

**OTTER POINT & SHIRLEY
RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA)
INFORMATION UPDATE January 2013**

WISHING EVERYONE



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 over **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: opsrra@gmail.com you want to receive this membership service.

OPSRRA's EXECUTIVE AND DIRECTORS

Arnie Campbell President
Phone: 250-642-3113

Fiona McDannold Vice-President
Phone: 250-646-2730

Bob Philips Treasurer
Phone: 250-642-3297

Sandy Barta Director

Erik James Director
Phone: 250-642-6368

Caroline Larsen Director
Phone: 250-642-1772

Brenda Mark Director
Phone: 250-646-2598

Marika Nagasaka Director
Phone: 250-642-2133

Note: Contact any OPSRRA director at the following email address:
opsrra@gmail.com

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1. UPCOMING MEETINGS AND EVENTS

Contact Arnie Campbell at: opsrra@gmail.com or 250-642-3113 to have your community event listed in our monthly community events calendar.

Tuesday
January 1

Annual Otter Point Polar Bear Swim
Sponsored by the Otter Point Firefighters Association



Register by 11:30 a.m.
12:00 p.m. cannon start
Whiffen Spit Park, Sooke BC

Saturday
January 5

Juan de Fuca Community Trails Society
Hike Around Matheson Lake

9:00 a.m.

Meet at the Roche Cove parking lot on Gillespie Road.

Walk on a forest trail for over two hours.

Bring a snack and dress for the weather.

Phone Sid Jorna, 250-642-2767

or email sid2767@shaw.ca for details.

Web site:

www.jdfcommunitytrails.ca

Monday
January 7

Juan de Fuca Community Trails Society
Otter Point Advisory Planning Commission
Rezoning Property for the Proposed
JdFEA Services Building
Public Meeting

7:00 p.m.

Otter Point Fire Hall

3727 Otter Point Road, Otter Point BC

To consider proposed Bylaw No. 3870 which would rezone three parcels from General Industrial (M-2) to a new Public Institutional (P-4) zone to permit the location and building of a new multi-purpose administrative office within the Juan de Fuca Electoral Area

The staff report to the November meeting of the JdF Land Use Committee is available at:

http://www.crd.bc.ca/reports/juandefucalandusecom_/2012_/11november_/ppsjsdf20121120z0512l/ppsjsdf20121120z0512l.pdf

Monday
January 7

**OPSRRA Board of Directors
Monthly Meeting**
Members welcome!

Note later start
time

7:45 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke BC

Agenda available on request.
Contact Arnie Campbell at opsrra@gmail.com

Wednesday
January 9

**Shirley Community Association
Meeting**

7:30 p.m.
Shirley Community Hall

Wednesday
January 9

**Sooke & Electoral Area Parks & Recreation
Commission (SEAPARC)
Monthly Meeting**

7:00 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke BC

Tuesday
January 15

**Juan de Fuca Electoral Area Economic Development
Commission
Meeting**

2:00 p.m.
JDF Electoral Area Building Meeting Room
2-6868 West Coast Road, Sooke BC

This meeting will consider the future of the EDC, and a letter from the CRD's General Manager of Corporate Services that informs the Commission that it may be operating outside its mandate.

Tuesday
January 15

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

7:00 p.m.
JDF Electoral Area Planning Services Meeting Room
2-6868 West Coast 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.

Saturday
January 19

Souper Saturday Lunch
Lunch by donation

11:30 a.m. to 1:00 p.m.
Shirley Community Hall

Sunday
January 20

Otter Point & Shirley Residents & Ratepayers Association Membership Meeting
2:00 to 4:00 p.m.
Shirley Community Hall
See newsletter item below

Tuesday
January 22

Juan de Fuca Electoral Area Parks & Recreation Commission
Monthly Meeting
3:00 p.m.
JDF Electoral Area Services Meeting Room
2-6868 West Coast Road, Sooke BC

Sunday
January 27

Sooke Region Museum Annual General Meeting
Services Building
2070 Phillips Road, Sooke
Election of officers, reports, and financial statement review.

