

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

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](http://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.

Our society's purpose 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 email address? OPSRRA now emails this newsletter to over **300** of our members. Contact Arnie Campbell at: [opsrra@gmail.com](mailto:opsrra@gmail.com) you want to receive this membership service.

## OPSRRA's EXECUTIVE AND DIRECTORS

<b>Fiona McDannold</b>	President	<b>Bob Philips</b>	Vice-President
<b>Phone:</b>	250-646-2730	<b>Phone:</b>	250-642-3297
		<b>Brenda Mark</b>	Treasurer
		<b>Phone:</b>	250-646-2598
<b>Sandy Barta</b>	Director	<b>Arnie Campbell</b>	Director
		<b>Phone:</b>	250-642-3113
<b>Brooke Fader</b>	Director	<b>Chris Knoglinger</b>	Director
		<b>Phone:</b>	250-646-2911

**Marika Nagasaka** Director  
Phone: 250-642-2133

**Note:** Contact any OPSRRA director at the following email address:  
[opsrra@gmail.com](mailto:opsrra@gmail.com)

# IN THIS ISSUE

## Contents

1. UPCOMING MEETINGS AND EVENTS.....	3
2. OPSRRA SURVEY: JDFEA GOVERNANCE RESULTS.....	8
3. OPSRRA DIRECTORS MEET WITH PROVINCIAL CANDIDATES.....	12
4. ART SPACE AND GALLERY AT MALAHAT FARM.....	12
5. CONSTRUCTION OF THE JDFEA ADMIN SERVICES BUILDING BEGINS.....	13
6. UPDATE: 4-3-2-1 COMPLIANCE FOR KEMP LAKE WATERWORKS DISTRICT.....	14
7. SHIRLEY GETS IMPROVED EMERGENCY COMMUNICATIONS.....	15
8. JUNE IN THE GARDEN.....	16
9. DID YOU KNOW THAT ... ..	17
10. OPSRRA SMALL BUSINESS LISTINGS.....	18
11. BACK ISSUES OF THE OPSRRA NEWSLETTER.....	20

## 1. UPCOMING MEETINGS AND EVENTS

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

---

Saturday  
June 1

**Juan de Fuca Community Trails Society**  
**Hike Trapp Mountain**

9:00 a.m.

Meet in the parking lot at Camp Barnard (the end of Young's Lake Road).

A 7 hour, 15 kilometre hike on a rough forest road to a single track to the Trapp Mountain summit at an elevation of 704 metres and back. (The elevation is 50 metres higher than Empress Mountain.) The footing can be challenging; a pole is an asset.

Bring a camera, lunch, snack and water. Dress for the weather.

Contact Rosemary Jorna, [sid2767@shaw.ca](mailto:sid2767@shaw.ca) for details.

**Web site:**

[www.jdfcommunitytrails.ca](http://www.jdfcommunitytrails.ca)

---

Tuesday  
June 4

**Juan de Fuca Emergency Services**  
**Monthly Meeting**

7:00 p.m.

JDF Search & Rescue Campus Training Building  
2028C Idlemore Road Sooke BC

---

Wednesday  
June 5

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

**Monthly Meeting**

7:00 p.m.

Board Room  
SEAPARC Leisure Complex  
2168 Philips Road Sooke BC

---

---

Saturday  
June 8

**Winter Gardening Workshop**  
**ALM Farm**

3680 Otter Point Road, Otter Point

10:00 a.m. to 3:00 p.m.

Come learn about planning, prepping and planting the winter food garden. Create a planting calendar, explore the importance of bed prep and both direct seed and start some transplants for winter use.

Participants go home with transplants for their own winter garden!

Bring a lunch or enjoy an organic farm lunch for \$14.

Fee: \$55

Instructor: Jordan Field

For more information or to register,  
contact ALM Organic Farm:

web site: [www.almfarms.org](http://www.almfarms.org)

email: [info@almfarms.org](mailto:info@almfarms.org)

phone 250-642-3671

---

Saturday  
June 8

**Juan de Fuca Parks and Recreation Commission &  
Juan de Fuca Community Trails Society**  
**Matterhorn Hike**

9:00 a.m.

Meet at the William Simmons Memorial Park parking lot.  
(Turn into the Sooke Business Park at 3220 Otter Point  
Road; the parking lot is behind the berm immediately to the  
left.)

