

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE **May 2011**

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 **400**. Any resident or property owner in Shirley and Otter Point who are age 18 or over are 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. Associate (non-voting) memberships are available for persons who do not reside or own property in Shirley or Otter Point, but who wish to support the Association.

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 now emails this newsletter to over **300** 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 **250-642-3113** to have your community event listed in our monthly community events calendar.

Monday
May 2

Federal Election

Polls open:
8:00 a.m. to 8:00 p.m.

Check your Voter Registration Information for your correct polling location

Tuesday
May 3

Juan de Fuca Emergency Services

Monthly Meeting
7:00 p.m.
JDF Search & Rescue Campus Training Building
2028C Idlemore Road Sooke BC

Wednesday
May 4

Otter Point Official Community Plan Review

Committee Meeting
7:00 p.m.
Otter Point Fire Hall
3727 Otter Point Road, Otter Point BC

A special meeting to review the committee's role, and the process used to collect community information.

See newsletter item below for details.

Wednesday
May 4

Sooke & Electoral Area Parks & Recreation Commission (SEAPARC)

Monthly Meeting
6:30 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke BC

Saturday
May 7

**Juan de Fuca Community Trails Society
Sooke Hills Hike**

9:00 a.m. (note the earlier start time)

Meet at the Sooke Potholes Regional Park parking lot (Barnes Station) for a hike taking the Three Bears to Middle Earth route.

An all-day, 8 kilometre hike with lots of ups and downs over the three hills. We will stop to smell the flowers and admire the views.

A challenging hike; wear good boots and dress for the weather.

Bring a lunch and water.

Phone Rosemary Jorna, 250-642-2767 or email sid2767@shaw.ca for details.

Web site:

www.jdfcommunitytrails.ca

Wednesday
May 11

**Otter Point Official Community Plan Review
Committee Meeting**

7:00 p.m.

Otter Point Fire Hall

3727 Otter Point Road, Otter Point BC

A review of community comments from the April policy review.

See newsletter item below for details.

Monday
May 16

**OPSRRA Board of Directors
Monthly Meeting**

Members welcome!

7:30 p.m.

Board Room

SEAPARC Leisure Complex

2168 Philips Road Sooke BC

Agenda available on request.

Contact Arnie Campbell at d.acampbell@shaw.ca

Tuesday
May 17

**JDF Electoral Area Land Use Committee (LUC)
Meeting**

7:00 p.m.

District of Sooke Council Chambers

2225 Otter Point Road, Sooke BC

Obtain the agenda the Friday before the meeting on the CRD website at:

http://www.crd.bc.ca/agendas/juandefucalandusecom_/index.htm

Select the year and month of the agenda you wish to read.

Wednesday
May 18

**Otter Point Official Community Plan Review
Committee Meeting**
7:00 p.m.
Otter Point Fire Hall
3727 Otter Point Road, Otter Point BC

A review of community comments from the April policy review.

See newsletter item below for details.

Saturday
May 24

**William Simmons Park on Poirier Lake
Official Opening**
Noon to 3:00 p.m.

See newsletter item below

Tuesday
May 24

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

Wednesday
May 25

**Otter Point Official Community Plan Review
Committee Meeting**
7:00 p.m.
Otter Point Fire Hall
3727 Otter Point Road, Otter Point BC

Finalizing the committee's recommendations.

See newsletter item below for details.

Thursday
May 26

**Juan de Fuca Electoral Area Economic Development
Commission**
Monthly Meeting
6:00 p.m.
JDF Electoral Area Services Office
2-6868 West Coast Road, Sooke BC

Saturday
June 4

**Otter Point Official Community Plan Review Open
House**
An opportunity to review the proposed changes to the Otter Point OCP and provide comment.
1:00 to 4:00 p.m.
John Muir Elementary

See newsletter item below for details

Saturday
June 4

Juan de Fuca Community Trails Society
Juan de Fuca Marine Trail—Botanical Beach to Parkinson's Cove
9:00 a.m. (note the earlier start time)

Meet at the Parkinson Road lay-by on Highway 14 (about 15 km past Loss Creek Bridge.

An all-day, 10 kilometre hike
Wear good boots and dress for the weather.
Bring a lunch and water.

