

## OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE - SEPTEMBER 2005

The Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) is a representative community organization with an elected Board of Directors and strives to present the points-of-view of its members, residing in the rural communities of Shirley and Otter Point, to local government. OPSRRA was founded in 1992 and has a membership of about 325.

**Lifetime memberships are \$5.00** and available from OPSRRA directors—see our web site ([www.opsrra.com](http://www.opsrra.com)) 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 90 of our members. Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca) if you want to receive this membership service.

### OPSRRA's EXECUTIVE AND DIRECTORS

Ken Pungente	President	Arnie Campbell	Vice-President
Phone:	642-5177	Phone:	642-3113
		Email:	<a href="mailto:d.acampbell@shaw.ca">d.acampbell@shaw.ca</a>
VACANT	Secretary/Treasurer		
Sandy Barta	Director	James Dexter	Director
Email:	<a href="mailto:sbarta@shaw.ca">sbarta@shaw.ca</a>	Phone:	642-6841
		Email:	<a href="mailto:dexmar@shaw.ca">dexmar@shaw.ca</a>
David Evans	Director	Mitch Moneo	Director
Phone:	642-2477	Phone:	642-5146
		Email:	<a href="mailto:moneo@shaw.ca">moneo@shaw.ca</a>
Wayne Fritz	Director		
Phone:	642-0440		
Email:	<a href="mailto:wlfritz@shaw.ca">wlfritz@shaw.ca</a>		

## IN THIS ISSUE

1. Upcoming Meetings and Events
2. September OPSRRA Membership Meeting
3. OPSRRA Community Notice Boards
4. Otter Point Fire Department Celebrates 25th
5. Deadline Fore Sooke Lion's Club Directory
6. New Septic Field Regulations
7. OPSRRA Meeting With Ministry Of Community Services
8. Update on District of Sooke Annexation of Otter Point Properties
9. Summary of OPSRRA Annexation Activities
10. Otter Point & Shirley/Jordan River Zoning & Official Community Plan Up-Dates
11. Road Side Mowing by Main Road Contracting
12. Should OPSRRA Continue to Support the Advisory Planning Commissions?
13. Up-Date on the Sheringham Estates Development Proposal
14. Free Advertising for Businesses in Shirley & Otter Point
15. Back Issues of the OPSRRA Newsletter

### 1. UPCOMING MEETINGS AND EVENTS

Contact [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca) to have your community event listed in our monthly community events calendar.

Wednesday September 7	<b>Shirley/Jordan River Advisory Planning Commission Meeting</b> Eagle Light General Store RV Park development application 7:00 p.m. Shirley Community Hall
Thursday September 8	<b>District of Sooke Open House Session on Proposed Annexation of Properties in Otter Point &amp; East Sooke</b> 6:00 p.m. to 9:00 p.m. District of Sooke Council Chambers Council Chambers 2225 Otter Point Road
Sunday September 11	<b>Shirley Volunteer Fire Protection Society General Meeting</b> 2:00 p.m. Shirley Community Hall
Wednesday September 14	<b>Shirley Community Association Meeting</b> 7:30 p.m. Shirley Community Hall

Tuesday  
September 20

**JDF Land Use Committee Meeting**

7:00 p.m.  
District of Sooke Council Chambers  
Council Chambers  
2225 Otter Point Road  
2168 Philips Rd. Sooke

Wednesday  
September 21

**OPSRRA Membership Meeting**

7:30 p.m.  
Otter Point Fire Hall

Saturday  
September 24

Deadline for Sooke Taxpayers to submit counter petitions asking for a referendum on the proposed annexation of properties in Otter Point & East Sooke

Second and Fourth  
Thursday  
of every month

**Shirley Quilters and Crafters**

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

**2. OPSRRA MEMBERSHIP MEETING**

OPSRRA will be holding its fall membership meeting on Wednesday, September 21 from 7:30 p.m. to 9:30 p.m. at the Otter Point fire hall.