A 10 km hike with a 450 metre elevation change (rated as a  
3+ hike). Hike through varied forest and clear cuts to a  
promontory with a spectacular view of the Juan de Fuca  
Strait and the Olympic Mountains.

If we have the time and energy, we will take a side trip to  
Priest Cabin Park with excellent views over French Beach.

We recommend poles and good footwear. Bring a lunch,  
snack and water, and dress for the weather.

Contact for more information: [JdF.CTS@gmail.com](mailto:JdF.CTS@gmail.com)

---

Monday  
June 17

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

7:30 p.m.

Sooke Region Museum

Services Meeting Room

2070 Philips Road, Sooke BC

Agenda available on request.

Contact [opsrra@gmail.com](mailto:opsrra@gmail.com)

---

Note location  
change

---

Tuesday  
June 18

**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](http://www.crd.bc.ca/agendas/juandefucalandusecom_/index.htm)

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

The staff reports that accompany each meeting are  
available:

[http://www.crd.bc.ca/reports/juandefucalandusecom\\_/2013/index.htm](http://www.crd.bc.ca/reports/juandefucalandusecom_/2013/index.htm)

---

Wednesday  
June 19

**Shirley Fire Commission**

Meeting

7:00 p.m.

Shirley Community Hall

---

Tuesday

**Note:  
No meetings  
until  
September**

**Juan de Fuca Parks & Recreation Commission**

Monthly Meeting

3:00 p.m.

JDF Electoral Area Services Meeting Room  
2-6868 West Coast Road, Sooke BC

---

Sunday  
June 23

**Sooke Region Museum**

Open House

11:00 a.m to 4:00 p.m.

Sooke Region Museum  
Services Meeting Room  
2070 Philips Road, Sooke BC

- Salmon BBQ
  - Opening Ceremonies 1:00 pm
  - Opening of the Beaches Exhibit
-

---

Saturday  
July 6

**Juan de Fuca Community Trails Society  
Hike to Shields Lake**

9:00 a.m.

Meet in the upper parking lot at the Sooke Potholes. There is a **\$2.25 parking fee** at this time of the year.

A 15 km return hike to Shields Lake, elevation 420 metres. A single track forest trail with good footing.

Bring lunch, water, and dress for the weather.

Please register by email after April 10.

Phone Rosemary Jorna, 250-642-2767  
or email [sid2767@shaw.ca](mailto:sid2767@shaw.ca) for details.

Web site:

[www.jdfcommunitytrails.ca](http://www.jdfcommunitytrails.ca)

---

Tuesday  
July 2

**Juan de Fuca Emergency Services  
Monthly Meeting**

7:00 p.m.

JDF Search & Rescue Campus Training Building  
2028C Idlemore Road Sooke BC

---

Wednesday  
July 3

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

Monthly Meeting

7:00 p.m.

Board Room  
SEAPARC Leisure Complex  
2168 Philips Road Sooke BC

---

Wednesday  
July 10

**Shirley Community Association  
Monthly Meeting**

7:30 p.m.

Shirley Community Hall

---

Saturday  
July 13

**Juan de Fuca Parks and Recreation Commission &  
Juan de Fuca Community Trails Society  
Hike Thetis Lake to Francis King**

9:00 a.m.

Meet at the William Simmons Memorial Park parking lot. (Turn into the Sooke Business Park at 3220 Otter Point Road; the parking lot is behind the berm immediately to the left.)

A 15 km hike, rated difficulty level 3. The terrain is up and down, but with little elevation change. Good footing everywhere. Beautiful forests, rock outcroppings, and mosses.

Contact Sid for more information: [JdF.CTS@gmail.com](mailto:JdF.CTS@gmail.com)

---

---

**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](http://www.svakayoga.com)  
email: [svakayoga@gmail.com](mailto: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](http://www.svakayoga.com)  
email: [svakayoga@gmail.com](mailto: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](mailto:movingmelody@gmail.com)

---

**Every Sunday**      **Shirley Market**  
**May 5 to**      10:30 a.m. to 3:30 p.m.  
**September 29**      Pioneer Park next to the Shirley Hall

---

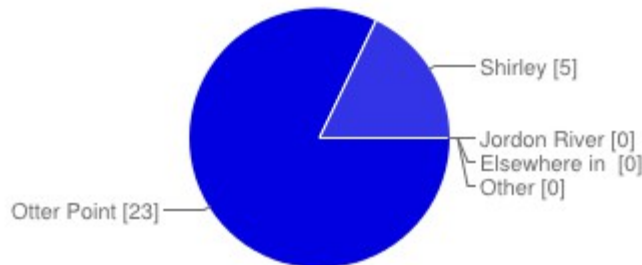


## 2. OPSRRA SURVEY: JDFEA GOVERNANCE RESULTS

The May survey asked questions about governance in the Juan de Fuca Electoral Area and suggested some options.