Phone Rosemary Jorna, 250-642-2767 or email sid2767@shaw.ca for details.
Web site:
www.jdfcommunitytrails.ca

Tuesday
June 7

Juan de Fuca Emergency Services
Monthly Meeting
7:00 p.m.
JDF Search & Rescue Campus Training Building
2028C Idlemore Road Sooke BC

Mondays

Karate for all ages
6:30 to 7:30 p.m.
Shirley Community Hall
Contact Alida Long: 250-642-4631

Tuesdays

Yoga
6:30 p.m.
Shirley Community Hall

Thursdays

Shirley Quilters and Crafters
10:00 a.m. to 3:00 p.m.
Shirley Community Hall
Everyone welcome
Contact Christien Shipton: 250-646-2687

Thursdays

Nia Dance / Movement Class
6:45 to 8:00 p.m.
Shirley Community Hall
Contact Melody Kimmell:
250-646-2995
movingmelody@gmail.com

2. DRINKING WATER WEEK MAY 1 TO 7

Do you give much thought as to where your drinking water comes from or how dependable the source is? According to a 2010 Canadian Water Attitudes study, 25% of Canadians have no idea where their tap water comes from. B.C. households use an average of 490 litres (108 gallons) of water per person per day.

An amazing 65% of this is used in our bathrooms; 20% for laundry; 10% for drinking and cooking and 5% for cleaning.

Rural communities such as Shirley and Otter Point have some special water issues. OPSRRA is interested in organizing a forum on water. Next month's issue of the newsletter will explain some of the issues and how we might go about becoming more informed about where our drinking water comes from, alternatives sources and costs. Meanwhile the Capital Regional District (CRD) is proposing a change to the Building Regulations Bylaw at the May 11, 2011 CRD Board meeting that would eliminate the need for a restrictive covenant to require an engineering report associated with the installation and maintenance of rainwater harvesting systems (cisterns) on the Gulf Islands and Juan de Fuca Electoral Area. View the staff report on the CRD web site:

http://www.crd.bc.ca/reports/electoralareaservice_/2011_/04april6_/watercollection_syste/watercollectionsyste.pdf

3. **WILLIAM SIMMONS MEMORIAL PARK (POIRIER LAKE) OFFICIAL OPENING**

Submitted to the OPSRRA newsletter by the JDFEA Parks & Recreation Commission:

The Juan de Fuca Electoral Area Parks and Recreation Commission is pleased to announce that this new community park in Otter Point will be officially opened on Saturday, May 21.

Everyone is welcome. Please come and celebrate with Regional Director Mike Hicks and members of the Commission.

There will be a Blue Grass band, games for kids and free hot dogs served from the new picnic shelter. The Commission looks forward to meeting you all.

Where: Across from the junction of Otter Point and Young Lake Road

When: 12:00 noon to 3:00 pm

Access: Follow the signs off Otter Point Road (Sooke Business park turnoff) for parking and trail access. If walking, please come directly into the day use entrance off Otter Point Road.

4. **IS A FISHING DOCK COMING TO KEMP LAKE?**

The provincial Ministry of the Environment (MOE) has been encouraged by freshwater recreational sports fishing organizations such as the Freshwater Fisheries Society of B.C. to consider improved boat launching, dock, parking and picnic facilities at the end of Milligan Road on Kemp Lake.

The purpose of these proposed site developments would be to reinvigorate and promote freshwater recreational sport fishing with youth and adults, and provide a range of recreational opportunities on the lake. This proposal is still in the development stage and needs discussions with the Kemp Lake Waterworks District which holds a water license on the lake and provides drinking water from the lake to about 450 households in the area. Consultation with the broader community will be undertaken by the JDFEA Parks & Recreation Commission once they have received a detailed plan of the provincial proposal.

The MOE would be taking the lead to develop the plan and would pay for all of the proposed facilities. If the plan was approved, the JDFEA Parks & Recreation Commission would then apply to the Ministry of Transportation, who presently own

the foreshore access, for a permit to manage the site as a JDFEA recreational facility.

The provincial report explaining the site development proposal will be available on the Otter Point Official Community Plan web site following the OCP Review Committee's May 4 meeting. Access the Otter Point OCP web site at: http://www.crd.bc.ca/jdf/landuse/otterpoint_ocp.htm

5. KEMP LAKE WATERWORKS ANNUAL GENERAL MEETING

The Kemp Lake Waterworks District (KLWD) held its Annual General Meeting on April 27, 2011. Joanne Hemphill was re-elected for another two year term, joining fellow trustees Kevan Brehart and Richie Birch.

The operating budget for 2011 is projected at \$120,220

The KLWD trustees support the proposed project for the dock/fishing float on Kemp Lake at the end of Mulligan Road (see OPSRRA newsletter item number 4 for details), but are opposed to having a vehicular boat launch as they don't want vehicles near the lake. They don't see an issue with swimmers and having the lake stocked with fish adds more government regulatory protection for the lake.

