

OTTER POINT AND SHIRLEY RESIDENTS AND RATEPAYERS ASSOCIATION
MINUTES OF THE ANNUAL GENERAL MEETING

Date: March 25, 2009

Time: 7:00 - 9:00 p.m.

Place: Otter Point Fire Hall

Board Members

Present: Arnie Campbell (chair), Wayne Fritz, Bob Phillips, Erik James, Sandy Barta, Ken Pungente, Sarah Tidwell

Regrets: John Charles

1. Approval of Agenda

Motion: to accept the proposed meeting agenda.

Moved: Anita Wasuita, Seconded: John Wannamacher, Carried.

2. Introductions and Announcements

Arnie Campbell introduced the OPSRRA Board members and two guests: John Horgan, MLA, Malahat/Juan de Fuca and Mike Hicks, Regional Director, Juan de Fuca Electoral Area.

Announcements were made by Arnie Campbell of the forthcoming community meetings:

- The Shirley Advisory Planning Commission will be meeting in the evening of March 26, 2009 at the Shirley Community Hall to review the draft Resource Lands OCP and Land Use Bylaws and the draft Sooke OCP.
- The Otter Point Advisory Planning Commission will be meeting in the evening of March 31, 2009 at the Otter Point Fire Hall to review the same material.
- The Shirley Spring Fair will be held on March 29, 2009 from 10:00 a.m. until 4:00 p.m. at the Shirley Community Hall.
- The CRD was scheduling a public "Septic Savvy Workshop" for April 25, 2009 at the Shirley Community Hall.
- An All Candidates Meeting for the forthcoming provincial election is being scheduled for May 6, 2009 at the Shirley Community Hall.
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3. Approval of the September 30, 2008 General Meeting Minutes

Bob Phillips gave a verbal summary of the minutes and noted that full paper copies of the minutes were also available for those who wanted a copy.

Motion: to approve the minutes.

Moved: Bob Phillips, Seconded: Sid Jorna, Carried.

4. Membership Report

Erik James gave the following membership report for 2008/2009.

OPSRRA membership at the time of the 2008 AGM was 357 members with 44 from Shirley and 313 from Otter Point.

OPSRRA continues to keep its membership up to date. During the past year, 6 members were removed from the membership list (moved, lost contact, deceased, requested removal).

During the past year, 23 new members were added with 7 residing in Shirley and 16 residing in Otter Point.

The overall membership now stands at 374 with 49 from Shirley and 325 from Otter Point. OPSRRA also has 8 associate members who do not reside in the Otter Point and Shirley area, and do not have voting privileges but support the association and wish to receive the monthly newsletter.

Motion: to accept the membership report

Moved: Byron Tweedy, Seconded: John Wannamacher, Carried

5. **Treasurer's Report**

Bob Phillips gave the following Treasurer's Report.

A. *OPSRRA Operating Balance*

OPSRRA currently has a bank balance of \$175.71 and a petty cash float of \$61 for a total of \$236.71

Expenses Since The Last AGM

Society fees	\$ 25.00
Advertising	\$166.43
Petty Cash transfer	\$ 50.00
Web site	\$ 69.82
Postage	\$ 6.46
Brochure printing	\$148.96
Brochure mailing	\$179.70
Bank fees	<u>\$ 35.06</u>
Total	\$681.43

Income Since The Last AGM

Memberships/donations \$514.43

B. *Strategic Vision Project*

OPSRRA also administers the donations and expenses for the Otter Point & Shirley Developing a Strategic Vision Project. The project was funded through three grant donations amounting to \$8,000. Paid expenses to date have been \$6466.24 leaving a balance of \$1,533.76.

Motion: to approve the Treasurer's Report

Moved: Bob Phillips, Seconded: Anita Wasuita, Carried

Bob Phillips also indicated that that OPSRRA would need to register as a society for the forthcoming year and would need to pay a \$25 annual registration fee.

Motion: to approve payment of the registration fee

Moved: Bob Phillips, Seconded: Chris Ricketts, Carried

6. **President's Report**

Arnie Campbell provided the following summary of OPSRRA activities since the September 2008 General Meeting.