Here are the results:

### Where do you reside?



Community	Response	Percent
Otter Point	23	81%
Shirley	5	19%
Jordan River	0	0%
Elsewhere in JDFEA	0	0%
Other	0	0%

**Overall, how well does governance in the JDFEA meet your PERSONAL needs (e.g. affordable taxes, access to elected representatives, bylaw enforcement, etc.)? 1 is least satisfied and 5 is most satisfied.**



### Comments:

- JDFEA Regional Director is excellent 5/5. CRD is absolutely horrible 0/5.
- Disappointed with public turn out for our OCP review.
- No specific issues, except we only have one representative on the CRD with (who?) it seems limited power. Other municipalities seem to influence what happens here that (than?) the local positions.
- Taxes are too high for the services provided, also bylaws are



not enforced and we pay for enforcement. High taxes and basically no service: no street lights, no sidewalks, no sewer and no water. We have to pay for every service we like to get from the CRD. We have to pay for lot of services in Sooke, like the arena, whenever (whether?) used or are not convenient to use for people outside the Sooke area.

- Positive comments include easy and prompt communication with Regional Director and local staff (also local MLA); also ease of contact with and communication from community-based 'first responders,' e.g. fire service. Also impressed with efficiency of local ambulance/paramedic service on 2 occasions when personally needed.
- Not enough localized representatives.
- I have always been able to contact the correct person when needing information. I find some are confused about what the Electoral Area is responsible for, especially when one part of the operation is located in a building on Sooke and the other in Victoria. The new JDF Admin Building will hopefully help with this "identification" problem.

**Overall, how well does the present governance of the JDFEA meet the COMMUNITY'S needs (e.g. fire protection, land use planning, parks & trails, economic development, groundwater protection, rural life style)?**  
**1 is least satisfied and 5 is most satisfied.**



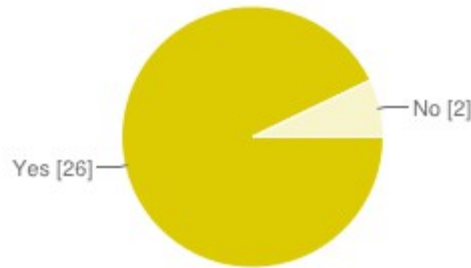
**Comments:**

- JDFEA Regional Director is excellent 5/5. CRD is absolutely horrible 0/5.
- Shows no interest in protecting wells and water supplies. It appears the JDFEA does not have adequate control over many features of community need - due to the broad input of the scattered areas represented on the CRD board.
- I believe the JDFEA is a unique, rural community that either needs additional representation on the board, or a separate governance structure, that works with the CRD, Sooke District and the province to adequately meet the needs of its community.
- From what I see, the JDFEA rep might know the issues, but the CRD isn't really concerned too much about them. There is no economic development at all. Fire service is excellent.
- I see a mixed picture. I think the existing governance model does quite well for most immediate local and practical needs considering the limits of its power and the resource available, e.g. fire protection, small-scale land-use planning issues,

community parks and trails development. It seems less empowered to influence, let alone implement, the more complex planning and visioning decisions affecting a rural area facing economic and developmental challenges, or where co-ordination and co-operation is needed within the broader region.

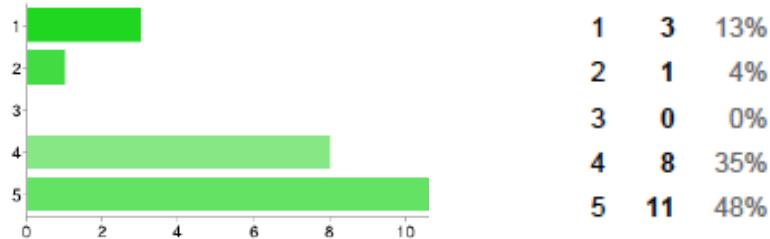
- As there is only one elected representative for the whole JDFEA I don't consider that all points of view can be adequately (re)presented. Some can't or won't participate in their community's affairs as they don't think it will make any difference as the point of view of the sole elected person will prevail no matter what! We really need different (more?) elected representation.
- I gave a low rating because mapping, water protection, and roads are just not given the attention they deserve. Planning seems to forget that this is a rural area so planning happens as though this is an urban area. Planning also forgets that we lack the infrastructure to support development (water, roads, transit, etc.).

