

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE MAY 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 **380**. 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.

Thursday May 1	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 3	Juan de Fuca Community Trails Society King Creek Trail 9:30 a.m. Meet at Farmer Road and Otter Point Road Join Erik James, our Vice-President, to check out the King Creek Trail which we now have permission to maintain. This is an easy walk. www.freewebs.com/communitytrails
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Saturday
May 3

Sooke Rotary Auction and Spring Fair
10:00 a.m.
Highlights: live auction starting at 7:30 p.m. and, of course, the all-day silent auction 10:00 a.m. To 7:00 p.m.

Auction information:
<http://www.sookerotary.com/auction/2008flyer.pdf>

General auction information:
<http://www.sookerotary.com/auction/auction.htm>

Free admission. All visitors eligible for the door prize, a gas BBQ donated by Sooke Home Hardware.

Monday
May 12

OPSRRA Directors Meeting
Members welcome!
7:30 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke BC

Tuesday
May 13

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.

Wednesday
May 14

Shirley Community Association
General Meeting
7:00 pm
Shirley Community Hall

Thursday
May 15

Sooke Electoral Area Recreation Commission (SEAPARC) Meeting
7:00 p.m.
Multi-Purpose Room "A"
SEAPARC Leisure Complex
2168 Philips Road Sooke BC

Wednesday
May 21

Kemp Lake Waterworks District
Annual General Meeting
7:30 pm
Otter Point Fire Hall

Thursday
June 5

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

Saturday
June 7

Juan de Fuca Community Trails Society
Hike on Broom Hill

9:30 a.m.

Meet at Manatu Road

Check out the trail we have permission to maintain. Dress for the weather and bring a snack.

Phone 642-2767 for details.

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. OTTER POINT & SHIRLEY DEVELOPING A STRATEGIC VISION PROJECT

The Otter Point & Shirley Developing a Strategic Vision project completed two community participation workshops in April. The next phase is for the steering committee to draft an initial report by the end of May and circulate this through the community for comment. A second draft will be circulated for comment at the end of June and a final report is expected by early September.

3. OPSRRA MEETS WITH SENIOR WFP MANAGEMENT

A delegation of OPSRRA directors met with the Chief Operating Officer of Western Forest Products April 24. The purpose of this meeting was to continue the dialogue on various topics of mutual interest. This meeting was a follow-up to an initial meeting held with WFP management in December 2007 following their announcement of the conditional sale of about 6,500 acres of their property in Jordan River, Shirley and Otter Point for residential development.

The following is a summary of what was discussed at the April meeting. Details of what was discussed at the December meeting were included in the January 2008 newsletter.

This meeting was held at the request of OPSRRA directors to enable us to continue a dialogue with WFP and to up-date our information on three topics: the proposed development of WFP's properties in Otter Point, Shirley and Jordan River; closure and partial relocation of WFP's Jordan River operation; and recommendation made to the CRD regarding the proposed Rural Resource Lands Comprehensive Land Use & Development Plan.

Property Development

WFP has applied to the provincial Subdivision Approving Officer to create 319 residential properties on their private forest lands in Otter Point, Shirley and Jordan River. They have one year from the date of the passage of the new zoning bylaws on April 23 to complete their subdivision layouts, but need the Subdivision Approving Officer to approve their proposed layouts. There is no indication as to how long it may take the Subdivision Approving Officer to complete his review of the application before deciding whether or not to grant a Preliminary Layout

Approval (PLA). One of the steps is to consult with other agencies such as CRD Planning Services.

WFP intends to construct 24 kilometres of roads and 10 kilometres of driveways in order to complete the proposed subdivisions. They will also need to build drains, drill wells and identify septic fields as part of the development process.

WFP sees the road-building part of the subdivision process as being no different than what they do in the woods already and expect that they can have the work done within the required deadline.

The conditional sale of the land to Ender Ilkay Development remains in effect. WFP was unwilling to disclose the conditions, the extended time limit or any conditions that may have been changed as a result of the CRD's April 23rd zoning bylaw decision.

WFP intends to sell the 319 properties either individually or in groups. Ender Ilkay Development was mentioned as a possible buyer of some or all of the properties.

WFP repeated their position that they were forced into this decision by the CRD's decision to proceed with the rezoning and that the community would get nothing (i.e. no amenities such as parks, trails, fire protection, beach access, etc.) out of their subdivision proposal.