In other business, the trustees reported that raw water quality has improved over the past 10 years . Both piped and raw water is tested weekly. Since 2000 , there has been only one water boil alert (July 2004). KLWD reports on test results through its website: <http://www.kemplakewaterworks.bc.ca/> . This reporting procedure meets the Vancouver Island Health Authority (VIHA) regulations/code.

There are now 449 residences on the system that provides potable water to about 900 people. Usage over the past 3 years has been 22.9 million gallons (2008), 27.9 million gallons (2009), a 21% increase, and was at 30.7 million gallons for 2010, another 10% lift. No one knows the total capacity of Kemp Lake's ability to supply KLWD needs.

Costs to extend lines are estimated at \$300 per metre as a minimum, assuming there is no blasting or special work required.

A 10% increase in the trustees' honorarium was approved.

6. OCEAN WILDERNESS INN (SHIRLEY) SUMMER HELP WANTED

The Ocean Wilderness Inn west of Muir Creek in Shirley is looking for pleasant, reliable help serving breakfast for the summer. Duties include light food preparation, table set-ting, serving, clearing and dishes. Hours 7am-10am. Saturday and Sunday morning required, additional days will likely be available. Estimated hours/per week 9-18 starting May 21, 2011 through Oct. 30, 2011. Wage \$15 per hour. Please phone 250-646-2116 or email: stay@oceanwildernessinn.com

7. JUAN DE FUCA ELECTORAL AREA 2011 BUDGET

Property owners in the Juan de Fuca Electoral Area (JDFEA) received their 2010 property assessment from the B.C. Assessment Authority in January. These valuations are used by the various taxing authorities to determine individual property taxes that will be due July 1, 2011. Because the JDFEA is unincorporated the province collects taxes on behalf of itself, the electoral area, the Capital Regional District and others.

A more detailed explanation of the JDFEA budget is available at: <http://www.crd.bc.ca/jdf/budget.htm> and a tax report showing what services you are

taxed for and at what rate per \$100,000 of assessed property value is available at: <http://www.crd.bc.ca/jdf/documents/tax-report.pdf> .

Regional Director Hicks has a responsibility to work with CRD Financial Services to oversee the budget for taxable items directly attributed to the JDFEA. Director Hicks has provided the OPSRRA newsletter with the following overview of how much the total JDFEA budget will increase or decrease for each local area.

The 2011 "actual requisition" increases/decreases including CRD, JDF, and Hospital charges will be:

Port Renfrew	+0.10%
Shirley	-0.18%
Otter Point	-0.09%
East Sooke	-0.04%
Willis Point	-0.17%
Malahat	-0.47%

Note: Every 4 years there is a charge of \$50,000 for an orthographic (high intensity aerial) photo which impacted the JDFEA 2011 budget. Otter Point and Shirley would have had a 2% reduction without this item.

8. LUC DECIDES ON MARINE TRAIL HOLDINGS REZONING

On April 19, 2011 the Juan de Fuca Land Use Committee (LUC) voted 5 to 2 in favour of recommending that the Marine Trail Holdings proposed rezoning application be forwarded to the CRD Board for first and second reading. LUC also recommended that a Phased Development Agreement, which would propose the development's staging and amenities, including provision for first aid and fire protection, be brought forward to the CRD Board for consideration. LUC also voted to recommend that a restrictive covenant, in favour of the CRD, be negotiated to secure the transfer of park land, restrict resource extraction, restrict buildings or structures and prohibit tree cutting and that the covenant be registered before the final consideration of the bylaw allowing the rezoning. Up front this seemed reasonable to many, including the majority of LUC members. However, the devil may be in the details and OPSRRA is asking the JDFEA regional director and the Chair of the CRD Board to refer the Phased Development Agreement and the covenant back to LUC once the negotiations with the applicant have been completed.

Here is the text of the letter sent to JDFEA Regional Director Mike Hicks and CRD Board Chair Geoff Young on April 26, 2011.
Director Hicks' reply is at the end of the letter.

Gentlemen:

I am writing on behalf of the directors of the Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) to express our concern that the JDF Land Use Committee (LUC) continues to make decisions without having all the necessary information. The recommendation regarding the Phased Development Agreement Bylaw and restrictive covenants, made at the April 2011 LUC meeting concerning Marine Trail Holdings, are an example.