Saturday
February

Juan de Fuca Community Trails Society Hike the Mackenzie Trail
9:00 a.m.
Meet at the Thetis Lake parking lot
A 3+ hour walk on good forest trails.
Bring a snack. Dress for the weather.
Phone Sid Jorna, 250-642-2767 or email sid2767@shaw.ca for details.
Web site:
www.jdfcommunitytrails.ca

Tuesday
February 5

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

Wednesday
February 6

Sooke & Electoral Area Parks & Recreation Commission (SEAPARC)
Monthly Meeting
7:00 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke BC

Mondays **Karate for all ages**
6:30 to 8:00 p.m.
Shirley Community Hall
Contact Alida Long: 250-642-4631

Mondays **Pilates**
10:00 to 11:00 a.m.
Shirley Community Hall
Level 1 class (suitable for beginners)
Contact Sandra Smith:
website: www.svakayoga.com
email: svakayoga@gmail.com

Thursdays **Shirley Quilters and Crafters**
10:00 a.m. to 4:00 p.m.
Shirley Community Hall
Everyone welcome
Contact Christien Shipton: 250-646-2687

Saturdays **Pilates**
9:30 am
Shirley Community Hall
Level 1 class (suitable for beginners)
Contact: Sandra Smith
website: www.svakayoga.com
email: svakayoga@gmail.com

**Thursdays &
Sundays** **Nia Dance / Movement Class**
Thursdays: 6:45 to 8:00 p.m.
Sundays: 11:00 a.m. to 12:15 p.m.
Shirley Community Hall
Contact Melody Kimmell:
250-646-2995
movingmelody@gmail.com

2. OPSRRA MEMBERSHIP MEETING

Our usual fall membership meeting was postponed because of the Town Hall meeting we organized and hosted in November. The membership meeting will now be held:

Sunday, January 20, 2012
2:00 to 4:00 pm
Shirley Hall

We will send the finalized agenda to those members on our email list the week before. At this time we anticipate the following topics being on the agenda:

- Consideration of proposed changes to the OPSRRA constitution. (See following story for details.)
- Discussion of a proposal to extend full membership status to residents of Jordan River.
- Comments on a proposed OPSRRA logo.
- Report on OPSRRA's 2012 priorities: water; governance; community forest.
- Q & A session with members.

3. PROPOSED CHANGES TO OPSRRA CONSTITUTION

A committee of OPSRRA directors has been working on proposed changes to the Association's constitution. Our present constitution originated in 1992 when the association formed and has served us well for almost 21 years. However, we feel that it is time for a review and possible updating. The highlights of the proposed changes are:

- Expanding the membership boundary in Shirley and Otter Point from the Fire Protection to the Official Community Plan boundaries.
- Extending full membership to residents of Jordan River.
- Identifying OPSRRA's expanded role as an organizer of community events such as forums and Town Hall and All Candidates meetings.
- Adding a definition for Associate member
- Removing some portions of Schedule B.

Here is the present constitution and the proposed, revised version for comparison.

OPSRRA CONSTITUTION-1992

1. The name of the Society is "Otter Point and Shirley Residents and Ratepayers Association."
2. The purposes of the Society are:
 - a) To ensure that the development of the community takes place in an orderly way and in the best interests of its residents;
 - b) To co-operate with local government and other public bodies in the furtherance of the objectives of the Society and benefits to the community;
 - c) To concern itself with the performance of government agencies;
 - d) To encourage citizens to stand for public office; and

- e) To promote community spirit and sense of identity by organizing or supporting appropriate activities.

BYLAWS

The bylaws of the Society are those set out in Schedule B to the Society Act, with the following addition to paragraph 3 (Part 2–membership):

“Membership shall be restricted to residents of or owners of property (ratepayers) in Otter Point and Shirley Fire Protection Districts; to unprotected residents and ratepayers without fire protection on Clark, Poirier and Anderson Roads; and to residents and ratepayers of any other unprotected areas adjacent to the Otter point and Shirley Fire protection Districts, aged eighteen years and over.”

Dated April 8, 1992.

Proposed Changes: OPSRRA CONSTITUTION-2013

1. The name of the Society is OPSRRA.
2. The Society represents residents and ratepayers who reside in the communities of Otter Point, Shirley and Jordan River and are members of OPSRRA.
3. The purposes of the Society are:
 - a) To ensure that development takes place in an orderly manner and in the best interests of the residents and their communities;
 - b) To work with local government and other public bodies in the furtherance of the objectives of the Society;
 - c) To concern itself with the performance of government agencies;
 - d) To encourage citizens to stand for public office; and
 - e) To promote community awareness and sense of identity by organizing and supporting events that benefits our communities.

