

# OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE MAY 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 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.

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 **160** 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 642-3113 to have your community event listed in our monthly community events calendar.

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Thursday  
May 3

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

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Saturday  
May 5

**Juan de Fuca Community Trails Society**  
**Hike to the Mt. Manuel Quimper summit**  
9:30 a.m.  
Meet at the Harbourview Road parking lot.  
Expect a hike approximately five hours long. Bring a snack and water, and dress for the weather.  
  
We now have a web site. Please visit:  
[www.freewebs.com/communitytrails](http://www.freewebs.com/communitytrails).

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Sunday  
May 6

**Shirley Education and Action Society (SEAS)**  
**Annual General Meeting**  
2:00 to 4:00 p.m.  
Shirley Community Hall

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Tuesday  
May 8

**JDF Land Use Committee Meeting**  
7:00 p.m.  
Willis Point Fire/Community Hall

**Note location change.**

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

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| <p>Wednesday<br/>May 9</p> | <p><b>Shirley Education and Action Society (SEAS)</b><br/> <b>General Meeting</b><br/> 7:30 p.m.<br/> Shirley Community Hall</p> |
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| <p>Saturday<br/>May 12</p> | <p><b>Community Health Initiative (CHI)</b><br/> The CHI will host a workshop in Otter Point to discuss preliminary plans for the development of pedestrian paths, cycling routes and green space.<br/> We invite residents and interested parties to attend.<br/> 2:00 to 4:00 p.m.<br/> Otter Point Fire Hall<br/> 3727 Otter Point Road, Sooke BC</p> <p>Please RSVP to Emma Taylor, Project Coordinator<br/> 642-1094 or<br/> <a href="mailto:CHIPCOM@shaw.ca">CHIPCOM@shaw.ca</a></p> |
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| <p>Monday<br/>May 14</p> | <p><b>OPSRRA Directors Meeting</b><br/> <b>Members welcome!</b><br/> 7:30 p.m.<br/> Board Room "A"<br/> SEAPARC Leisure Complex<br/> 2168 Philips Road Sooke BC</p> |
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| <p>Thursday<br/>May 17</p> | <p><b>Sooke &amp; Electoral Area Recreation Commission (SEAPARC)</b><br/> 7:00 p.m.<br/> Multi Purpose Room "A"<br/> SEAPARC Leisure Complex<br/> 2168 Phillips Road, Sooke BC</p> |
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| <p>Thursday<br/>May 24</p> | <p><b>JDF Economic Development Commission Meeting</b><br/> 6:00 p.m.<br/> Village Foods Meeting Room (upstairs)<br/> Village Food Market<br/> 103-6661 Sooke Road, Sooke BC</p> |
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| <p>Saturday<br/>May 26</p> | <p><b>Juan de Fuca Community Trails Society</b><br/> <b>Broom pull on the Whiffen Spit</b><br/> All day<br/> Please turn out for an hour or two.<br/> The Whiffen Spit is a favourite walk for our communities and this is a chance to save the Nootka roses from the scourge of Scottish broom.<br/> This is also a symbolic event as this is ground zero for the broom that started spreading after Captain Calhoun Grant introduced it.</p> |
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Sunday  
May 27

**Community Health Initiative (CHI)**

The CHI will host a workshop in Shirley to discuss preliminary plans for the development of pedestrian paths, cycling routes and green space.

We invite residents and interested parties to attend.

2:00 to 4:00 p.m.

Shirley Community Hall

3727 Otter Point Road, Sooke BC

Please RSVP to Emma Taylor, Project Coordinator

642-1094 or

[CHIPCOM@shaw.ca](mailto:CHIPCOM@shaw.ca)

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Saturday  
June 2

**Juan de Fuca Community Trails Society  
Muir Creek Hike**

Tentative

Check their web site:

[www.freewebs.com/communitytrails](http://www.freewebs.com/communitytrails)

or email: [sid2767@shaw.ca](mailto:sid2767@shaw.ca)

to confirm

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Sunday  
June 3

**Sheringham Lighthouse Society  
Annual General Meeting**

2:00 p.m.