Closure and Relocation of Jordan River Operation

The log sort, vehicle maintenance and office operations presently located at Jordan River will close sometime over the summer. The log sort will not be replaced. Instead, they will do some initial sorting of the logs in the bush and then send the logs by truck along Highway 14, through Sooke, to the Trans Canada Highway and do the final sorting in Ladysmith or Chemamus.

The vehicle maintenance operation will likely be relocated to their property on Anderson Road in Otter Point.

The office operations currently at Jordan River will also likely be relocated elsewhere, possibly to somewhere in Sooke.

Once the Jordan River vehicle maintenance site is vacated they will need to test for environmental contamination and remediation, where necessary, prior to development of this site.

Rural Resource Lands

WFP did not submit any comments to the CRD regarding the proposed Rural Resource Lands Comprehensive Land Use & Development Plan. They regarded the draft plan as having little importance for them as neither the Crown lands that they operate nor their own private forest lands are governed by the proposed land use plan.

Concluding Observations

WFP feels that they have made considerable efforts with the CRD and the community to develop their property in a way that would have had some community benefit. They now feel that they have been left with no alternative but to go ahead with their present subdivision plans as a result of the CRD's decision to proceed with the zoning changes.

They said that they had negotiated with the provincial government about granting some local benefit in return for releasing their lands from TFL 25, but that the

province wanted roads belonging to WFP that would give access to Cape Scott Provincial Park rather than parks or other amenities on Southern Vancouver Island.

They also said that they had met with CRD Planning Services last summer, outlined their proposed land sale and development plans, and were given encouragement to seek a single purchaser rather than multiple small purchasers.

OPSRRA's Comments

We continue to support the need for planning (see letter to provincial Subdivision Approval Officer in following newsletter item) for the area west of Sooke to be completed before major residential, recreational and commercial development is considered. And, that we want to avoid a repetition of the division that happened to the East Sooke community, following the decision to develop the Silver Spray property. Western Forest Products was encouraged to maintain a dialogue with the participants and to sit down and talk with the community regarding their proposed development plans. Our suggestion to them was that on-going public communication and community input into development planning can help to avoid unnecessary conflicts and contribute to "win-win" situations.

4. OPSRRA LETTER TO PROVINCIAL SUBDIVISION APPROVING OFFICER

On April 23, the CRD Board approved zoning changes that now limit subdivision on private forest lands owned by Western Forest Products (and other large properties zoned Rural B) to one dwelling on 300 acres. However, subdivision applications made prior to April 23 have to be considered under the old zoning bylaw. As unincorporated areas, Jordan River, Shirley and Otter Point rely on the provincial Subdivision Approving Officer to approve all their subdivision applications. OPSRRA wrote the following letter to the Vancouver Island Subdivision Approving Officer who will be deciding on WFP's application to subdivide most of their private forest lands west of Sooke into 319 residential acreages.

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION

Mr. Bob Wylie
Subdivision Approving Officer
Ministry of Transportation
Nanaimo, BC

Dear Mr. Wylie:

I am writing on behalf of the Otter Point & Shirley Residents & Ratepayers Association to request that we have an opportunity to comment on the Western Forest Products subdivision applications that are pending for our communities under the old CRD zoning bylaws. Our understanding is that part of your decision-making process is consulting with various government agencies and reviewing the factors that will determine the location, density, access, infrastructure and final layout of the proposed developments.

Our association was established in 1994, represents about 375 residents in Otter Point and Shirley and has as one of its purposes, to ensure that development in our community happens in an orderly manner and in the best interests of its residents. Our position on large-scale development, in the area west of Sooke, has been that preparatory local government planning for the area should be completed

before deciding on development. To decide to proceed with subdivision applications of the scale currently being sought would likely render useless the planning already underway for the area. To do otherwise would result in the proposed subdivisions shaping the future of our community instead of the other way around. We have identified the following planning tasks that we feel need completion before these subdivision applications are approved.