Some of the items on the agenda will be:

- The proposed annexation by the District of Sooke of Otter Point properties along the Sooke/Otter Point border.
- Discussion of the future role of the Advisory Planning Commission.
- Updates on the Official Community Plans and Zoning Bylaws.
- Planning for the November 19th elections (APC, LUC, School Trustees & regional director).
- Open forum—members' ideas and concerns.

Our MLA and Regional Director have been invited to attend.

Contact an OPSRRA director if there is something that you would like to have considered as an agenda item.

We will e-mail the agenda to members who are on the OPSRRA newsletter e-mail list, about a week before the meeting. If you are not on that e-mail list and want to receive a copy of the agenda, contact Arnie Campbell at 642-3113 or e-mail: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca)

**3. COMMUNITY BULLETIN BOARDS**

Thanks to the donation of about \$200 in cash and materials—and lots of free labour from Murray—we now have eight more notice boards ready to be installed. All we need are some more cedar or pressure treated posts! Can you help out with either cash (about \$10.00 a post) or suitable 4 inch post material that you could donate? We need seven or eight-foot lengths.

Contact either Ken Pungente or Jim Dexter:

Ken Pungente  
Jim Dexter

642 -5177 or  
[dexmar@shaw.ca](mailto:dexmar@shaw.ca)

#### **4. OTTER POINT FIRE DEPARTMENT CELEBRATES THEIR 25th**

The Otter Point Fire Department celebrates its 25th anniversary this year. Check their web site: [www.otterpointfire.bc.ca](http://www.otterpointfire.bc.ca) for a brief history and other information about the Otter Point volunteer fire department.

#### **5. DEADLINE FOR SOOKE LION'S CLUB TELEPHONE BOOK**

September 30 is the deadline to make any changes to your telephone and address listing in the Sooke Lion's phone book. Either complete and return the coupon in the back of your directory or contact Maurice Young at 642-5643.

#### **6. NEW SEWAGE DISPOSAL (SEPTIC FIELD) REGULATIONS**

As of May 31, 2005 the Vancouver Island Health Authority (VIHA) has new requirements for sewerage (septic field) systems:

- VIHA staff will no longer review and approve sewerage systems, conduct site visits or do final inspections. They will maintain files, respond to complaints and do enforcement if necessary.
- Only "authorized persons" who have completed the necessary registration requirements are permitted to plan, install or maintain a sewerage system. A list of the "authorized persons" is available through the local Environmental Health Officer or at:  
[http://owrp.asttbc.org/OWRP\\_Practitioners.pdf](http://owrp.asttbc.org/OWRP_Practitioners.pdf)
- The "authorized" person must file a plan with VIHA prior to construction of the sewerage system and a notice of completion.
- The property owner must ensure the sewerage system is maintained in accordance with the maintenance plan provided by the "authorized person".

Different regulations apply for subdivision applications and to non-subdivision applications. Subdivision requirements are more stringent: factors such as being on an approved water system, depth of soil and degree of slope will determine the minimum lot size per dwelling. For example, a subdivision, not on an approved water system, with up to a 15% slope and 36 inches of native soil could be restricted to one dwelling on a minimum 2.5 acre lot. Properties with minimum native soil and slopes exceeding 15% will require larger sized lots and may need to have restrictive covenants placed upon their septic field. Contact your local Environmental Health Officer for a copy of the complete regulations, or go to the VIHA Public Health web site:

<http://www.healthservices.gov.bc.ca/protect/sewage.html>

#### **7. OPSRRA MEETS WITH MINISTRY OF COMMUNITY SERVICES**

OPSRRA and the Otter Point fire trustees wrote a joint letter to the province in March 2005 and again in May, asking for an opportunity to meet and discuss the

proposed annexation of Otter Point properties by the District of Sooke. When no reply was received by July, OPSRRA asked our MLA (John Horgan) for assistance (Note: OPSRRA finally received a reply to our letters dated August 15). As a result, a meeting was arranged with a senior representative of the Ministry of Community Services on August 23. Representatives from OPSRRA, the Otter Point fire trustees (OPFD) and the Kemp Lake Waterworks District (KLWD) attended.

