

Otter Point and Shirley Residents and Ratepayers Association

Annual General Meeting Minutes

Date: November 25, 2009

Time: 7:30 – 9:30 p.m.

Place: Otter Point Fire Hall

Board Members Present: Arnie Campbell, Wayne Fritz, Bob Phillips, Fionna McDannold, Sandy Barta (regrets – Brenda Mark, Erik James, John Charles)

OPSRRA Members Present – 20

1. Welcome and Introductions

Arnie Campbell welcomed members to the meeting and introduced the Board Members.

2. Approval of the Minutes of the March 25, 2009 Annual General Meeting

Bob Phillips gave a verbal summary of the minutes. Paper copies of the full minutes were available to members for review.

Moved for approval: Bob Phillips, Seconded: Rosemary Jorna, Carried

3. President's Report on OPSRRA Activities

Arnie Campbell gave a verbal report of OPSRRA activities since the March 2009 Annual General Meeting. Major activities included:

- OPSRRA Directors held six monthly meetings.
- Eight 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 32 listings, an increase of four since March 2009.
- Continued to update the OPSRRA web page (www.opsrra.ca).
- Maintained 24 Community Notice Boards in Otter Point. One new board was installed and several have been reconditioned.
- Wrote the JDFEA Regional Director requesting a comprehensive review of Zoning and OCP Bylaws.
- Met with representatives from SEAPARC re developing local recreational programming.
- Helped to promote and carry out the clean-up of William Simmons (Poirier Lake) Park.
- Met with the developer of the proposed recreational properties west of Jordan River.
- Attended Open House at Scout Canada Camp Barnard.
- Requested a meeting with the new CEO of WFP re community consultation re future of lands in Otter Point and Shirley taken out of the

- TFL.
- Mailed an information package to 95 members not on e-mail.
 - Asked members if they were getting their \$5 worth from the association and if any changes were necessary.
 - Submitted comments on the Regional District Task Force Report on governance to the JDFEA Regional Director.
 - Attended JDF Parks, JDF Land Use Committee and Advisory Planning Commission meetings.
 - Continued support to the project *Developing a Strategic Vision for Otter Point, Shirley and Jordan River*.
 - Met with the Assistant Deputy Minister and Executive Director of the provincial Ministry of Community and Rural Development re governance issues.
 - Wrote the Minister of Forests (again) requesting a meeting re community consultation and compensation for lands released from TFL25.
 - Met with provincial election candidates to review their position on local issues.
 - Hosted a Town Hall meeting with the local area MP, MLA and Regional Director.

Moved for Approval: Arnie Campbell, Seconded: Murray Watkins, Carried

4. Membership Report

Sandy Barta read the following report on behalf of Erik James. "Membership as of March 25, 2009 was 374 members, with 49 from Shirley and 325 from Otter Point. OPSRRA continues to keep its membership up-to-date. During the past 8 months we have removed 6 members (moved, lost contact, deceased, requested removal). During the past year we have added 12 new members, with 3 residing in Shirley and 9 residing in Otter Point. Membership now stands at 380 with 53 from Shirley and 328 from Otter Point. We also have 7 associate members who do not reside or own property in the Otter Point and Shirley area, do not have any voting privileges but support the association and wish to receive the monthly newsletter."

Moved for approval: Sandy Barta, Seconded: Sid Jorna, Carried

5. Treasurer's Report

Bob Phillips gave the following report.

OPSRRA Treasurer's Report March 25,2009 to November 25, 2009

OPSRRA Bank Account

Expenditures

\$115.15	advertising
\$9.05	bank fees
\$35.00	rental Town Hall meeting
\$70.85	mail out to membership

Total \$231.05
Income
\$155.60 memberships and donations
Balance \$330.17

OPSRRA Petty Cash \$28.54

Vision Project Fund

Expenditures
\$26.00 advertising
\$270.01 printing and postage
\$35.00 hall rental
Total \$332.01
Balance \$1201.75

Moved for approval: Bob Phillips, Seconded: Signey Lawson, Carried

6. Announcements

Arnie Campbell announced that the Otter Point Fire Department Annual Christmas Candy Cane Run would be held on Saturday, December 19, 2009. Donations to the local food bank are welcomed by the Fire Department during the Candy Cane Run.

7. New Business

7(a) Governance Options for Otter Point and Shirley

Arnie Campbell provided an overview of efforts by OPSRRA, other community organizations and representatives over the past five years to have the provincial government and the CRD support carrying out a study of local governance options.