- CRD mapping of the area to identify sensitive eco-systems such as wetlands, streams and watersheds.
- Local bylaws to regulate and/or limit development in floodplains and high tsunami hazard coastal areas.
- Stronger local bylaws to protect watersheds, potential potable water sources and other environmental features.
- Completion of the Juan de Fuca Electoral Area Parks Plan.
- Completion of the CRD Master Parks Plan for the area west of Sooke.
- Completion of the CRD Regional Growth Strategy review.
- Planning for fire protection. Most residential development is planned to take place in forested areas, without thought for fire protection. Fire protection, which is provided by volunteer fire departments, is non-existent in some areas.
- Planning and development of community amenities such as parks and trails and community services such as fire protection, police, roads, transit, schools, water, septic, building inspection and bylaw enforcement.
- Determining the cost of acquiring, developing and maintaining community amenities and services. The present tax base in Otter Point, Shirley and Jordan River is primarily residential and very limited because of the size of our population. Agreeing to large-scale, unplanned developments that will sprawl over rugged, rural terrains will, in part, transfer development costs to the local taxpayer, who will be required to support the community services and infrastructure that residential development demands.
- Deciding on a different governance structure. The communities west of Sooke are growing. Residents in Jordan River, Shirley and Otter Point are exploring governance options as many are not satisfied with the present CRD system of one elected Regional Director who has to represent Willis Point, the Malahat, East Sooke, Otter Point, Shirley, Jordan River, Port Renfrew and the First Nation lands in Esquimalt and View Royal.

Over the past 15 months our association has been working with a broad community coalition of local agencies, organizations and residents to develop a strategic vision for the communities of Otter Point, Shirley and Jordan River. With financial assistance from the Juan de Fuca Electoral Area Regional Director, the Juan de Fuca Economic Development Commission and the Real Estate Foundation of B.C. this project has been working with the community to identify its long-term goals across a range of local issues such as taxation, rural land use, community services, governance, the environment, water, recreation and transportation. The project is expected to be completed by the end of August 2008. We have collected extensive information on the local area and would be willing to meet with a representative of your office to share our knowledge.

A timely reply is requested.

OPSRRA

5. LETTER TO PROVINCIAL INSPECTOR OF MINES

On the 11th of March, 2008 the provincial Chief Inspector of Mines approved an application to operate a sand and gravel mine by Dale Arden Log Hauling Ltd. This mine is located on West Coast Road at Anderson Road. OPSRRA wrote the following letter to the Chief Inspector of Mines on April 18.

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION

Ministry of Energy and Mines
PO Box 9320, Stn. Prov. Govt.
Victoria, BC V8W 9N3

Attention: Chief Inspector of Mines

Re: Dale Arden Log Hauling Ltd., Permit G-8-118

Dear Mr. Sweeney:

I am writing on behalf of the Otter Point & Shirley Residents & Ratepayers Association to comment upon your ministry's recent approval of a sand and gravel permit to Dale Arden Log Hauling in the community of Otter Point.

Having reviewed the conditions that have been included in the permit we are pleased to see that many of the concerns raised by residents of the community have been accommodated. Our outstanding question is how the conditions are going to be monitored and enforced by the Ministry? This was raised in the letter of June 27, 2007 from CRD Planning Services to your Ministry and to our knowledge remains unanswered.

Unresolved issues between Arden Log Hauling Ltd and the CRD leave an impression in the community that compliance with the conditions in the provincial permit will also be difficult to achieve. Mr. Arden has provided us with an assurance that he will be able to meet the conditions in the permit. Knowing how your Ministry carries-out it's monitoring and enforcement role will help our association interpret your responsibilities to the community.

A reply is requested.

6. MUIR CREEK PROTECTION SOCIETY ELECTS DIRECTORS

The Muir Creek Protection Society held its Annual General Meeting on April 29. The following positions were filled by acclamation:

President	Alanda Carver
Vice-President	Veronica Diment
Treasurer	John Wannemacher
Secretary	Mary Brown
Director	Kate Woods

7. STAFF CHANGES AT THE CRD PLANNING SERVICES AND BUILDING INSPECTION OFFICES

Long-time CRD building inspector Roger Allen has retired. The position has been filled by James Robertson. Marian Brown who has been the Office Manager for the CRD Building Inspection and Planning Services Office for the past five years retired on April 31. Her replacement is Judie Robertson.

8. UPDATE: CONCERNS ABOUT MIXED RECREATION USE AT THE END OF TUGWELL

Last month's newsletter described the problems that had developed at the end of Tugwell Road as a result of the area having become a mixed use recreation area for off-roaders, hikers, horseback riders, hunters, target shooters and others. Following a recent incident of vandalism to their equipment, Western Forest Products put an end to access to the area by barricading the end of Tugwell Road (where it becomes private property) with boulders. Although this provides a solution to the problems that were occurring at the end of Tugwell Road it is inevitable that similar concerns will arise elsewhere in the community. Meanwhile, MLA John Horgan is still trying to find a possible location where organized off-roaders can pursue their activities without conflicting with nearby neighbours or others.