The following items were discussed:

- The estimated 59% turnout of Otter Point and Shirley voters and their 80% rejection of amalgamation with the District of Sooke in the February 2005 referendum.
- The importance of protecting Kemp Lake (and the Kemp Lake watershed) as a source of drinking water for the 420 residences on the Kemp Lake Waterworks system.
- The importance of protecting Kemp Lake as a source of emergency drinking water in the event that a natural disaster (e.g. earthquake, forest fire) disrupted the District of Sooke's present supply of water.
- The impact of annexation on the OPFD and the KLWD future tax base.
- The impact of annexation on long-range capital cost plans for the OPFD and the KLWD.
- The need for the District of Sooke to negotiate a formal agreement with the KLWD, concerning the future supply of water to the Wilson and Montague Estates properties.
- The need for the District of Sooke to negotiate a formal agreement with the OPFD, concerning fire protection.
- The Ministry of Transportation's opposition to the annexation because it would have no control over development on Sooke land and increased traffic from Sooke development would be using M of T. roads.
- The CRD Water Services letter, to the District of Sooke, stating that they would not be extending water services to the annexed properties.
- The outstanding information needed from the CRD Director of Regional Planning regarding whether the District of Sooke would be allowed to extend its urban containment boundary to include the annexed properties.
- Whether the province would automatically include crown land (Sections 40, 41 and part of 42) into the annexation application. (Note: this was suggested to the District of Sooke, by a Ministry official, as a way to "even-out" the Otter Point/Sooke boundary after annexation.)
- Why the Ministry's review of the annexation proposal does not consider the potential development of the properties even though this is the principal reason why the Otter Point property owners want to be annexed.
- Why the Ministry's review of the annexation proposal does not take into consideration that the Kemp Lake watershed would be split between two municipal jurisdictions.

The outcomes of this meeting are included in the following item on the proposed annexation of properties in Otter Point by the District of Sooke.

## **8. UPDATE ON DISTRICT OF SOOKE'S PROPOSED ANNEXATION OF OTTER POINT PROPERTIES**

On July 27, the District of Sooke received a letter from the Ministry of Community Services stating that the District could proceed with advertising its intention to annex properties along its borders with Otter Point and East Sooke. On August 15, Sooke Council voted to proceed with an application to annex these properties without going to a referendum of Sooke taxpayers. Council was split (3 / 3) on this motion and the mayor cast the deciding vote to proceed.

The annexation process is as follows:

- Sooke taxpayers have until Saturday, September 24 to submit their name on a counter petition asking for a referendum on annexation.
- There needs to be a separate petition signed for East Sooke and Otter Point.
- If at least 725 Sooke taxpayers petition for a referendum on either or both areas, then Sooke Council will need to decide to either hold a referendum or abandon the annexation initiative.
- If less than 725 Sooke taxpayers petition for a referendum on either or both areas, then the District of Sooke can forward its application for annexation to the Ministry of Community Services for an administrative review.
- The Ministry will then make a recommendation to the Minister of Community Services (Ida Chong), who will then decide whether to take the application forward for consideration and approval by Cabinet.
- The final decision is made by provincial Cabinet ministers through an Order-In-Council.

This is the same process that was recently used by the District of Sooke and the province to annex the Silver Spray property in East Sooke. In that case, there was no effort to mount a counter petition campaign and the matter did not go to referendum.

OPSRRA passed a motion at its February 2005 Annual General Meeting opposing the proposed annexation. However, even if you are not opposed to the annexation or haven't made-up your mind yet, you should be concerned about the decision of Sooke Council to proceed without a referendum. There is incomplete and missing information that Sooke taxpayers (and residents of Otter Point too) should have, before any decision is made on this matter. Here is what we found-out at the information meeting with the Ministry of Community Services on August 23.