Village Food Meeting Room (upstairs)

103-6661 Sooke Road, Sooke BC

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Thursday  
June 7

**Juan de Fuca Parks Committee**

5:00 p.m.

JDF Electoral Area Services Office

2-6868 West Coast Road, Sooke BC

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Second &  
Fourth  
Thursday  
of every month

**Shirley Quilters and Crafters**

10:00 a.m. to 3:00 p.m.

Shirley Community Hall

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## 2. JORDAN RIVER DEVELOPMENTS & OPSTRRA'S PRESENTATION TO CRD BYLAW 189 AMMENDMENT PUBLIC HEARING

Details about the extraordinary reason why the Capital Regional District needed to amend CRD Bylaw 189 was featured in the April OPSRRA newsletter. This is the text of OPSRRA's presentation at the recent public hearing to consider amending the bylaw.

### **PRESENTATION BY THE OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION TO THE PUBLIC HEARING ADDRESSING CRD BYLAWS Nos. 3429 & 3430 PROPOSING AMMENDMENTS TO CRD BYLAW No. 189 (APRIL 10, 2007)**

One purpose of the Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) is to ensure that development in the two communities of Shirley and Otter Point takes place in an orderly way and in the best interests of its residents. Our association has two reasons for making a presentation at this public hearing on amendments to CRD Bylaw 189.

Although the two properties referred to in the proposed amendments to CRD Bylaw 189 are outside of the nominal boundary of our ratepayers' association, they will shortly become part of the Shirley/Jordan Official Community Plan (OCP) and thus will have a legal tenure with the community of Shirley.

The area of the Juan de Fuca Electoral Area, now referred to as the Resource Lands, stretches across the top of the communities of Shirley and Otter Point. On one side of the line, we have development that conforms to our OCPs and zoning bylaws and on the other we have CRD Bylaw 189. Any amendment to this CRD Bylaw; and any precedent it may establish could impact the orderly development of Otter Point and Shirley.

These are our concerns:

1. Neither the "Shores" nor the "Wildwood" developments were required to provide for fire protection as part of their subdivision application to the Provincial subdivision Approving Officer. Given the possibility of as many as 300 homes eventually being built on the two properties covered by the proposed amendment to CRD Bylaw 189, our association requests that the developers be asked to provide the following as a condition of having these amendments approved:
  - A dedicated deep-water well capable of producing enough water to fight a fire at the standards required by National Fire Protection Association (NFPA) 1142-Water Supply for Suburban and Rural Firefighting.
  - A water reservoir tank and hydrant, for water tanker replenishment, that meets the requirements as specified by NFPA 1142-Water Supply for Suburban and Rural Firefighting.
  - An identified site for a future fire hall in the area of Jordan River.
  - A significant donation towards the cost of erecting a fire hall, purchasing a suitable fire truck and necessary firefighting equipment.
2. The developers of the "Wildwood" sub-division informed the March 27 Public Meeting that they intend to subdivide some of their property into smaller than 1 Ha lots, perhaps as small as \_\_ of an acre. Lots this small have no place in a rural area and are counter to the intent of the CRD Regional Growth Strategy. OPSRRA's opposition to using lot averaging to attain small lots in rural areas is on record with both the province and the JDF Electoral Area.
3. We do not know the nature of the population growth that will be brought to the area by these two developments. Consultation with School District 62

should be part of the bylaw amendment process to ensure that the School District is given an opportunity to comment about the impact of these developments.

