

**OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION**  
**PRESENTATION TO THE**  
**OTTER POINT OFFICIAL COMMUNITY PLAN PUBLIC HEARING**  
**06 NOVEMBER 2006**

One purpose of the Otter Point & Shirley Residents & Ratepayers Association is to ensure that development in the two communities of Shirley and Otter Point takes place in an orderly way and in the best interests of its residents. Official Community Plans are one of the planning tools used to protect the environment, determine land use and recommend density in our community. OPSRRA supports the proposed Official Community Plan for Otter Point; but it needs some improvements. Our concerns:

1. OPSRRA submitted a list of errors and out-of-date information in the Otter Point OCP to the Juan de Fuca Electoral Area Land Use Committee on October 3rd 2006. The Committee voted to have CRD Planning Staff review the list of errors and out-of-date information and make changes to the draft OCP.

We are re-submitting the list of recommended changes along with some additional errors and out-of-date information that we have come across. One of our concerns is that some of the maps that are to be attached to the draft OCP bylaw are inaccurate. For example:

**Crown Lands make-up almost 20% of the land mass covered by this OCP. They were shown on previous OCP maps but have been omitted from the current Map #2 (Land Use Designations).**

- The boundary for Settlement Containment Area #1 leaves-out some already developed residential properties along Otter Point Rd. that are identified on Map #4 (Development Approval Information Areas) while including large, undeveloped, tracts of Rural "A" land.
- Map #5 - showing Potential Wildfire Areas is considered inaccurate by the Otter Point fire department.
- Map #3 - showing Environmental Constraints and Map #3a showing Foreshore, Wetlands and Riparian Development Permit Areas have left-out some wetlands and the Kemp Lake watershed is not shown.

Once the OCP bylaw is approved, the inaccuracies and omissions in these maps are approved too. Our concern is that land use decisions based upon these inaccurate maps could be legal but contrary to the goals of the OCP.

Here are some examples of out-of-date information:

- The total land mass covered by the OCP has not been corrected to account for last year's annexation of hundreds of acres of land by the District of Sooke.
- The number of homes on the Kemp Lake Waterworks system is now about 410 - not the 350 given in the draft OCP.
- The chart showing the number of building permits issued in Otter Point since 1946 is now 5 years out-of-date and a change in the graphing time periods used after 1980 makes the information from 1980 to 2001 100% inaccurate - there was actually twice the development that the graph would lead you to believe.

2. We wish to acknowledge the improvements to the protection of Managed Private Forest lands and recommend that Agricultural Land Reserve farmlands be given a similar level of support and protection.
3. We have reviewed the recommended change to the Foreshore setback from 30 to 15 metres and take no position on this. The opinion of the community seems to be evenly divided for and against this change.
4. We have reviewed the deletion of a Wildfire Development Permit Area and recommend that the DP Area be retained using more accurate mapping of the high risk wildfire areas and more reasonable guidelines for setbacks and fire resistant building materials. Neighbouring municipalities such as the Highlands, Metchosin, Langford and Saanich have either recently adopted a Wildfire DP Area or have established a process to review the need for improved wildfire guidelines. In all instances this is being done in cooperation with their fire department and in one instance, includes their local Emergency Services program. Whether a Wildfire DP area is implemented or not, there should be on-going public education about the dangers of wildfire for Otter Point residents living in a forested area.
5. The OCPs Development Approval Information Area process exempts small-scale subdivisions and parent parcels of land of less than 5 acres from the development approval information requirements. Yet, this section of the OCP begins by emphasizing the importance of supporting the eco-system; and states that any development has the potential to deplete groundwater, damage plants and interfere with wetlands. We recommend that no development be exempted from providing information about its impact on the environment.
6. The section in the OCP referred to as Non-Binding Community Policies needs a name change. It should be more accurately described as the Future Development of Community Policies. Important local initiatives such as connecting the Galloping Goose Trail to the San Juan Trail, acquiring a portion of Muir Creek as parkland, establishing public access to trails into the Broom Hill Crown Lands and establishing a multi-use trail in the areas adjacent to Kemp Lake Rd. and Otter Point Rd. are all important environmental, recreational and economic considerations for this area. We therefore support the decision that the JDF Parks plan be appended to the OCP.
7. The mechanism to review the boundary between the Otter Point and Shirley/Jordan River OCP areas is not specified. The process should either be spelled out or this section should be deleted.
8. Finally, there has been no opportunity for Otter Point residents to discuss this draft OCP in a public setting prior to this public hearing. The extensive public meetings held by the OCP Advisory Committee relate to the previous OCP that was repealed; and the CRD Open House occurred prior to this draft being completed. In May, OPSRRA asked if the OCP draft was going to be sent back to the OCP Advisory Committee for public comment before it went to public hearing: we were told that it wasn't necessary because the changes being considered were minor. OPSRRA disagrees.

**Arnie Campbell – President OPSRRA**