1. Because the Otter point Fire Department will likely be a first responder to a fire on some of these properties, and this would be a cost to the Otter Point taxpayers, the Ministry representative stated that the District of Sooke would likely be required to have a formal fire protection services agreement in place with the Otter Point Fire Department before the annexation of any Otter Point property would be recommended by the Ministry. If there is a cost associated

with that agreement then the taxpayers of Sooke should know what that is before deciding whether they support annexation.

2. The Ministry said the District of Sooke needs a formal agreement with the Kemp Lake Waterworks District (KLWD) regarding water service to the Wilson and Montague Estates properties because they are in the KLW District. Until that agreement is made, Sooke taxpayers will not know if there will be a water services cost, for the District of Sooke, associated with annexing these two properties.
3. The Ministry had not received a July 4 letter from the Ministry of Transportation to Sooke Council. This letter said that the Ministry of Transportation could not support the annexation of Sections 41 and 42 (the Butler properties) into Sooke as the Ministry would have no control over development and therefore some agreement would have to be made with the District of Sooke concerning the up-grading of roads (currently paid for by the province and Otter Point taxpayers) outside of the new Sooke boundary. What will this cost the Sooke taxpayer?
4. The Manager of CRD Water Services said in a July 28 letter to Sooke Council that CRD Water has no plan to provide water service to the annexed areas. The Ministry of Community Services wants to know who is going to provide water. The Sooke taxpayers would want to know this too—will it be the District of Sooke or the developer? If there is no community water service, the new Vancouver Island Health Authority sewage system (septic field) regulations for subdivisions will apply—in which case density could be limited to one dwelling per 2.5 acres.
5. The Director of CRD Regional Planning has not submitted a letter regarding the District of Sooke's intention to extend its urban containment boundary to include the annexed properties. The Ministry of Community Services needs to see that letter. So should Sooke taxpayers—and the property owners asking for annexation. If the CRD refuses to extend the urban containment boundary, then the District of Sooke can either appeal that decision to the CRD Board or accept that the annexed properties could be limited to one dwelling per 2.5 acres—about what they are now. In which case there will be a limited tax advantage to the municipality.
6. The Ministry's suggestion that crown land (Sections 40, 41 and part of 42—all the area behind Broom Hill and to the west behind Poirier Lake) could be also be annexed, was apparently merely that—a suggestion. Someone in the Ministry thought that it would “even out” the new border between Sooke and Otter Point. It was confirmed that this will not be considered by the Ministry as the District of Sooke did not make a formal application for the crown lands to be included. If the District wants them to be considered for inclusion, then a separate application would need to be made—it would not happen automatically nor could it be “piggy-backed” onto this application.
7. The Ministry was incorrect in stating, in a July 27 letter to the District of Sooke, that the key factor cited by property owners wanting to be annexed, was access to improved fire protection. This was never mentioned in the letters received from the Otter Point property owners.
8. The Ministry's annexation guidelines do not take future land use into consideration, even though many of the property want to be annexed so that they can then seek increased development density.
9. The Ministry does not consider the splitting of the Kemp Lake watershed in its evaluation of the annexation application. This would be a concern of other ministries (probably Health and Environment) and would be part of the discussion by Cabinet if the Ministry of Community Services recommended the annexation.

What can be concluded from our meeting with the Ministry of Community Services?

- They expect the District of Sooke to negotiate formal agreements with the Otter Point Fire Department and the Kemp Lake Waterworks District.
- They had not seen the letter from the Ministry of Transportation.
- They need to see the letter from the Director of CRD Regional Planning.
- They were incorrect in stating that the Otter Point property owners wanted to be annexed so they could access improved fire protection services.
- There was an acknowledgement that the Ministry may have rushed their decision to allow the District of Sooke to precede with the statutory advertising of the proposed annexation.
- Crown lands are not going to be automatically annexed.
- Future development of the properties would not be a Ministry consideration.
- Splitting the Kemp Lake watershed between two municipal jurisdictions would not be Ministry consideration, but could be a Provincial one.