4. Because the developments were not included within an identified OCP area when approved, they were likely exempted from the School Development Levy. However, once they are included within the Shirley/Jordan River OCP area, they will be subject to this fee. A determination needs to be obtained from both the Province and School District 62, regarding the application of the School Development Levy, with respect to timing: is it retroactive under these special circumstances; which properties will be charged the fee and; whose legal responsibility is it to pay this fee, especially if it may apply to lots that have already been sold.
5. We recommend that amendment 3429 and 3430 be limited to those phases in either development that have already been given Preliminary Layout Approval. And, that any further sub-division applications for these developments should be temporarily postponed until the Shirley/Jordan River OCP has been passed as a CRD bylaw. Future applications should then be required to come before the JDF Land Use Committee and CRD Planning staff to be considered under the provisions of the Shirley/Jordan River OCP and the CRD land use and zoning bylaw(s) in place at that time.
6. The problems brought about as a result of the oversight of CRD Bylaw 189 are many: They represent an additional cost and delay to the developers and they have resulted in the approval of higher density and fewer community amenities than would have been allowed if CRD Planning Services, the Provincial Subdivision Approval Officer and the developers had done their “due diligence” and made themselves aware of CRD Bylaw 189.

OPSRRA wishes to take this opportunity to renew its request that the JDF Regional Director, the Province and the CRD consider the transfer of all subdivision approvals in the JDF Electoral Area to the JDF Planning Services office.

### **3. UPDATES ON OTTER POINT LAND DEVELOPMENT PROJECTS**

Progress continues on three developments in Otter Point. They are all located on land formerly owned by TimberWest.

#### **Business Park**

This 57 acre property is the former log sort located at Otter Road and Butler Main. It is being developed as a light industrial/commercial complex. The property was purchased last fall by Three Point Properties Ltd. and Island View Properties Ltd, under a company named Otter Point Properties Ltd. The general contractor for the project will be Island View Construction Ltd. Most of the property is already zoned General Industrial. A small piece of Rural “A” property on the north (Otter Point Road) side of the site has been enlarged by the recent purchase of an additional 10 acres of Rural “A” land from 3L Developments. Preliminary layout work continues, including the development of a new access road onto Otter Point Road.

#### **3L Developments**

This property is presently zoned Rural “A” and is located immediately south of Scouts Canada (Camp Barnard). Some clearing and preliminary layout work has just begun. The owners will need to apply for rezoning from Rural “A” to Rural Residential and intend to request that the property be included within an Otter Point Settlement Containment Area. OPSRRA recently arranged an information

meeting between 3L Developments and representatives from Scouts Canada, the Otter Point Fire Department, the JDF Community Trails Society, the Sooke Salmon Enhancement Society and some of the local Young's Lake Road neighbours. 3L development has submitted the following information on their proposed development to the OPSRRA newsletter.

3L Developments Inc., through 0776383 BC Ltd. has purchased 97 acres along Otter Point Road, just west of Youngs' Lake Road.

3L is looking at developing the property as rural residential acreages. To this end, it has retained the Zeidler Partnership to undertake a planning analysis of the site. While the planning study is still underway, 3L envisions developing approximately 28 lots, along with dedicating parkland, the development of trail systems, protection of the watercourse, and the establishment of linkages through the property tying into other community parkland.

Any questions with respect to its plans for the property can be directed to Kabel Atwall of 3L Developments. His phone number is 250-390-5158 and his e-mail address is: [katwall@telus.net](mailto:katwall@telus.net).

### **Canadian Horizons Land Development Corp**

This proposed 165-unit residential development is for 559 acres of Rural "A" land located behind the Otter Point Fire Hall. Rural "A" zoning currently permits one dwelling per 10 acres. However, Rural "A" properties can be legally strata-titled which then allows 4 dwellings on 10 acres. OPSRRA has arranged on-going information meetings between the developer's agent and representatives from the Otter Point Fire Department, the JDF Community Trails Society, the Garden City Horse Trails Club and the Sooke Salmon Enhancement Society. Canadian Horizons is requesting that their property be included within an Otter Point Settlement Containment Area so that they can apply to have CRD water brought to the site.