Our understanding is that CRD Planning Services decided against negotiating the details of the agreement bylaw regarding the proposed staging, amenities, fire

protection, emergency services, etc. until after a decision had been made to recommend all of the proposed bylaws to the CRD Board. While this might make sense from the point of view of saving JDFEA staff time and money, it was the failure to declare this up front and ensure that members of LUC knew that they were being asked to vote on a bylaw devoid of any content that, in our opinion, undermined the process and brings discredit upon LUC.

The April 19, 2011 staff report to members of LUC clearly identifies the matters which would need to be addressed in the Phased Development Agreement between the developer and the CRD; however it doesn't mention anything about possible outcomes; outcomes that could only be known after negotiating with the developer. Were the members of LUC therefore left to presume things that were yet to be assured through negotiation? Would some members of LUC have voted differently if they had been given definite answers to questions such as:

- Is the dedication of 243 acres of land to BC Parks a given, even if the development is stalled or defaults?
- Would the protected green space covenant on the 259 acres happen immediately or in phases as the development proceeded over 15-20 years?
- Would all of the amenities such as trail access, parking for trial users and water reservoirs be in place before building permits and/or occupancy permits are issued?
- Would the caretaker cabins be built first and occupied so that provisions of the Strata Bylaw and the fire protection and emergency agreements would be enforceable?

Furthermore, LUC recommended approval of the rezoning bylaw contingent upon establishing a restrictive covenant intended to offer environmental protection for the lots recommended for rezoning, but there was no draft restrictive covenant made available to LUC or the public for information or review. Such a process places the responsibility for decision-making upon CRD planning staff rather than the JDFEA LUC. Doing so also bypasses public discussion and public decision-making by LUC and is contrary to its intended role. In our opinion it is profoundly undemocratic.

Trying to make decisions that satisfy everyone is perhaps an unreasonable expectation. And even democratic decisions are not beyond criticism. What can be fairly criticized, though, is a decision that is knowingly made without considering all of the information. As it stands, the CRD Board gets to find out these details prior to its decision but LUC does not: the governance process in the JDFEA takes another black eye and public confidence in LUC is weakened.

It is not too late to repair the decision-making process that has been used in this matter. OPSRRA respectfully requests that the CRD Board decline to deal with the recommended rezoning bylaw until the JDFEA LUC has also had the opportunity to also review and make a public decision about the Phased Development Agreement Bylaw and restrictive covenant.

Director Hicks Replied:

All land dedications and covenants will be in place before Mr. Ilkay starts any building. He will then build in a phased development program starting with 19

cabins and one lodge. If he does everything right, he will have the opportunity to develop phase 2. All lands will be protected regardless if he proceeds or not.

9. **TIMBERWEST OWNERSHIP TO CHANGE**

On April 12, two pension funds made a \$1.03 billion offer to buy TimberWest. If approved by the TimberWest stockholders at their June 2011 Annual General Meeting the deal would close at the end of June and TimberWest would move from being a publicly traded company to one that is privately owned 50/50 by the two pension management firms. Included in the deal would be 327,000 hectares of forest and real estate lands which are mostly located on Vancouver Island and a \$123 million debt.

One of the pension management companies is the B.C. Management Corporation. According to its web site it is Victoria based and is one of the largest institutional investors in Canada, providing fund management services for public bodies and publicly administered trust funds. Public sector pension funds are its largest client at 79.9% of assets. Its mission statement includes a recognition of "... a responsibility to the broader society through our governance, social, environmental and related services." The B.C. Management Corporation already owned 22% of TimberWest and had two seats of the company's Board of Directors.

The other pension management company is the Pension Service Management Board. It is a Government of Canada Crown Corporation that provides its services primarily to the federal Public Service, Canadian Armed Forces and the RCMP pension plans. It invests in public and private equity (i.e., stocks) markets and real estate around the world and fixed income (e.g., bonds) in the USA and Canada.

This pending buy out of TimberWest comes two months after TimberWest completed the purchase of 7,678 hectares of local private managed forest lands from Western Forest Products (WFP) for \$21.9 million. Most of the forest lands purchased from WFP were in the Rural Resource Lands portion of the Juan de Fuca Electoral Area with a major portion lying in a huge arc above the Muir Creek, Tugwell Creek, King Creek and De Mamiel Stream and included their watersheds; a lesser amount of the purchased lands were located within the Shirley District and west of Jordan River.

10. **HOW DOES YOUR GARDEN GROW?**

This is a new feature for the OPSRRA newsletter prepared by Marika Nagasaka, partner at ALM Organic Farm/Full Circle Seeds.