**Do you feel there is a need to have a study to look at future governance options in the JDFEA?**

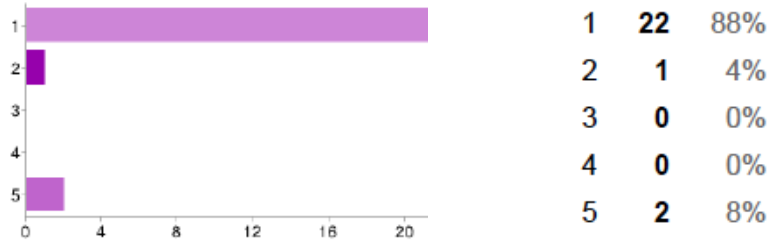


**Rate your response to the following governance options with 1 being your least favoured choice and 5 your most favoured choice.**

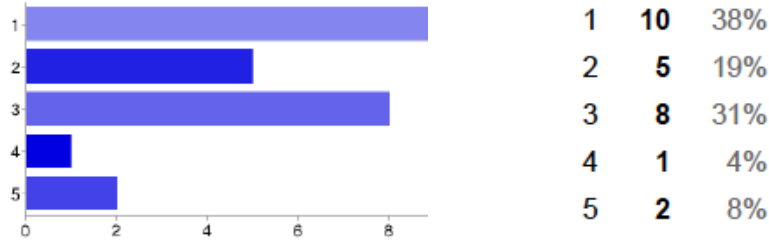
Create a separate Electoral Area for Otter Point, Shirley, Jordan River and Port Renfrew and the Rural Resource Lands.



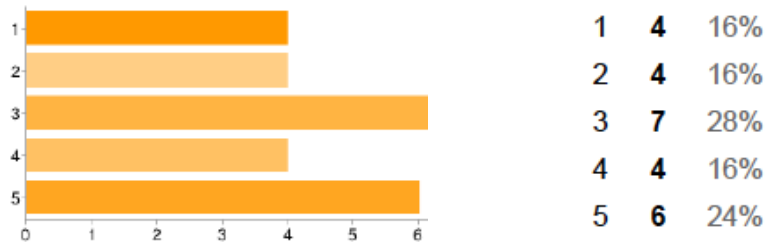
Amalgamate with Sooke, Colwood, Langford and Metchosin.



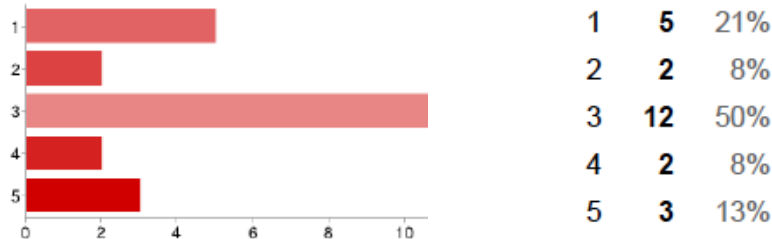
Incorporate all the communities west of Sooke into a new municipality.



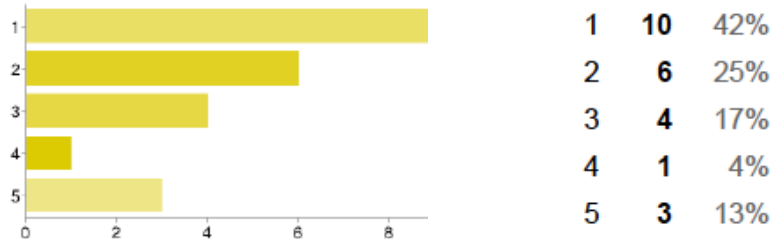
Have an elected Community Council with one member from each community to advise the JDFEA Regional Director.



Expand the responsibilities of the present JDFEA committees and commissions.