BYLAWS

The bylaws of the Society are those set out in Schedule B to the Society Act, with the following changes:

1. Add to Part 2.3:
 - a) Membership shall be restricted to residents of or owners of property (ratepayers) in Otter Point, Shirley and Jordan River who reside or own property within the boundaries of the Otter Point and Shirley/Jordan River Official Community Plans and who are aged eighteen years and over.
 - b) Associate membership can be extended to individuals aged eighteen and over who do not meet the criteria for membership. Associate members are non-voting members of the association.
2. Delete:
 - a) Part 4.23 – No proxy voting
 - b) Part 7.42 (e) – Common Seal
 - c) Part 8 – Seal
 - d) Part 9.48 – Borrowing powers for directors

3. Amend Part 11.58 – Notice to Members, by adding, “... or by press release or advertisement in the local newspaper two weeks before the Annual General Meeting.”

4. OPSRRA'S MONTHLY SURVEY

January: More Water Questions

Our January survey is a follow up to the October survey on water. There were so many additional concerns and suggestions raised in the comments portion of that survey; we decided to do a supplementary water questionnaire. This month's survey attempts to further our understanding of local water needs and how water is used in our community. It asks additional questions about replacing or supplementing your water needs, how much water you estimate you require to meet your household needs and how much water you are actually getting from all sources. The full results of the October Water survey, including the comments received, can be seen on the OPSRRA web site: www.opsrra.ca

Participation in OPSRRA surveys is anonymous. The results will be shared with JDREA Planning Services and the Regional Director and will be published in the February newsletter. The survey can be completed from the OPSRRA web site: www.opsrra.ca or by [clicking here](#).

5. CRD BOARD DECISION: JORDAN RIVER PARK LANDS

At its December 19, 2012 meeting, the CRD Board accepted recommendations from the Capital Regional District (CRD) Regional Parks Committee regarding recently purchased park lands in Jordan River. The acceptance of the Regional Parks Committee's recommendations came after a 10 month process which began with public consultations on the possible park boundary for the new [Jordan River Regional Park Reserve](#) on February 22 and 23, 2012.

When the CRD purchased the 187 hectares (462 acres) of land from Western Forest Products (WFP) in 2012 for \$9.945 million, WFP made it a requirement of sale that it had to be based on legally defined parcels, even though some portions may not have had park value. Following the purchase, CRD Regional Parks began exploring which lands should be retained for parkland and what lands could be declared as surplus.

The April 18, 2012 preliminary report by CRD Regional Parks staff to the CRD Regional Parks Committee summarized public comments as follows:

- Support exists for keeping all the parcels.
- Concern that the CRD doesn't have all the necessary environmental information to make a decision.
- The CRD shouldn't be in a rush to dispose of some of the lands as community planning for the area is still in progress and the real estate market is soft.
- There is a need to engage the Pacheedaht First Nation re their land claim.
- If any lands are to be disposed of the Jordan River community should be consulted re their needs.
- If any parcels are sold there should be consultation re how their use could best support recreation, community, economic development and environmental protection.

- If any lands are sold there is resistance to having them used for rural residential development.
- There is a strong support for keeping all the waterfront properties for the environmental and recreational attributes.
- Strong support for keeping the lands as a showcase for a true “West Coast” experience.