- OPSRRA directors have held 4 meetings.
- Six monthly newsletters have been prepared and sent to about 225 members on e-mail.
- Continued to add local businesses to the web site's Business Services listings. Now have 28 listings.
- Continued to up-date the OPSRRA web page (www.opsrra.ca).
- Maintained 23 Community Notice Boards in Otter Point. 7 new boards were installed including some larger ones at busier locations.
- Attended JDF Parks, and JDF Land Use Committee meetings.
- Continued support has been provided to the Otter Point, Shirley & Jordan River Developing a Strategic Vision project.
- Met with the provincial Subdivision Approving Officer to request that a public hearing be held re the WFP subdivision application.
- Wrote the Minister of Forests (twice) requesting a meeting re community consultation and compensation for lands released from TFL 25.
- Accepted an invitation to participate in a strategy session with the Jordan River Steering Committee re the TFL 25 lands.
- Hosted an All Candidates meeting for School District 62 School Trustees, Otter Point Land Use Committee and JdFEA Regional Director candidates.
- Wrote to the JdFEA Parks & Recreation Commission re issues related to the proposed William Simmons (Poirier Lake) Park.
- Met with the Minister of Agriculture & Lands re need for planning west of Sooke.
- Met with JdFEA Reg. Dir. and Manager of Planning Services re list of OPSRRA issues.
- Met with MLA re list of OPSRRA issues.
- Wrote thank-you letter to the Minister of Highways re improved winter road maintenance
- Prepared a public statement in response to the CRD's decision to appeal the B.C. Supreme Court's decision re legality of JdFEA Land Use Committee voting procedure.
- Wrote to SEAPARC requesting a meeting to discuss local recreation programming.
- Met with the Regional Director re need for a comprehensive zoning review and updating of OCPs.

Cleo Gardener pointed out that two community bulletin boards were currently "down" in Shirley and asked when they would be back in place. Sarah Tidwell clarified that those two bulletin boards were maintained by the Shirley Community Association and would be replaced shortly.

Motion: to approve the President's Report

Moved: Foster Isherwood, Seconded: Rosemary Jorna, Carried.

7. New Business

7.1 Report of the Nominations Committee and Elections

On behalf of the Nominations Committee, Ken Pungente reported that neither he nor Sarah Tidwell were standing for re-election to the OPSRRA Board. However, the Nominations Committee had contacted two persons, both from Shirley, who would stand for election: Brenda Mark and Fiona McDannold.

The current OPSRRA Board then stepped down and Mike Hicks managed the election for a new OPSRRA Board. Unanimously elected for a one year term were:

President: Arnie Campbell
Vice-President: Wayne Fritz
Secretary/Treasurer: Bob Phillips
Directors: John Charles, Sandra Barta, Brenda Mark,
Erik James, Fiona McDannold

7.2 OPSRRA Priorities for Promotion of the *Strategic Vision for Otter Point, Shirley and Jordan River*

Wayne Fritz reported that at the September 8, 2008 OPSRRA Membership meeting, a motion had been passed that "OPSRRA, within its mandate, promote the key features of the *Strategic Vision for Otter Point, Shirley and Jordan River.*" On behalf of the OPSRRA Board, he then reviewed the following document, which the Board of Directors had developed to assist them in determining how to promote the Strategic Vision.

RECOMMENDED OPSRRA PRIORITIES FOR PROMOTING THE STRATEGIC VISION

Higher Priority Goals

1. Governance – Local, Elected Government that is Affordable and Accountable
2. Rural Land Use – Sustainable Rural Land Use

Middle Priority Goals

1. Water and Environmental Conservation – Secure Sustainable Water and Environment for Humans and Wildlife
2. Social Development – Strengthened Community Social Ties

Lower Priority Goals

1. Economic Development – More Successful Rural Businesses-
2. Transportation and Trails – Efficient Public Transportation and Trail Systems

Key Strategies and Activities

- lobby for land use decisions to be made by locally elected representatives
- support creating standing OCP and Zoning Advisory Committees
- lobby the provincial government and CRD to have subdivision approvals and decisions about road locations and specifications made at the local level so local OCPs and zoning are respected
- lobby the CRD and the provincial government to support a governance options study
- identify alternative revenue sources to residential taxation
- support a public review of the OCPs and zoning bylaw to define "rural land use" in order to guide new development
- provide for public discussion of the role of government legislation in land use planning
- promote negotiations among developers, community and government to achieve balance between rural environment and rural living
- lobby for improved water and environmental services and planning
- lobby for improved mapping and planning to protect and maintain significant, eco-systems, aquifers, watersheds, streams and wilderness conservation areas
- lobby the CRD, provincial and federal governments for more aggressive acquisition of conservation areas, parks, waterfront parks, beach access and trails (e.g. create a park at Muir Creek),
- support establishment of a multi-purpose community center
- promote rural lifestyles
- support the development of community trails and services to enhance eco-tourism
- promote improved safety on public highways and roads

Motion: to support the recommended priorities to promote the Strategic Vision

Moved: Wayne Fritz, Seconded: Sid Jorna, Carried.