Create a department of the CRD that has responsibility for the JDFEA.

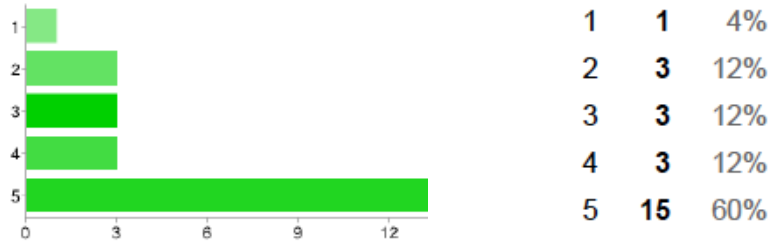


Create a new governance model for electoral areas that supports their desire to remain rural and allows for more participation in local

---

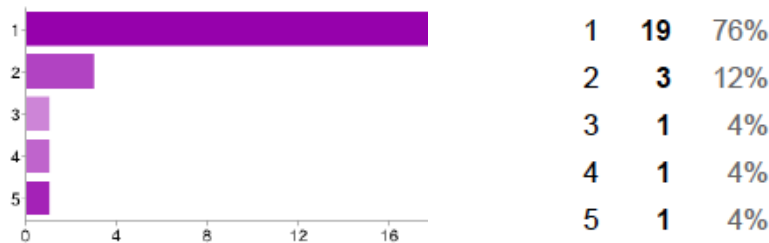
decision making.

---



Amalgamate with the District of Sooke.

---



### 3. OPSRRA DIRECTORS MEET WITH PROVINCIAL CANDIDATES

In the weeks before the May 14, 2013 provincial election, OPSRRA directors met separately with the three candidates in the Juan de Fuca Riding.

As outlined in the June newsletter, each candidate received a set of questions in advance. These questions dealt with topics of interest and concern to OPSRRA, including the state of Highway 14, concerns regarding governance and the need for a governance options study in the Juan de Fuca Electoral Area; regional land use planning; the Juan de Fuca Trail; water issues; compensation for local Fire Departments for the increasing costs to local taxpayers for first response to Highway 14 accidents; incomplete environmental mapping; and the lack of high speed internet in the Jordan River area.

Those candidates who were less familiar with our local issues were able to use the meetings as a learning experience, and all three candidates expressed their support for the need to resolve these issues. OPSRRA appreciates the candidate's willingness to meet with us to review local issues.

### 4. ART SPACE AND GALLERY AT MALAHAT FARM

Malahat Farm submitted the following:

Saturday afternoons 1:00 - 3:00ish we get together to create at Malahat Farm. Everyone is welcome. Bring your own project, or join in on group projects.

We've been doing lots of different stuff - pottery, painting light switch plates, macramé, stone and wood carving... It's a great place to share your talents, show off new work and get comments and ideas. Hope you can join us. As the weather improves, our workspace expands!

And I've been on a kick doing sculpture from broom. Not permanent sculpture, it's too brittle when dry, but the vision is to fill the fields at Malahat Farm with burnable art, then have a performance art burning/release event in the Fall. Anyone else want to join me in big

sculpture creation? There's lots of broom! Bring broom (seed-free, please, the area where we will be working is currently broom free.) ideas and whatever tools you feel might be useful – garden clippers, pruning saws, etc. Sculptural aids – string etc., may be used as long as they are safe to burn.

The Gallery at Malahat Farm features photographs by Roy Diment and sculpture by Katherine Woods. Open most weekends. Phone to confirm or to make an appointment to view the work.

Malahat Farm is at 2675 Anderson Road, about 12 km west of Sooke, just east of Muir Creek. Gallery and Art Space are in the big garage type building to the left as you come up the drive. For more info call 642-6868 or 642-0393

Contact the OPSRRA newsletter at [opsrra@gmail.com](mailto:opsrra@gmail.com) if you have a local event you would like shared with the community.

## 5. CONSTRUCTION OF THE JDFEA ADMIN SERVICES BUILDING BEGINS

Progress continues on the plan to construct a dedicated administration building for the Juan de Fuca Electoral Area (JDFEA). This building will replace a rented facility in Sooke that is used by JDFEA Planning Services, Building Inspection, Parks & Recreation and Bylaw Enforcement. The new facility will be located in the Business Park located at 3220 Otter Point Road in Otter Point. The budget for the project is \$1,500,000 including \$400,000 for the purchase of the property and a \$200,000 contingency.