9. SOOKE SENIOR HOUSING SOCIETY

The Sooke Elderly Housing Society (SEHS) has asked OPSRRA's assistance to inform the community of the pending opening of the new senior's housing facility on Ayre Road in Sooke and the Society's need for donations to help equip the facility.

The facility is expected to be completed by May 23 and occupancy should begin June 30. There will be three levels of care: Residential (long term) Care suites; Assisted Living apartments; and Independent Living cottages.

For information about:	Contact:
Residential Care suites	Vancouver Island Health Authority (VIHA) General Enquiries 388-2273
Assisted Living apartments	VIHA (to determine subsidized eligibility) Shannon Clarke (for full market price units) 642- 7821
Independent Living Cottages	Sandy Pedneault (for availability and an application) 642-3442

Contact Shannon Clarke if you are interested in donating towards the furnishing of the facility or require further information about the Sooke Elderly Housing Society.

10. JUAN DE FUCA COMMUNITY TRAILS SOCIETY NEWS

The Juan de Fuca Community Trails Society submitted the following information update:

King Creek and Broom Hill Crown Land Trails

The Juan de Fuca Community Trails Society has been granted permission by the provincial Ministry of Tourism, Sport and the Arts to construct and maintain designated trails in the King Creek and Broom Hill Crown lands. This is an important event because it gives our Society standing in these recreational trails and brings the idea of a comprehensive multi use trail system closer to realization. Permission is however short of designating these lands as recreational areas or parks. That still remains our goal.

The King Creek trails are a favourite of equestrians. They can be accessed from Otter Point Road just opposite Farmer Road. The lower Broom Hill trails will, in future, be suitable for equestrians when a public access trail has been established and some of the existing trails cleared of recent deadfall. The Broom Hill network will eventually provide an alternative recreation route to Sooke.

Island View Construction, the developer of the Sooke Business Park and 3L Developments have generously promised trails through their developments to link with William Simmons Park and the Broom Hill trail system.

11. JDF ELECTORAL AREA AGRICULTURAL ADVISORY COMMISSION

CRD Bylaw No. 3517 recently created an Agricultural Advisory Planning Commission for the Juan de Fuca Electoral Area.

Residents residing in the East Sooke, Otter Point, Shirley/Jordan River, Port Renfrew, Malahat and Willis Point portions of the Juan de Fuca Electoral Area who wish to contribute volunteer time by sitting on the Agriculture Advisory Planning Commission are invited to submit their resume to the address below by **April 25, 2008**. For further information or a copy of the bylaw please contact the following:

CRD E.A. Planning Services
2-6868 West Coast Road
PO Box 283
Sooke, BC V9Z 0S9
Telephone: (250) 642-1500
Fax: 250) 642-5274
E-Mail: jdefea@crd.bc.ca

The Juan de Fuca Economic Development Commission is sending out a Request for Proposals (RFP) for a consultant to organize and facilitate an Agricultural Forum for the Juan de Fuca Electoral Area to be held in October, 2008. The Forum will be the first step towards conducting an Agricultural Plan for the Electoral Area. Deadline for submissions is May 9th, 2008. A copy of the Request for Proposals and any questions can be directed to the contact below.

Emma Taylor
Planning Assistant
JdF Electoral Area Planning
Telephone: (250)642-1500 loc. 205
E-mail: etaylor@crd.bc.ca

12. DID YOU KNOW THAT ...

The OPSRRA newsletter is archived by two organizations? The **Sooke Region Museum** keeps copies of the *Sooke News Mirror*, the *Rural Observer* and the OPSRRA newsletters for their archives. The **Archaeological Society of BC, Victoria Branch**, has also requested that the OPSRRA newsletter be sent to them on a monthly basis.

OPSRRA relies, in part, on local history books written by the Sooke Region Museum to put together the monthly feature Did You Know That? Being able to research local names, events, organizations and other facts and stories from our past is interesting and informative. However the historians of the future need material to work with too. Efforts to keep a written record of today's events will hopefully provide material for others to work with as they try to explain our community, our economy, our politics and ourselves to others long after we are gone.

13. 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
DanCyn Kioti Excavation	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

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