repeat the public consultation process, which should follow this format and may or may not include input from the OCP/Zoning Advisory Committees:
 - ◆ public review consisting of an Open House or Information Meeting;
 - ◆ review of public comments by Land Use Committee (LUC "A");
 - ◆ first and second reading by the CRD Board; (see note)
 - ◆ local Public Hearings in each community;
 - ◆ third reading by the CRD Board if no amendments are required;
 - ◆ approval by the Ministry of Community Services;
 - ◆ return to the CRD Board for fourth and final reading before becoming legal bylaws.
Note: The full CRD Board does not vote on JDF Electoral Bylaws. This is delegated to a committee of the Board that is made-up of the JDF Regional Director, the Mayor of Central Saanich and the Mayor of Metchosin. The composition of this Committee is the subject of a legal challenge that has been brought by four residents of the JDF Electoral Area.
- ◆ Redraft the draft Zoning Bylaws to include the changes proposed in the April 8 handout circulated at the JDF Electoral Area Zoning

Bylaw Open House.

Note: The CRD lawyers are reviewing these proposed changes and apparently are making “quite a few” recommendations.

- ◆ Commission accurate maps that will identify 2 and 4 Ha parcels (permitting “4 on 10” lots being written into a separate zone) and lots smaller than 1 Ha (to prevent the creation of any non-conforming lots within a zone).

Note: Because the Electoral Area needs to purchase this “in-house” CRD service, it may not have enough money to do all the required mapping.

It is entirely likely that the Riparian Area Regulations and the Wildfire Development Permit Areas will undergo major rewrites because of the problems that were encountered with the way in which these policies were written. The controversy over the 30 metre Development Permit Area for properties adjoining the Strait of Juan de Fuca will likely result in this being changed to a 15 metre setback

Note: There is a difference between a set back and a Development Permit Area [DPA]: you can't build at all in a set back area, you can build in a DPA if the application is approved.

If the 30 metre DPA is changed to a 15 meter set back, who assumes responsibility if someone builds (or re-builds) too close to the ocean and bank erosion, water surge, etc. damages their property? This might be a good time to check your insurance policy!

The Otter Point Zoning Advisory Committee is continuing to meet and has their next meeting scheduled for Wednesday, May 10 at 7:00 p.m. at the Otter Point Fire Hall. **There may be another Otter Point meeting on Wednesday, May 24.** Check the Sooke News Mirror on May 17 for an announcement. The Shirley/Jordan River Zoning Advisory Committee does not have any meetings scheduled, pending the completion of the mapping project previously referred to above.

The Shirley/Jordan River and Otter Point Official Community Plan, and now Zoning Advisory Committees, have been meeting for over two years. Attendance has ranged from none to perhaps a couple of dozen interested residents. With the recent and sudden controversy over some of the proposed zoning changes (especially the requirement of a Development Permit for construction within 30 meters of the ocean, streams or lakes; and the possibility of Rural “A” properties having to legally sub-divide to create “4 on 10”), the attendance shot up to nearly 100 at a couple of these meetings. This kind of awareness of local issues and attendance at the meetings is great. Keep coming though—otherwise don't complain about your opinion not being respected!

12. NEW 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.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, 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 (www.opsrra.ca) under Business Listings.

The following business listings are on the OPSRRA web site:

Malahat Farms B&B	Beaches West B&B	Birds Edge Press
ALM Organic Farm	Full Circle Seeds	Tugwell Creek Honey Farm
Tugwell Creek Meadery	Kemp Lake Store	Sandy's Drywall Ltd
1001 Welding & Equipment Repair		Otter Point Beach House
Eagle Cove Beachfront Guest Suite		Body Wellness Spa
Straitview Ridge Bed & Breakfast		

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.
