

**OTTER POINT & SHIRLEY
RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA)
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1. WESTERN FOREST PRODUCTS LAND SALE

Western Forest Products (WFP) have informed the Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) that they have placed their Tree Farm License (TFL) 25 properties located in Jordan River and Shirley onto the real estate market. Although this was expected to happen as a result of the province's recent decision to permit WFP to withdraw their forest lands from TFL 25, the extent of their land holdings and the locations of the properties that would be offered for sale were unknown to the public until now.

Here is the description of the real estate portfolio as prepared by Colliers International, the Industrial & Commercial real estate company that will be conducting the sale on behalf of WFP. See the file: [WFP Former TFL Lands For Sale.pdf](#) for more detailed property descriptions and maps.

JORDAN RIVER

The 2,371 acres offered for sale in this parcel include all of the WFP properties that they own in the town site (with the exception of their land based log sorting operation) as well as their forest lands to the north and east of the town site. Included in the sale are all of their waterfront properties to the east of River Jordan, including the site of their present offices, work yards and the recreational camp site at the mouth of River Jordan. Ten of the 13 separate properties are located within the boundary of the recently approved Shirley/Jordan River Official Community Plan (OCP) while the remainder are located within the proposed Resource Lands OCP area.

JACOB CREEK

This area is located between Jordan River and Shirley near Point-No-Point resort and French Beach Provincial Park. It consists of 942 acres and is presently used by WFP as forest lands. There are eight properties for sale in this group. Five are located within the boundary of the Shirley/Jordan River OCP and three are located within the proposed Resource Lands OCP area.

Shirley

There are 10 properties located within this group, consisting of 1,204 acres and occupying land on both sides of the West Coast Road (Highway 14) from the vicinity of the Shirley Community Hall to the east side of French Beach provincial park. Although all of this land is currently zoned Forestry it is located within the Shirley/Jordan River OCP Settlement Area.

Summary

When considered as a group, the 31 properties total an estimated 4,517 acres. Twenty-five of the 31 properties are included within the Shirley/Jordan River OCP area and are subject to the current Sooke Zoning Bylaw 2040 which zones most of these properties as either Forestry or Rural A. The remainder of the properties are located within the proposed Resource Lands OCP area and are covered by CRD Zoning Bylaw 189 that limits development to one dwelling on 300 acres.

The properties that are offered for sale make-up almost 50% of the 8,917 acres contained within the Shirley/Jordan River OCP settlement area.

2. DEVELOPING A STRATEGIC VISION FOR OTTER POINT & SHIRLEY PUBLIC FORUM

October 2, 2007 is the date for the second in a series of community information forums being organized by the **Developing a Strategic Vision** project and the Otter Point & Shirley Residents & Ratepayers Association. These forums are part of an 18 month project which began in June 2007 with a public forum on Rural land Use & Community Change and will continue over the coming fall, winter and spring with further workshops and forums on economic development, taxation, governance, community services and environment protection. Join us as we continue to explore:

- The future for our rural communities.
- Goals and strategies to achieve our vision.

3. ECONOMIC DEVELOPMENT & COMMUNITY CHANGE PUBLIC FORUM

Tuesday 7:00 to 9:30 p.m.
October 2 Otter Point Fire Hall
 3727 Otter Point Road, Sooke BC
 (at Kemp Lake Road)

Topics

- What is economic development?
- How are economic development and community change interconnected?
- What planning tools are needed to guide economic development and community change in Otter Point and Shirley to reflect the residents' vision for their community?
- What economic development and community options do Otter Point and Shirley have?

Format

Format: Three 15 to 20 minute presentations by guest speakers with experience in rural economy, rural planning and rural development, followed by a Question & Answer session.

4. BACK ISSUES OF THE OPSRRA NEWSLETTER

Back issues of the OPSRRA newsletter are available on the OPSRRA web site.

This monthly newsletter is prepared by the directors of OPSRRA. It is available to members by e-mail and to others on our web site: www.opsrra.ca. To have an item you would like to have considered for placement in the newsletter, or make a comment about the newsletter, contact an OPSRRA director. OPSRRA tries to verify the correctness of the information in this newsletter; if we have got it wrong we will acknowledge that and make a correction as quickly as possible.