So, what can you do if you have an opinion on annexation?

- Write a letter to the editor of the Sooke News Mirror or the Times Colonist.
- Write a letter to the Juan de Fuca Electoral Area regional director (Erik Lund) or your Malahat/Juan de Fuca MLA (John Horgan).
- Write a letter to the Minister of Community Services (Ida Chong).
- Write a letter to the Minister of the Environment (Barry Penner) or Health (George Abbott).
- Encourage friends and family who live in Sooke to sign the counter petition asking for a referendum for the Otter Point annexation.
- Offer to help SARA with their counter petition campaign: it starts on Friday, September 2 at the Logger's Pole in Sooke and will be there from 10:0 a.m. to noon and again on Saturday. On Sunday it will be at the Ed Macgregor Park from noon to 2:30 p.m.
- Attend the Open House being organized by Sooke Council on Thursday, September 8 from 6:00 to 9:00 p.m.
- Attend the OPSRRA membership meeting on September 21, 7:30 p.m. at the Otter Point Fire Hall.
- Contact the OPSRRA sub-committee on annexation (Wayne Fritz, Jim Deter, Ken Pungente and Arnie Campbell).
- Donate time or money to OPSRRA to help us with this public information campaign.

## 9. SUMMARY OF OPSRRA'S ANNEXATION ACTIVITIES

1. February:
  - Brought issue to membership at AGM and asked for a motion to oppose. Carried.
2. March:
  - Wrote minister of Community, Aboriginal & Women's Services (CAWS) stating reasons for opposition and asking for a meeting.
  - Lobbied regional director to write the province opposing annexation.
  - Met with OPFD fire trustees to get their agreement to write a joint letter with OPSRRA to CAWS.
  - Asked KLWD to join in signing the joint letter—they decided to send a separate one.
3. April:
  - Met with 3 of the local provincial candidates to explain annexation issue and ask their assistance to arrange a meeting with CAWS, if elected.
4. May:
  - Contacted newly elected MLA and asked for a meeting to discuss annexation.
  - Wrote new minister of Community Services giving reasons for opposition and asking for a meeting.
5. June:
  - Met with mayor of Sooke to clarify annexation information.
  - Attended Sooke Council Meeting and spoke against annexation.
  - Wrote letter to Sooke Mirror stating reasons for opposing annexation.
6. July:
  - Met with MLA to review reasons for opposing annexation.
  - Met with representatives of Sooke Area Ratepayers Association (SARA), Shirley Education & Action Society (SEAS) and East Sooke Businessman's' Association regarding collaborating on supporting a referendum on annexation.
7. August:
  - Attended Ministry of Community Services meeting with KLWD & OPFD.
  - Formed OPSRRA sub-committee on annexation.
  - Provided SARA with a list of reasons why Sooke taxpayers should sign a counter petition asking for a referendum on annexation.
  - Wrote the Ministry of the Environment concerning the proposed splitting of the Kemp Lake watershed between two municipal jurisdictions if the Otter Point annexation went ahead.

- Wrote the Ministry of Community Services pointing-out that the District of Sooke never notified the Ministries of Health and the Environment about their annexation plans.

In addition, there has been an update on the proposed annexation in every monthly issue of the OPSRRA newsletter and it has been discussed at monthly OPSRRA directors' meetings.

## **10. UPDATE ON THE OTTER POINT & SHIRLEY/JORDAN RIVER OCP & ZONING BYLAWS**

### **Shirley/Jordan River:**

The Shirley/Jordan River OCP was forwarded to the CRD by the Land Use Committee last month.

### **Otter Point:**

The Otter Point OCP was approved by the Land Use Committee on August 16th and sent to the CRD Board.