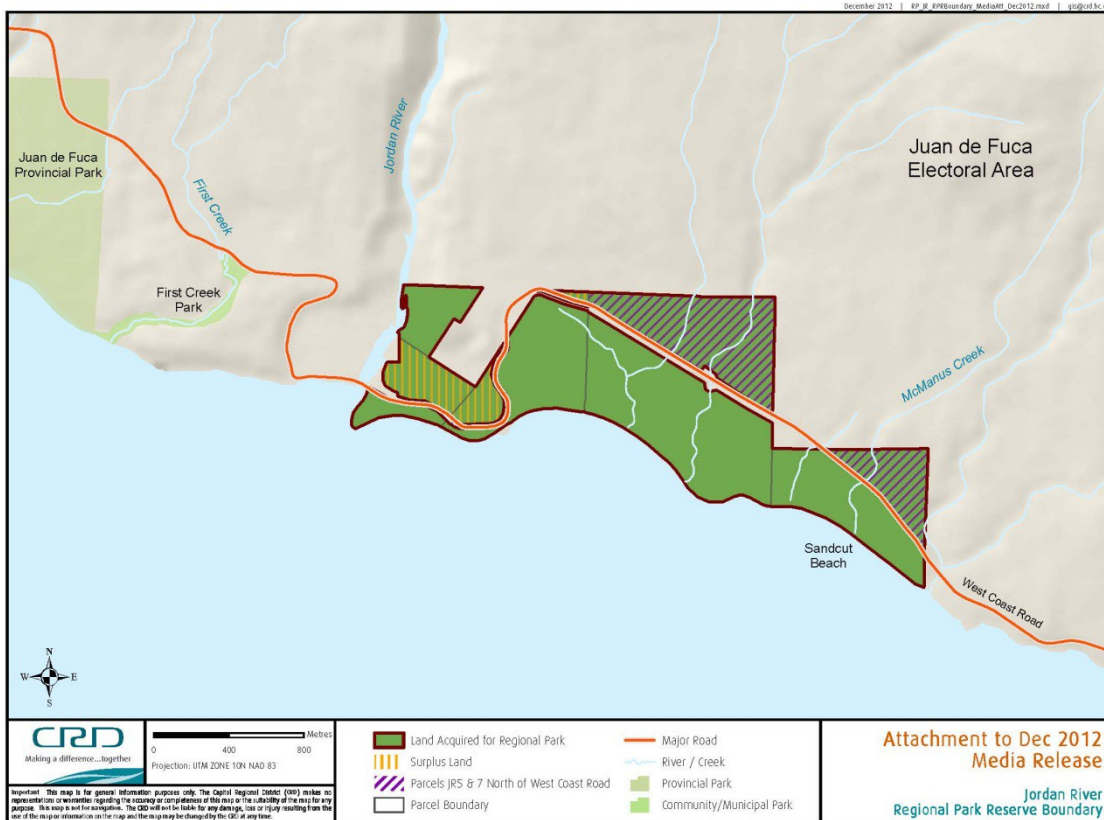
Juan de Fuca Electoral Area Regional Director Mike Hicks (who is also Vice Chair of the Regional Parks Committee) submitted the following report to the OPSRRA newsletter on December 20, 2012:

The CRD Board has made a decision on the future of the Jordon River CRD Park lands. The official motion at the Board was:

- Those areas of JR2 and JR3 shown on Attachment 1 as surplus land, be deemed surplus to regional park needs.
- The surplus land will be held for sale to the Pacheedaht and T’Sou-ke First Nations until December 31, 2014 and
- If First Nations do not acquire the land, the Committee and Board consider other options including the sale to purchasers other than the First Nations.

In a nutshell, we are keeping below the highway from the Jordon River to Sandcut Beach as Park. We are holding the old Jordon River town site for 2 years for the Pacheedaht and T’Sou-ke Nations. If they choose not to purchase, we will look again at the situation.

We did not come to a conclusion about the Park Lands North of Sandcut Beach. We will look at them again in 2013.



6. UPDATE: OTTER POINT EMERGENCY PROGRAM & RESTAURANT REVIEW

Al Wickheim, the Otter Point volunteer coordinator, aka the “Pod Father”, submitted the following update on the happenings of the Otter Point unit of the Juan de Fuca Emergency Management Program:

Hello neighbours and community members all, and Seasons Greetings in this less than tropical weather!

In mid-November we had the great pleasure of meeting with all your Pod Captains, members of the Juan de Fuca Emergency Management Program for Otter Point and Jeri Grant our Regional Coordinator for our first Christmasy Dinner at the Kemp Lake Store and Cafe and my, my what a GREAT meal. This is not a restaurant review but Eric, his son Aaron and the crew in the kitchen outdid two somewhat fancier spots in Victoria hands down. Excellent meal: no parking issues, no gas issues and supporting local. We'll be back; check them out, please.

As for Emergency Preparedness, much progress has been made and more is on the way. The 'non-event' off of Haida Gwaii, several weeks back, shook things up in different ways which translates to several steps forward in managing our communities most critical threat, the Earthquake-Tsunami . A paging network, audible coastal warning devices in the form of loudhailers and air horns is almost complete for some of the Otter Point District and other unincorporated districts of the CRD. This will augment other emergency services responses on a more grass roots level. More on this will be publicized as the project is fully up and running at this level.