The OPSRRA newsletter will include a monthly photo showing progress on building site. This is how it looked on May 29, 2013:



A view of the 3 properties purchased on 24 May, 2013 to accommodate the soon to be built JDF Admin Services Building at the Business Park in Otter Point. The parking lot for the William Simmons Memorial Park at Poirier Lake is adjacent to the property and to the left.

Regional Director, Mike Hicks, provided the following update:

The new Juan de Fuca Administration office is starting its journey to completion. On Friday, May 24th the CRD removed all “subjects to”

conditions on the site for the new building and for the sum of \$400,000 has purchased the first three lots on the left, as you enter the Sooke Business Park located in Otter Point.

The land has been re-zoned to reflect the building's office and meeting uses and Langford's Verity Construction will be the general contractor, working with CRD's architect Doran Musgrove and project manager and the CRD Manager of Building Inspection, Robert Gutierrez. Construction should start in early June with completion by December 1, 2013.

The roughly 2,000 square foot office will house Juan de Fuca Electoral Area Planning Services, Building Inspection, Parks & Recreation, Emergency Services, Search and Rescue and the Regional Director. The roughly 2,500 square foot meeting room will house additional washrooms, a shower, storage and a radio operator's room for Search and Rescue and Emergency Services.

Funding for the project will come from the committed CRD funding of \$1,500,000 and additional Gas Tax funds for qualifying aspects such as the water collection system. Verity's successful bid of \$781,439 will provide a finished office building and a partially finished meeting room. The remaining funds will hopefully finish the meeting room, pave the parking lot, and if all goes well, provide a secure garage for Search and Rescue vehicles.

Any comments, concerns, or ideas are welcome at [directorjdf@crd.bc.ca](mailto:directorjdf@crd.bc.ca)

## **6. UPDATE: 4-3-2-1 COMPLIANCE FOR KEMP LAKE WATERWORKS DISTRICT**

Heather Phillips prepared the following:

People of Otter Point served by the Kemp Lake Water Works are probably wondering what's next for their water service. Although attendance at the two special meetings in March represented less than 10% of the households served, those who did attend agreed with the Trustees that connecting the Kemp Lake system to the Greater Victoria Water system was the best option over the long term to achieve compliance with the Vancouver Island Health Authority's "4-3-2-1" water treatment standard. Compliance is necessary and the system is overdue to meet this standard. It will be costly but we are going to have to pay our money down.

You can go to the [www.kemplakewaterworks.bc.ca](http://www.kemplakewaterworks.bc.ca) site anytime to look for information on this topic or to send on a question to the webmaster.

When will the tax-payers next be consulted on the process? Trustees have been dealing with the CRD departments involved for several years. In that time there have been changes in staff and also, the project is becoming more real-time and less theoretical so decisions and procedures are being reviewed in light of the fact that this is what the Kemp Lake Water Works tax payers want.

Director Hicks has determined that the CRD Planning Staff will recommend the connection is not contrary to the Regional Growth Strategy, so Trustees expect a report to the CRD Board recommending a vote in favour of the connection. The Board will also

need a report from the Juan de Fuca Water Distribution Commission and that commission is waiting on recommendations from the staff of the Integrated Water Department as to who will be responsible for what and when if the connection is supported.

A look at the meeting schedule is cause for concern: the JDF Water Distribution Commission has cancelled their June meeting and may not meet till September. Until the CRD committees and commissions have an idea of what we want and need, the Kemp Lake Water Works Trustees can't give any more solid information to their water-users community. They certainly can't formulate a referendum question for the water-users community to vote on without more input from the CRD which may not be available until September.

## 7. **SHIRLEY GETS IMPROVED EMERGENCY COMMUNICATIONS**

Regional Director, Mike Hicks, provided the following:

Radio communications got a boost in the Shirley area thanks to a new paging repeater and the collaboration of the Shirley Fire Department, C.R.E.S.T., Western Forest Products, B.C. Hydro, CRD's radio technologist Peter Breen, MLA John Horgan and Regional Director Mike Hicks. The repeater was installed onto an existing BC Hydro tower, situated on Western Forest Product's land by the Capital Region's emergency communications provider, CREST Inc.