7.3 OPSRRA Position on Zoning and OCP Reviews

Wayne Fritz gave a brief presentation concerning the Official Community Plans and the existing zoning bylaw for Otter Point and Shirley/Jordan River. He noted that OCPs and the zoning bylaw were legally binding community planning documents and that the zoning bylaw is required to be consistent with the OCPs. He pointed out that the existing zoning bylaw:

- does not incorporate or reflect planning changes made over the past few years in either the Otter Point or Shirley/Jordan River Official Community Plans or the CRD Regional Growth Strategy;
- is not based on any current long-term environmental or land use goals for the future of Otter Point and Shirley/Jordan River;
- does not reflect community views about their future development as identified in the *Strategic Vision for Otter Point, Shirley and Jordan River*;
- with the exception of changes made to the Rural A and Forestry Zones in response to the withdrawal of lands from TFL25, has not been reviewed or substantially updated since 1993 when Sooke was part of the electoral area; and
- has been legally challenged by a forestry company and some landowners in regard to those changes with a decision by the Appeal Court expected this summer.

He concluded by noting that a comprehensive public review and updating of the OCPs and zoning bylaw in Otter Point and Shirley/Jordan River is both long overdue and necessary.

Fundamental zoning questions to be asked as part of a comprehensive public review of all eleven zones in Otter Point and Shirley were identified as:

- How does the broader community wish to see particular areas develop in the future, and how does this fit within other regional and local community plans?
- Would the establishment of new and different zones with different permitted land uses support the community's vision for its future?
- Do currently permitted land uses within zones need to be changed or updated?
- What is the minimum lot size for subdivision purposes that will effectively support the permitted land uses within each zone?
- Should a common minimum lot size for subdivision purposes within a zone, irrespective of the method of subdivision, be established for any or all zones?
- What process will be used to encourage broad public involvement in reviewing and updating the zoning bylaw?

On behalf of the OPSRRA Board, the following motion was presented.

" That OPSRRA support:

- a comprehensive public review of local OCPs and the Zoning Bylaw 2040, and
- the use of community forums, open houses or other public mechanisms to facilitate public discussion of proposed options and related implications, advantages and disadvantages before first reading of a bylaw to change the OCPs or zoning bylaw."

Motion: to support the motion presented by the Board.

Moved: Wayne Fritz; Seconded: Byron Tweedy

Decision: A vote on the motion was deferred at the request of the chair until after the presentations by John Horgan and Mike Hicks.

7.4 Address to Members by John Horgan, MLA, Malahat-Juan de Fuca

John Horgan made a brief presentation. He emphasized that as the elected MLA he has:

- met regularly with local groups and organizations
- spent time learning about and dealing with issues west of Sooke, particularly local governance, parks and TFL25 related issues;
- raised those issues in the legislature;
- helped to arrange meetings for OPSRRA with key Ministers and officials;
- supported the development and the potential of the Strategic Vision for Otter Point, Shirley and Jordan River;
- met the Minister of Community Development jointly with Mike Hicks to discuss funding for a local governance options study;
- has been to Port Renfrew many times and lobbied for better maintenance of Highway 14; and
- encourages local people to continue making a case for more local infrastructure funding.

7.5 Address to members by Mike Hicks, Regional Director, Juan de Fuca Electoral Area

Mike Hicks pointed out that although he had much to learn as a new Regional Director, a number of process issues are coming together including: an effective Land Use Committee; greater use of district Advisory Planning Commissions than previously, and the establishment of Land Use A and B Committees. Land use decisions are now being made more locally than before.

In regard to the Key Strategies and Activities prioritized by OPSRRA, he noted that:

- He supports the use of standing OCP and Zoning Advisory Committees.
- Planning for the Resource Lands, local OCPs and mapping will be priorities.
- He is not supportive of hiring a local approving officer given the likely cost and other needs for limited local funds.
- He supports a local governance options study and is working with the CRD Board to request \$40,000 from the provincial government to carry out such a study.
- The recent zoning approval for an industrial park in Otter Point should lead to increased alternative revenues sources to residential taxation.
- A review of local OCPs and the zoning bylaw is currently underway.
- A public discussion of the role of government legislation in land use planning will occur.
- He supports negotiations between developers, the community and government as an ongoing process. He wants local government to be cooperative rather than being primarily a regulator.

- He supports improved water and environmental services and planning. Wally Vowles, his alternate, represents the JDFEA on most of the planning committees dealing with these issues. He will do something to get CRD water for Otter Point.
- In regard to parks acquisition, he is working with John Horgan to lobby the provincial government to purchase new parks at Sand Cut, Muir Creek and Jordan River and to provide funding for environmental mapping. The CRD has also asked the federal government to sell Sheringham Point for local use as a park.
- He doesn't know enough about the establishment of a multi-purpose community center to comment on it.
- He supports the development of community trails. Sid Jorna should be contacted for more information about developments in this area.
- He supports improved safety and maintenance on Highway 14.
- Port Renfrew will be receiving \$400,000 in government funding for the establishment of a community fire hall and community center on the Pacheedaht Reserve.