That said and all very good, your greatest warning to leave the coastline for higher ground, at least 100 feet above sea level to be clear of falling trees, is an earthquake itself. A very violent, destructive ground shaking should alert all coastal residents to grab their 'ready bag' and walk quickly to higher ground. Speak with your Pod Captain about specific plans and Evacuation Routes in your neighbourhood. Evacuation routes are becoming better identified and plans are in effect to utilize them—or your benefit. All you really have to do is "know"—'now' the signs and 'know' what to do. And do it!

We now have almost 50% of our 36 Pods of Community Emergency Response and Recovery Coordinators in place. They are your neighbours doing a lot of work and planning for us all. For wildfire, flooding, earthquake or adverse weather related situations where outside help is not coming for a while this network is one of the key factors identified in numerous recent disasters as vital to enhancing survival, rescue and recovery of affected communities. We are not who you get through 911. We are your neighbours and friends who are vets, carpenters, roofers, day care services and egg producers that can keep a community functioning when things go very wrong. We are actively recruiting all those interested in participating actively, making your services and offers known or, as importantly as anything becoming aware and knowing what's up for you in Community Emergency Preparedness.

Questions? Please call Al at 250-642-5124.
A safe and Happy New Year to all! Thank you.

7. PROPERTY ASSESSMENT AND APPEAL DEADLINE

Your 2013 property assessment will be mailed to you by the BC Assessment Authority on Monday, December 31, 2012. It should arrive in your mail later that week. If you do not receive your property assessment by January 20, 2013, call toll-free 1-800-668-0086 to request a copy.

The BC Assessment Authority is responsible for evaluating the value of all properties in British Columbia. According to their web site, the Capital Area Assessment Office serviced over 141,000 properties in 2012, valued at over \$91.6 billion, in an area that comprises the Capital Regional District's 13 incorporated municipalities and three electoral areas, including the Juan de Fuca Electoral Area. Approximately three quarters of the total value of the assessments are for residential properties (including single family dwellings, manufactured homes, apartment buildings, etc.) with an average residential property value of \$514,000.

Property valuation is based upon the BC Assessment Authority's best guess of your property's value as of July 1, 2012 based upon recent, comparable property sales and assessments in your neighbourhood. Other factors that may be considered are your home's age, quality of construction, current condition and recent improvements. Their valuation will be used by the local taxing authority to determine your 2013 property tax. If you feel that their valuation is incorrect or you want more information on how they arrived at your property assessment, contact the local BC Assessment Authority office.

Property owners wishing to appeal their property assessment must do so in writing. An on-line version of the complaint form as well as a step-by-step handbook is available on their assessment appeal web site:

<http://www.bcassessment.ca/public/Pages/AppealingyourAssessment.aspx>

Note: The 2012 property assessment appeal deadline is midnight on Thursday, January 31, 2013.

Contact information for the Greater Victoria Office:

Phone: 250-479-7131
Toll Free: -800-990-1159
Fax: (250) 479-1849
Email: capital@bcassessment.ca

Office Address:

102-3350 Douglas Street
Victoria, BC V8Z 7X9

The Capital Office Management Team:

Assessor: Reuben Danakody
Deputy Assessor: Gerry Marolla
Deputy Assessor: Greg Wood
Acting Office Supervisor: Janie Bemister

Web site:

www.bcassessment.ca

Beginning January 2, 2013, this web site will provide a wide range of information related to this year's assessments. The web site also provides access to the assessed value of every property in B.C.

8. UPDATE: TIMBERWEST DEVELOPMENT PLANS

The OPSRRA newsletter recently contacted TimberWest requesting an update on their local area development plans. TimberWest provided the following information:

We can confirm that we have recently submitted two individual subdivision applications, both of which are in the preliminary review and referral stages. For reference purposes a preliminary plan of the subdivisions is attached.

The first application is to subdivide a portion of TimberWest lands fronting along Invermuir Road in Shirley and will create six new parcels ranging in size between 4.0 ha and 5.0 ha, which will be marketed for sale at some time in the future. An additional 13.0 ha (32 acres) remainder parcel will also be created, which will remain as part of our timberland holdings.

The second application is to simply clean up existing lot irregularities by unhooking parcels currently fragmented by West Coast Road. Of the parcels created, 1 parcel (2.2 ha) will be developed for sale purposes, while the remaining lands will remain as part of our timberland holdings.

Together, the subdivisions will likely create 7 new parcels that will be marketed for sale purposes. In terms of future works on these sale parcels, our activities will be limited to drilling a well, installing a driveway and clearing a small potential building site.