The new CREST emergency communications repeater for the Shirley area installed on a BC Hydro tower. Solar panels mounted on the unit provide the power needed to operate this remote unit.

"The new repeater extends coverage and will make a huge difference for fire and rescue personnel relying on pagers to call them out for emergency services," says C.R.E.S.T. general manager Gord Horth. "Given its remote location, solar panels will provide the power needed to operate the equipment". "We're expecting a vast improvement", said Shirley fire chief Marty Gilbertson. "The new service will be a great benefit to us, particularly for those firefighters in hard to reach areas. We used to have blind spots where members weren't able to get page-out calls."

This is a classic example of everyone working in one direction with a terrific outcome" said Hicks." I want to thank everyone and especially C.R.E.S.T for recognizing the problem and investing in the solution."

## 8. JUNE IN THE GARDEN

Marika Nagasaka, principal gardener at the ALM Organic Farm in Otter Point, submitted the following:

June on the farm consists of planting more successions of crops (carrots, beets, summer squash, bush beans, salad greens, basil, etc.). The majority of our beds are planted out by this time, so June will consist of a lot of weeding and watering. Try to weed on a hot dry day so that the weeds will die easily, if it's really wet they can often re-root themselves.

There are also a few important winter-crop planting dates to remember. Parsnips and brussels sprouts should be seeded at the beginning of the month, and purple sprouting broccoli, winter cabbage, cauliflower and kale should be seeded by mid-June. Parsnips take a long time to germinate (7-21 days!), and seeding them in June can make it more challenging to keep them moist throughout germination (assuming it is hot and dry) so make sure to be vigilant about checking on them daily, and I also really think covering the seed lightly with soil or sea soil, tamp them in with the blunt end of a rake or hoe and then also cover the bed with floating row cover make it easier to ensure constant moisture which is crucial for good germination.

Cabbage moths will be out in full force this time of year so make sure to protect young cole crops against them by covering them with floating row cover.

Winter leeks should be planted out by mid-June to reach a good size. Before we plant them we give them a little hair cut (maybe cut off 1-2 cm of the green tops) and also we trim the roots back a bit (make sure to leave at least 1cm of roots) when we transplant them out bare-root, as this encourages them to fatten up. They will seem to just sit around and do nothing for a good 2 weeks and then they should start to take off. Keep your leek bed well weeded, and pre-weed as below if you can, leeks grow slowly and also have very little leaf surface to photosynthesize so weed pressure can really slow them down.

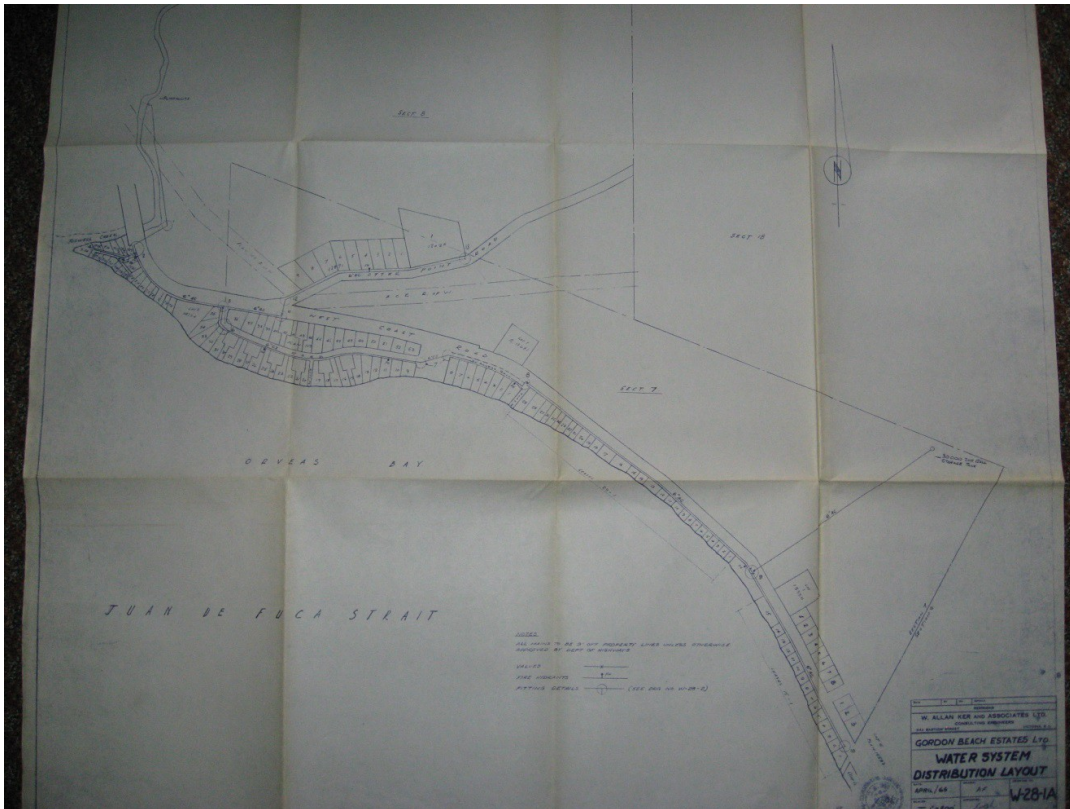
As well get yourself ready to plant winter carrots and beets July 1st by getting your beds prepped in advance so you are ready to plant on the first. We often try to get a weed flush on a prepped bed before we seed; it's a lot easier to weed when you don't have to work around any plants. We get the bed ready (make the trenches), then get the bed moist and cover with row cover to encourage the weed seeds to germinate quickly. Then, after about a week we will either do a quick hoe weeding on a hot day, taking care to just disturb the top layer of soil (so as not to stir up more weed seeds), or use the tiger torch to flame weed. This technique only works to get rid of annual weeds. You will have to work on the perennial weeds by hand.