## **4. UPDATE ON THE SOOKE REGION MUSEUM REFERENDUM**

On March 28, 2007 the CRD Board voted to table a bylaw, for two months, that, if it had been approved, would have initiated a spring referendum in the western portion (Port Renfrew, Jordan River, Shirley, Otter Point and East Sooke) of the JDF Electoral Area to determine taxpayer support for increased funding for the Sooke Region Museum. This two month delay was intended to give the Regional Director time to find agreement among the JDF Electoral Area, the District of Sooke, the CRD and the Sooke Region Historical Society for a differently worded funding bylaw. See OPSRRA's April newsletter for more background information on the museum funding issue.

On April 17, 2007 a survey from the JDF Regional Director, on the subject of increased taxpayer support for the museum, began to arrive in our mailboxes. It is important to note that:

1. The survey contained two different deadlines for submission of the survey. OPSRRA has clarified with the Regional Director's Office that the May 4 (and not the April 30) deadline will be used.
2. The survey didn't get delivered to everyone. An estimated 40% of rural mail boxes have been "red-dotted" at the mail box holder's request. Canada Post cannot deliver bulk or "junk" mail to these addresses. The JDF survey was sent as bulk mail. OPSRRA has made arrangements with the Regional Director's Office so that residents of the JDF Electoral Area, covered by the



proposed referendum, can pick-up a copy of the museum survey at the JDF Electoral Area Office, 2-6868 West Coast Road.

**Some things about the Sooke Region Museum that no one is telling you (but you would know if you read their 2006 Financial Statements, Annual Report and asked some questions):**

- The museum is located on property donated to the museum by the Sooke Community Association. This land is presently valued at \$1,014,000 by the B.C. Land Assessment Authority.
- Museum improvements for 2007 are assessed by the B.C. Land Assessment Authority at \$410,000.
- The museum's buildings are presently valued for replacement purposes, by the museum's auditors, at about \$800,000.
- The District of Sooke exempts taxes on the assessed value of the land and improvements. This amounts to an annual subsidy to the museum, by District of Sooke taxpayers. The District of Sooke will be exempting \$3,488 in municipal taxes for the museum this year. JDF Electoral Area taxpayers do not participate in subsidy.
- The museum holds a collection of local historical artifacts valued at about \$2,700,000. This is mostly an irreplaceable collection of our local history: much of it requires security, temperature control, cataloguing and maintenance. The annual insurance bill, alone, has tripled since 2001 and is now almost \$13,000 per year.
- In order to provide an additional level of security on the premises, the museum retains a resident caretaker. This is an additional expense.
- The \$76,000 presently collected for the museum from JDF Electoral Area and District of Sooke taxpayers goes to the CRD. Only \$74,400 actually goes to the museum. The CRD keeps \$1,600 for an administration fee.
- The museum does over \$250,000 in business, annually, and is required to have an audit. This cost the museum \$6,216 for the 2006 financial year.
- The Sooke Region Historical Society really doesn't want to keep the Tourist Information Centre (TIC) as one of its enterprises. The problem is that it doesn't know of any other local organization that could afford to continue to provide the current level of service and hours of operation on the income from advertising fees charged to local businesses and the \$30,000 of financial support currently received from the province (\$15,000) and the District of Sooke (\$15,000). The JDF Electoral Area does not contribute towards the cost of operating the TIC.
- The museum can't afford to pay for an executive director. The position has been filled on a voluntary basis for the past four years. That person is paid an annual stipend of \$10,000 and has donated that money back to the museum.
- The museum provides the only advertised (it's on the highway TIC signs) public washroom for visitors in Sooke. It used 432 rolls of toilet paper and 9 cases of paper towels this past year. This cost the museum about \$900, plus the additional stress on its septic system. Because of its high profile location, it's unlikely that moving the TIC would significantly reduce the number of visitors dropping-in to use a free public washroom and asking for local tourist information.

## **5. CRD TRANSPORTATION AND HEALTH INITIATIVE**

The Community Health Initiative (CHI) is very excited to announce a new project for 2007 to assess active transportation options in the Juan de Fuca Electoral Area



and Sooke District. The project is funded through the Union of BC Municipalities Community Health Promotion Fund.

The Community Health Survey conducted by CHI in 2006 demonstrated public concern about a lack of safe walking and biking opportunities and convenient public transportation options.