The Otter Point OCP was not without controversy. It went to three public hearings because of errors and suggested changes by government agencies and members of the public. Each public hearing brought out many speakers who expressed their disagreement with parts of the OCP and pointed out errors, inconsistencies and other problems with the proposed plan. In the end, CRD Planning Services recommended the approval of the plan with few changes. The Land Use Committee accepted the planning staffs' recommendation and approved the OCP with little discussion.

Should the Otter Point OCP have been referred back to the OCP committee for their review of the public's concerns? Probably. Now we have an OCP that has been repeatedly challenged:

- This gives poor service to the notion that this was supposed to be a community and not a CRD Planning Services driven process.
- It leaves the Otter Point OCP/Zoning committee to carry-on with the difficult task of trying to convince the public that their input into the new Zoning Bylaw will count.

The next step is for the committees to recommend a zoning by-law to the Land Use Committee. After several meetings in June and July, this process was adjourned for two months while a core committee of OCP/Zoning chairs, the Regional Director and CRD Planning Services staff review the recommendations to date with the view to trying to "standardize" the material so that there will likely be only one zoning bylaw for the areas covered by the Malahat, East Sooke, Otter Point and Shirley/Jordan River OCPs.

## **11. ROADSIDE MOWING BY MAIN ROAD CONTRACTING**

OPSRRA was asked by a member to find-out when Main Road Contracting was going to do the roadside mowing in Otter Point and Shirley. This person's two concerns were the risk of a roadside fire from the tall, drying grass and the obscured intersections that force drivers to cross into the main road to check for approaching traffic. Subsequently, other concerns were brought-up by members; for example, local roads are our sidewalks: they are used by joggers, parents

pushing strollers and children getting to and from their school bus. Cyclists and horse-back riders need a safe road allowance too.

Numerous phone calls and e-mails by OPSRRA ended-up with us being told that no mowing was allowed in August because of the high fire risk (sparks from the mower's blades). However, we were supposedly next on the list—once the mowing ban was lifted by the Ministry of Forests. Meanwhile, Main Road Contracting did hand clearing at some intersections.

As this is not the first time that our area has been left uncut at this time of the year, OPSRRA has written a letter to Main Road Contracting pointing-out the importance of having the roadside grass mowed earlier in the summer.

## **12. THE ADVISORY PLANNING COMMISSIONS**

OPSRRA has supported the idea of each community in the JDF Electoral Area having its own APC. However, after three years we feel that it is time to discuss the future role of the APC and this will be a topic on the agenda at the September 21 membership meeting. In preparation for that discussion, OPSRRA has been collecting information. Here is an exchange of letters between OPSRRA and the regional director:

---

Erik Lund  
JDF Electoral Area Regional Director

Dear Erik:

The directors of OPSRRA have been reviewing the role of the Advisory Planning Commissions and OPSRRA's support of the APCs. We intend to bring this topic to our membership for discussion, at the up-coming fall meeting of the association. As part of this review we would appreciate having your comments on five questions:

1. What do you see as being the purpose and role of the APCs as almost everything seems to go the Land Use Committee?
2. Should they be used to collect information about, and consider future amendments to, the OCPs and Zoning bylaws?
3. Should the APCs have regular meetings, even if they have not been sent a specific piece of work to review by the Land Use Committee?
4. What are the "conflict of interest" guidelines for an APC member?
5. Are there JDF committees/commission appointments that an APC member is prohibited from undertaking?

Regards,  
Ken Pungente – President OPSRRA

---



JUAN DE FUCA ELECTORAL AREA

REGIONAL DIRECTOR

2205 OTTER POINT ROAD, SOOKE, B.C. V0S 1N0 Tel. (250) 642-1612, Fax (250) 642-5274

www.crd.bc.ca/jdf and e-mail: directorjdf@crd.bc.ca

August 15, 2005

Attention Ken Pungente  
Otter Point & Shirley Residents & Ratepayers Association  
8448 West Coast Road  
Sooke BC V0S 1N0

Dear Ken:

**Re: Advisory Planning Commissions**

Thank you for your letter dated July 21 and a copy of your undated letter to Rob Howat.