## 9. DID YOU KNOW THAT ...

**There was a proposal in 1965 to subdivide the present day Gordon's Beach area into about 140 separate lots?**

Gordon Beach Estates Limited made the proposal, and Allan Kerr & Associates, Consulting Engineers, made the water distribution system layout as part of the application to have water extended to the proposed Gordon's Beach development. The developer's intended to service the development with water from the Kemp Lake Waterworks District and a 30,000 gallon storage tank was to have been located on the hillside above the development in an area to the south of the present day intersection of Otter Point Road and Otter Point Place.



The 1965 layout for a water distribution system for a proposed 140 lot development at Gordon's Beach. This survey predates the realignment of Otter Point Road and the creation of the provincial Agricultural Land Reserve. The survey is part of a collection of Kemp Lake Waterworks historical records held by the Sooke Region Museum.

About 120 of the lots would have been located in the narrow strip between West Coast Road and the ocean. This would have required filling the slough to the west of the original Gordon's Beach cabins. Another 11 lots were to be located across the road from the ocean in the 8600 block of West Coast Road (east of the present day West Coast Road and Otter Point Road intersection) and the remaining 10 along the northwest side of that portion of the old Otter Point Road, which has since become Otter Point Place.

Although some of this area has since been developed, the density is considerably less than the original proposal. The realignment of Otter Point Road in the 1980s and the introduction of the Agricultural Land Reserve by the province in the 1970s and the Otter Point Official Community Plan have changed the use of some of this area. There are now about 50 dwellings in the area shown on the map, including

the 25 cabins and cottages at Gordon's Beach. A few of the original cabins, built as rentals by the Filippo family in the 1950s, when they owned the Gordon farm, remain.

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](mailto:opsrra@gmail.com)

## 10. OPSRRA SMALL BUSINESS LISTINGS

### **OPSRRA welcomes Wildewood Custom Homes to our Business Services listings.**

Whether you are breaking ground to create your new home or renovating, restoring, or redecorating to create anew, we have the skills & experience to help build your dream.

We have a solid foundation in traditional construction skills, specialized training in green building & healthy housing materials and methods, and comprehensive experience with sub-trades, building inspection, and all the myriad details that are part of creating or transforming a home.

We bring over 20 years of experience to your project.

Strong on design as we are on structural integrity, we can help bring your vision to life.

Address PO Box 891, Sooke, BC V9Z 1H8  
Cell (250) 882-7455  
E-mail [wildewoodhomes@briarmoon.ca](mailto:wildewoodhomes@briarmoon.ca)  
Web site [www.wildewood.ca](http://www.wildewood.ca)

**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](http://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](http://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  
Perfect Grade Plumbing  
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

Wildewood Custom Homes

Wood Visions

## **11. 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](http://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](mailto: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.

---