This project seeks to improve the health of residents by addressing transportation options, pedestrian and cycling routes, and green space in the rural communities of East Sooke, Sooke, Malahat, Otter Point, Shirley, Jordan River and Port Renfrew. We want to link community needs with local, regional and provincial transportation and land-use planning by dialoguing with local residents, stakeholders, developers and planners throughout the project.

We will be hosting a series of workshops in May to discuss preliminary plans for the development of pedestrian paths, cycling routes and green space. Residents and interested parties are invited to attend.

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**Otter Point**      **May 12**  
2:00 to 4:00 p.m.  
Otter Point Fire Hall  
3727 Otter Point Road, Sooke BC

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**Shirley /  
Jordan River**      **May 27**  
2:00 to 4:00 p.m.  
Shirley Community Hall  
3727 Otter Point Road, Sooke BC

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Please RSVP to Emma Taylor, Project Coordinator  
642-1094 or  
[CHIPCOM@shaw.ca](mailto:CHIPCOM@shaw.ca)

## **6. UPDATE ON THE GOVERNANCE STUDY FOR SHIRLEY / JORDAN RIVER AND OTTER POINT**

The reorganization of the original OPSRRA Governance Study Group into the JDF Electoral Area Governance Study Committee is slowly happening. The plan is to have the representatives to the JDF Land Use Committee sit on the new Governance committee along with two other representatives from each interested community.

Otter Point has yet to appoint its two members. Interested residents of Otter Point can contact Ken Douch (642-2114 or [kalsooke@shaw.ca](mailto:kalsooke@shaw.ca)) or the JDF Electoral Area office (642-1500) during business hours for more details and background.

The next meeting of the JDF Governance committee is scheduled for 6:00 p.m. on Tuesday, May 22 at the JDF Electoral Area Office 2-6868 West Coast Road.

## **7. DEVELOPING A STRATEGIC VISION FOR OTTER POINT, SHIRLEY & JORDAN RIVER**

The project's Steering Committee continues to meet monthly. The first Information Bulletin has been issued. Anyone wanting to be added to the email list for the Information Bulletin can contact Arnie Campbell ([d.acampbel@shaw.ca](mailto:d.acampbel@shaw.ca)). The committee has located and reviewed over 30 previous planning documents that have some connection to our area. A web site is being established. A meeting with the CRD to discuss strategic plans and other local planning issues is scheduled for May and plans are underway to have our first public forum on Rural Land Use in

mid-June. The JDF Economic Development Commission has just recommended a \$2,000 grant to assist with the economic development component of the project. Funding applications, to raise more money for the project, are being made to a variety of private foundations and businesses.

## 8. DID YOU KNOW THAT...

### **French Beach Provincial park was named in honour of the noted naturalist James George French?**

A student of zoology and biology, James French immigrated to Canada in 1889 and pre-empted Section 79 Shirley District. Descendants of the family lived on and logged the property for 90 years. A saw mill, which operated in the 1950s and 1960s, was located where the present French Beach provincial Park parking lot is now located. The Province later acquired 145 acres of the family property and dedicated the property as a Provincial park in June, 1981.

### **Gordon's Beach, usually associated with the fish traps located off its shores in the early half of the 1900s, was also the location of a log dump and sawmill?**

Horse logging began in the area north of Gordon's Beach about 1914 and supplied many of the fir poles used to construct the fish traps. The logs were brought to a slough that was located in the present-day area across the road from the beach, then at high tide the logs were dragged across to the open water. After WWII a saw mill was set up at the north end of the beach. It milled fir, alder, spruce and balsam logged from the area above Gordon's Beach. Material from this mill went to China, South Africa, the USA, as well as the local housing market. Some of the lumber that was used to build Knox Presbyterian Church in Sooke came from this mill.

Information for this month's **Did You Know That?** is from *4,000 Years—A History of the Rainforest* and *The Sooke Story—The History & The Heartbeat* 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.

## 9. 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**.

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

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

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