May Planting Dates:

May is a busy month at the farm. It is a month of transplanting and direct seeding. May marks the season, it is the month that we start planting out the heat lovers!

Tomatoes, summer squash (zucchini, patty pan, etc), winter squash will all get transplanted out by early May. Tomatoes all go into our greenhouses to avoid blight and to maximize production (started transplanting out in early April). We will be transplanting basil alongside tomatoes into the greenhouses.

Winter and summer squash gets planted out into the field, into rich beds covered with black plastic (with holes to transplant the squash into, 3 feet apart). This helps reduce weeds, retain moisture and add heat for the squash. We cover the well-watered transplants with floating row cover to protect the fragile transplants from

the elements and create a warm environment. They will stay covered until they grow too big for the cover! Peppers will also be planted out in May, into the warmest and most protected areas in the greenhouses.

May is also a major month for direct seeding. Plant your corn and beans out as soon as the soil has warmed. We aim for early May with these crops, to get the earliest beans, and to get a good crop of corn. Plant bush beans successively every 2-3 weeks to mid June for continuous harvest. Pole beans are great in the garden; they use vertical space and have a long harvest period. We will also direct seed carrots, radish, beets, fall/winter parsnips, fennel, kale, gobo, daikon, asian greens and herbs (dill, cilantro, summer savory). We continue planting potatoes into July (started planting in greenhouse in February).

Lots of transplanting into the field is happening. Onions, leeks (both summer & winter), celery, celeriac, cole crops (broccoli, cabbage, etc), chard, lettuce and other salad items, green onions.

We will continue to seed lettuce, chard, basil and other greens into trays.

11. UPDATE: OTTER POINT OFFICIAL COMMUNITY PLAN REVIEW

The review of the Otter Point Official Community Plan (OCP) is coming to the end of phase one which has included active consultation with residents and businesses in Otter Point community about their vision for the community and what policies need to be changed in the present OCP. The OCP Review Committee will now begin the process of deciding if it has collected enough information and whether it is ready to make its recommendations. Here is the schedule of planned events:

All meetings are open to the public.

May 4 7:00 p.m.	The OCP Review Committee meets at the Otter Point Fire Hall to review the information collection process, review the summary report of the most recent public consultation and decide how to proceed.
May 11 & 18 7:00 p.m.	Follow-up meetings to review the information received and make recommendations at the Juan de Fuca Planning Services Building #2-6868 West Coast Road in Sooke.
May 25 7:00 p.m.	A concluding meeting at the Otter Point Fire Hall with HB Lanarc, the consulting company hired to help with the OCP review process.
June 4 1:00-4:00 p.m.	A drop-in event at John Muir Elementary School in Sooke. An opportunity to view the draft recommendations of the OCP Review Committee and make final comment before the recommendations are forwarded to JDF Planning Services for consideration when updating the OCP.

View information about the Otter Point OCP review, minutes of meetings and submissions on the Otter Point OCP review web site:

http://www.crd.bc.ca/jdf/landuse/otterpoint_ocp.htm

12. OPSRRA SMALL BUSINESS LISTINGS

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**.

Note: OPSRRA does not accept responsibility for the services provided. Always check references and ask for confirmation of Work Safe B.C. Registration if applicable.

Support local businesses. The OPSRRA web site has more information about the following business listings

1001 Welding & Equipment Repair

Accent in Grooming

A Point of View B & B

ALM Organic Farm

Beaches West B & B

Bear Home Remodelling

Birds Edge Press

Bridge over Troubled Water Autism Intervention & Respite Service

DanCyn Kioti Excavation

Eagle Cove Beachfront Guest Suite

Fancy That Esthetics & Body Care

Farmer Notary—Shawna Farmer, Notary Public.

Full Circle Seeds

Heron's Rest B & B

Jambo Pet Sitting Service

Kirsten Sykes, Realtor

Knotty Beds by Nature

Le Sooke Spa

Malahat Farm Heritage Cottage
Ocean Wilderness Inn
Otter Point Beach House
Otter Point Electrical Service
Reflexology by Marlene Barry
Rock Beach Grill and Groceries
(formerly Kemp Lake Store & Cafe)
Rhythm's Edge Percussion Shop
Road's End Construction
Sandy's Drywall Ltd
Smiling Goat Farm Sitting Service
Stick in the Mud Coffee House
Straitview Ridge Bed & Breakfast
Three Sisters Farm
Tugwell Creek Honey Farm
Tugwell Creek Meadery
Welcome Wagon
Wood Visions

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