As noted above, both applications are in the early stages of the subdivision process. Once we receive feedback from the CRD and Ministry of Transportation regarding our proposals, we would be happy to meet and share information with the community.

9. SHIRLEY FIRE PROTECTION SOCIETY

Brenda Mark submitted the following report:

The Shirley Fire Protection Society held its Annual General Meeting on Sunday, December 9, 2012 at the Shirley Community Hall. The society is a registered charitable organization whose purpose is to raise funds to support the Shirley Volunteer Fire Department. President Malcolm Taylor reported that in 2012 the society had contributed over \$85,000 to the fire department for new equipment purchases and improvements to the fire hall; including the completion of a new fire hall radio tower and the purchase of a new emergency response vehicle. The society remains in excellent financial shape and will be able to continue to assist the fire department in carrying out its duties in the future.

There was an election for one board of directors' position and Guy McDannold was acclaimed for another two year term. Following the AGM the directors met and reappointed Malcolm Taylor as President, Alan Gell as Vice President, Jean Conway as Secretary, Guy McDannold as Treasurer and Bob Black as Director at Large. The next general meeting of the society is scheduled for Tuesday, April 9, 2013 at 7:00 pm at the Shirley Community Hall.

10. PROPOSED ZONING CHANGES IN SHIRLEY AND OTTER POINT

Juan de Fuca Electoral Area (JDFEA) Planning Services is preparing a report to the JDFEA Land Use Committee (LUC) regarding the proposed rezoning of numerous properties in the JDFEA. This report should be prepared in time for the January 15, 2013 LUC meeting and will be available at the following web site by Friday, January 11, 2013.

<http://www.crd.bc.ca/reports/juandefucalandusecom/2013/index.htm>

Properties which will be considered for rezoning are:

- Camp Barnard: From P2 (Community Facility) to P2-CB (Community Facility Camp Barnard) to more accurately reflect the current use of the property as a recreational facility owned and operated by Scouts Canada and to reduce the minimum allowable property size for subdivision purposes.
- Dog Kennels: Two properties in Otter Point are operating dog kennels in a zone where this is not a permitted use.
- Forestry to Rural A: A property on Invermere Road in Shirley is zoned Forestry while the adjacent properties are zoned Rural A.
- Bylaw 189: Properties covered by the Otter Point Official Community Plan and which presently come under Bylaw 189, will be considered for rezoning to the more appropriate Bylaw 2040.

11. MEMBERS' COMMENTS: JDFEA SERVICES BUILDING

OPSRRA members were invited to comment on the plans for the proposed JDF Services Building that were attached to last month's newsletter. The building will be located in the Business Park in Otter Point. OPSRRA received three comments and forwarded them to Regional Director Hicks.

- I would like to give a couple of suggestions on the plan. The men's room does not have a urinal. As far as I am concerned, no new construction for public buildings should be allowed to have a men's room without a urinal. The doors on the ends of the building are open to the weather. They should be sheltered with a small roof cantilevered off of the wall just above the door. This protects the door from the weather, and reduces maintenance on the door and hardware. There is no provision for a coffee area or lunch room. That spare room next to the one washroom would make a good room for that. I wanted to give you this input now. There is no point in thinking about it after the structure is built. As someone who has spent his career as a carpenter with DND, these are things that I have noticed as shortcomings in buildings that I worked on and was tasked with maintaining.
- I would like to bring attention to the fact that JDF Emergency Program uses the existing building in Sooke for meetings. However, it does not have any communication resources, Amateur Radio or commercial, in the event that commercial infrastructure fails during times of disaster.

I see no accommodation for such a required communication resource in the plans for the new proposed building. Without a backup communication resource I don't know how a local authority would be able to operate due to an inability to communicate with adjacent municipal EOCs, communities within the JDF, and PEP Headquarters.

To retrofit communication resources into a building is very costly. A radio room, emergency generator power, antenna tower, and conduit for cabling should be included in the initial design of the building.

- The location seems to be "off" the roads used by people from the outer areas of the JdF. I wonder about transportation to the proposed new CRD building near William Simmons Park? Is there regular bus service? I wonder about winter travel on the roads leading to the proposed site of the proposed building.

Director Hicks replied:

Our final design will have major overhangs to handle major West Coast rain, including the doors on the end walls. And our final design will include an 8' x 12' radio communications room for Search and Rescue and Emergency Services.