In answering your questions on the Advisory Planning Commission (APC) let me state an overview as to what I see as the function of the APC.

When a proposal comes to the Land Use Committee and that proposal has the potential of being controversial the Land Use Committee has two choices. It can hear the concerns of the public and the developer and make a decision or it can send the proposal to the APC for a recommendation.

The APC meeting is not as intimidating to the public as the Land Use Committee. Such a meeting should be a venue where the public can debate the proposal among themselves and with the developer. The outcome of the APC meeting may influence the developer to make changes to the proposal. If the APC is functioning properly, a recommendation will come to the Land Use Committee which will reflect the wishes of the public. The use of APC's help the Land Use Committee function more smoothly and that is the underlying purpose of an APC.

An APC member may be in a conflict or a perceived conflict if the member has been involved with creating law affecting the proposal or has a pecuniary interest in the development, or the development affects the member's property. The member may also be in a conflict if the member has stated a position on the proposal before all of the information has been presented at the meeting. In other words the best scenario for a member of the APC is to approach the proposal with no pecuniary interest and an open mind. If the process has been followed properly, the Land Use Committee can have confidence that the APC recommendation truly reflects the view of the public or at least is in the public interest.

It is not the intent to have the APC be another layer of government. Therefore, in my view it is not necessary for them to meet on a regular basis but rather they should meet on an as needed basis and deal only with the matter at hand.

I appreciate the APC in your area has only met twice in the last two years and that is a reflection of the lack of proposals. At the same time the Land Use Committee has not had any controversial issues to deal with either. In contrast, Sooke has had many issues where an APC might have reduced the stress at Council.

If your organization has any further comments on APC's I would be pleased to hear from you.

Yours truly,

Erik Lund, Regional Director  
Juan de Fuca Electoral Area

MUNICIPALITIES AND ELECTORAL AREAS  
CENTRAL SAANICH, COLWOOD, ESQUIMALT, JUAN DE FUCA E.A., HIGHLANDS, LANGFORD, METCHOSIN,  
NORTH SAANICH, OAK BAY, SAANICH, SALTSRING ISLAND, SIDNEY, SOOKE, SOUTHERN GULF ISLANDS, VICTORIA, VIEW ROYAL

### 13. UPDATE ON THE SHERINGHAM ESTATES DEVELOPMENT PROPOSAL

A special meeting was held in Shirley on August 23 attended by the developer of Sheringham Estates, the Ministry of Transportation (MoT) Subdivision Approval Officer and interested members of the Shirley community. At issue, was whether Sheringham Point Road residents would be adversely affected by the proposed

development at Sheringham Estates and the proposed Sheringham Lighthouse Park. Information from this meeting will likely be used by the MoT Approving Officer (Mr. Rob Howat) to decide whether the Sheringham Estates development will be given the go-ahead or will need to make further changes. The JDF Electoral Area Land Use Committee has little say in this approval process.

#### **14. FREE ADVERTISING FOR LOCAL BUSINESSES ON OPSRRA'S WEB SITE**

Do you operate a small business? Are you an OPSRRA member? OPSRRA is offering a free business listing service for members, on its web site: [www.opsrra.com](http://www.opsrra.com). We will list non-members for a suitable donation!

The purpose of this service is to provide an opportunity for businesses in Jordan River, Shirley and Otter Point to advertise their goods and services to their local community. We anticipate having listings for accommodation, farm produce, art, furniture, fishing charters, eco tours, firewood, knitting, soaps, landscaping, bookkeeping, sewing and more. More information, businesses already listed and a registration form are available on OPSRRA's web site ([www.opsrra.com](http://www.opsrra.com)) 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

#### **15. 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.com](http://www.opsrra.com). 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.

---