Arnie Campbell, as Chair of the meeting, invited questions for John Horgan and Mike Hicks.

Question

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| Sid Jorna | If the approving officer is located in Nanaimo, how do we ensure that our OCPs get respected when subdivision decisions are made? |
| Mike Hicks | We have to hope that good decisions are made. The JdFEA has a small budget. It may be great at a later date to have our own approving officer but it is not a priority now. |

Question

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| Sandy Sinclair | Many small people will be crushed by the recent zoning decision made because of the Western Forest Products changes. There is a lot of opposition to those OCP and zoning change. |
| John Horgan | The CRD is responsible for making local zoning decisions. My position as MLA is that the provincial government dismantled a social contract when it took the land out of TFL25. This has lots of consequences for many people. I have tried to leave local land use decisions to local decision makers. |
| Mike Hicks | I voted against the CRD decision to appeal the court decision about the zoning changes. I want to give back small landowners their rights. The Resource Lands OCP will help to separate Western forest Products from other rural |

landowners. We need a new zoning bylaw with a minimum lot size of 5-10 acres. Subdivision for a relative and then "4 on 10" will need to be dealt with. The issue is whether to start planning for it before the zoning appeal is decided by the courts as no zoning changes are allowed until the decision is made.

Question

John Wannamacher The processing of gravel on the Arden property on the West Coast Road has stopped and I want to thank Mr. Hicks for his help with this. But, the processing equipment is still there. And, the covenant restricting industrial activity has not been enforced. How long before these two issues are dealt with through bylaw enforcement?

Mike Hicks I don't know the answer to either question. Mr. Arden has said that he will relocate the processing equipment to Sooke and I assume that the equipment won't stay where it is indefinitely. Mr. Arden has also applied for a rezoning of the land. By avoiding a bylaw enforcement lawsuit, money has been left over to hire a planner.

Question

Marlene Van Baalan What is the JdFEA planning on spending for a review of local OCPs? I would like to meet to discuss this. With the CRD carrying out a review of its Regional Growth Strategy, OPSRRA should be contributing to the review process.

Mike Hicks I can't give you an answer on the cost of reviewing OCPs. I want to encourage OPSRRA to use the RGS review to support getting CRD water to Otter Point.

Question

Cleo Gardener OPSRRA has a place and can advocate its views but they don't reflect public views on the development of Otter Point and Shirley/Jordan River and it shouldn't intervene between public processes and the government. OPSRRA Board Directors supported the recent changes to the zoning bylaw. The Strategic Vision only reflects the views of about 60 people who participated in the workshops. When did John Horgan first hear about the removal of WFP land from TFF25?

John Horgan I first heard of it on January 2, 2007.

Mike Hicks I am a Regional Director for about 4,500 people. The Metchosin mayor has a Council but I don't. I get information

and advice where I can and that sometimes includes OPSRRA. I also sometimes disagree with OPSRRA. I asked OPSRRA to meet with the BCLA and myself to discuss zoning but they didn't want to meet. I will continue to meet and talk with anyone.

Comments

- Foster Isherwood I don't see a problem with OPSRRA taking positions. OPSRRA plays an important role for the community. I do want to see CRD Bylaws enforced by the Regional Director. I don't disagree with the CRD appeal of the initial court ruling about the zoning changes.
- Heather Phillips While OPSRRA supported the development of the Strategic Vision, the document does reflect the community's vision.
- Sandy Sinclair Isn't the Strategic Vision an OPSRRA document?
- Arnie Campbell Not so, there was a lot of community input to the process of developing it and it deals with many broad community concerns.
- Sid Jorna There are a large number of people who were involved in the process of developing and who support the Strategic Vision.

Return to Agenda Item 7.3 OPSRRA Position on Zoning and OCP Reviews

Arnie Campbell then returned the discussion to agenda item 7.3 where the following motion had been previously tabled.

" That OPSRRA support:

- a comprehensive public review of local OCPs and the Zoning Bylaw 2040, and
- the use of community forums, open houses or other public mechanisms to facilitate public discussion of proposed options and related implications, advantages and disadvantages before first reading of a bylaw to change the OCPs or zoning bylaw."

Following a brief discussion about a "friendly" amendment to the motion which was not accepted by the chair, the motion was voted on and carried.

8.0 Adjournment

On a motion by Bob Phillips, the meeting was then adjourned.

*Approximately 45 persons were in attendance at the meeting.