12. JDFEA RECREATION PROGRAMS AND REQUEST FOR EXPRESSION OF INTEREST

The Juan de Fuca Electoral Area Parks & Recreation Commission is seeking to support the delivery of a variety of recreation programs in the Electoral Area communities of East Sooke, Otter Point, Shirley, Jordan River and Port Renfrew. These programs could be community based initiatives through volunteers or delivered through trained and certified instructors. The CRD will provide support to those programs that can best benefit local area residents in a cost effective manner.

For further information and the types of support the CRD may be able to provide contact Ron Hamilton, Manager Juan de Fuca EA Parks & Recreation at: rhamilton@crd.bc.ca

The deadline for submissions is Thursday, January 31, 2013.

13. DID YOU KNOW THAT ...

The Kemp Lake Waterworks Improvement District (KLWD) was established on May 26, 1953 by Letters Patent under the Water Act of British Columbia? It began with five subscribers and an "inherited" wood stave waterline installed by the Canadian Army when they occupied the property at West Coast Road and Kemp Lake Road as a war time training facility. The original 4 inch line was built in either 1939 or 1940 and was buried about 6 inches deep. It ran south from Kemp Lake, crossed the east end of Davidson Road and ended at West Coast Road, just west of present day Carpenter Road. This route followed that of an earlier open wooden trough water line that had crossed West Coast Road at Carpenter Road on an overhead trestle to reach the 1930s Depression era Work Camp which predated the Army Camp on that site.

Alec Sutherland of the provincial Water Rights Branch chose the name for the improvement district. The first Annual General Meeting was held on October 9, 1953. There were 14 Otter Point residents in attendance and Mrs. Jean Robinson, Dr. Brock Chisholm and Mr. Ralph Mackie were elected as trustees. Between May, 1953 and October, 1956, the KLWD boundary was amended six times as more property owners wished to join. By then the KLWD had 22 members plus the Auto Court which occupied part of the site of the old Army camp.

The original water system consisted of a pump house (located on the shore of Kemp Lake at the end of Chubb Road), 750 feet of 2-inch diameter galvanized pipe that pumped water to 3 elevated wood stave reservoir tanks (which collectively held approximately 10,500 Imperial gallons of water) and a 4-inch diameter, 4,200 foot long wood stave pipe that delivered the water. After years of coping with leaks, work began in 1960 on the replacement and relocation of the waterline route from the backyards of properties between Kemp Lake and the old Army camp to a new

route which followed Chubb and Kemp Lake Roads. Two 6,000 gallon wood stave reservoir/pressure tanks (purchased used from the B.C. Power Commission), were set up on the north side of the 2500 block of Kemp Lake Road about 400 feet south of Chubb Road. From there, a 4 inch asbestos-cement pipe was installed. At first, this new line only went as far as Davidson Road, where it then reconnected with the original wood stave line. In 1962 the line was eventually continued down Kemp Lake Road to West Coast Road and the wood stave line was abandoned. The 1960s line was replaced by a 6 inch plastic (PVC) line in the 1970s.

Upgrades and expansion of the waterline continue. By 2007 the KLWD was providing 459 Otter Point residences with an estimated 22.5 million gallons of water from Kemp Lake.

This month's **Did You Know That?** came from early records of the Kemp Lake Waterworks District (KLWD) maintained by Jean Robinson and which now reside in the archives of the Sooke Region Museum, the KLWD web site, and the recollections of Otter Point residents Velma Jessiman, Louise Heywood and Wayne McFarlane.

Do you have local historical information about Shirley or Otter Point that you would like to share, or questions that you would like answered? If so, let us know and we'll try to help. Contact OPSRRA by email opsrra@gmail.com

14. 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

Coastal Crunch Granola

Eco Craft Lights
Eagle Cove Beachfront Guest Suites
Farmer Notary—Shawna Farmer, Notary Public.
Full Circle Seeds
Glen's Gardening Company
Heron's Rest B & B
"In A Fix" Bookkeeping & Accounting Services
Jambo Pet Sitting Service
Kemp Lake Store Cafe
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
Rhythm's Edge Percussion Shop
Road's End Construction
Sandy's Drywall Ltd
Stick in the Mud Coffee House
Straitview Ridge Bed & Breakfast
Three Sisters Farm
Tugwell Creek Honey Farm
Tugwell Creek Meadery
Welcome Wagon
Wood Visions

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.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 or email opsrra@gmail.com.

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.