He pointed out that the current policy of the provincial government is to not establish new municipalities in southern Vancouver Island. However, the Ministry of Community and Rural Development in cooperation with the Union of British Columbia Municipalities have circulated a report exploring some local governance options for discussion purposes. These include: electing two Regional Directors under some circumstances, electing a Regional Director and alternate as part of an electoral slate, appointing the runner-up candidate as an alternate to a Regional Director, electing a community council in a regional district, and electing an electoral body in a regional district. Some measures to encourage better communication and coordination between regional districts, municipalities and the provincial government were also identified. None of the measures outlined for discussion would prevent a municipality from annexing land from a regional district without the regional district's consent. OPSRRA, at the request of the JDFA Regional Director, will be responding to the study ideas through a standardized questionnaire circulated by the Ministry. Arnie concluded by noting that last week the Metchosin Council decided that it

did not want to proceed at this time with the second phase of a study to examine the implications of an amalgamation of Metchosin and East Sooke. The JDFFA Regional Director subsequently wrote to the Minister of Community and Rural Development inquiring as to whether provincial funding for that study could now be made available for a local governance options study for Otter Point and Shirley.

Updates on these evolving developments will be shared with members through the OPSRRA Newsletter.

7(b) Rural Resource Lands Bylaws

Wayne Fritz gave a descriptive overview of the Rural Resource Lands and outlined a number of reasons why land use planning decisions about those lands would significantly influence future economic development and environmental conservation on southern Vancouver Island (including Otter Point and Shirley). He noted that this area currently has no official community plan and the only zoning requirement is that parcel lots cannot be subdivided into lots less than 120 hectares. Over the past two years there has been substantial public discussion and consultation leading to the development of a draft Official Community Plan and a Land Use (zoning) Bylaw for the Rural Resource Lands. The JDF Land Use Committee has recommended that the CRD Land Use Committee A give first and second reading to these bylaws and that a public hearing be scheduled to receive further public comment. Wayne then summarized key features of these two draft bylaws. He noted that the major public policy issues dealt with reconciling how to balance wild area preservation and environmental conservation with pressures for increased tourism, rural residential expansion and resource extraction. Members were encouraged to obtain and read a draft copy of the bylaws.

Arnie Campbell then noted that to date OPSRRA had not taken a public position on these two bylaws other than to support a comprehensive public consultation process. However, at their December meeting, the OPSRRA Board would discuss and decide about making a submission at the forthcoming public hearing. He welcomed feedback from members within the next few weeks about that Board decision before the public hearing was held. Members would also be informed about any Board decisions through the monthly newsletters. A number of comments and suggestions were made by the members present.

- The bylaws are complex and require a lot of effort to understand. It will be hard for the members to give detailed feedback on them.
- Should OPSRRA be second guessing the public process now.
- The Directors should decide on it for OPSRRA.
- The newsletter can be used to inform most members.
- The issue should be brought to the members.
- OPSRRA as an association is required to use due diligence in contacting members when making decisions but this does not require directly contacting every member on a decision as the Board is elected to take a leadership role.

- Members are welcome to attend Board meetings and to make their views known at the meetings or by directly contacting any of the Board members.
- OPSRRA doesn't have to take a position on the bylaws.
- It is a "done deal" and OPSRRA's position won't have any impact now.
- Cleo Holmund recommended that all of the members be polled on this issue and asked that her recommendation be formally recorded.

7(c) Forthcoming Review of the Official Community Plans and Zoning Bylaw for Otter Point and Shirley

Wayne Fritz indicated that the JDREA Regional Director had indicated that public reviews of the Otter Point and Shirley/Jordan River OCPs would begin in early 2010 to be followed by a review of their common zoning bylaw. After discussing why these reviews were necessary, he suggested that the challenge would be to reconcile pressures to expand tourism services and increase rural residential density with environmental conservation and protecting the ability of current residents to continue enjoying the use of their property (e.g. privacy, maintaining a water supply, unwanted noises/smells, etc.). He then outlined a range of questions expected to be publicly discussed during the review of the OCPs.

- What will be the scope of the proposed changes to the Official Community Plans? And what community goals are to be achieved by the changes?
- Will the community values, goals and strategies identified in the *Strategic Vision for Otter Point, Shirley and Jordan River* be used in developing the new Official Community Plans, or not?
- Should the OCPs require assessments of the impact of new development proposals on existing community water facilities, and potable water sources, and contain measures to protect those water sources when development occurs?
- Should the OCPs require that community fire protection services and green building standards be mandatory for all new development, particularly subdivisions?
- Should the development permit requirements for steep slopes, foreshore and marine shorelines, farming areas, watercourse, wetland and riparian areas, and commercial and industrial development areas be maintained, weakened or strengthened?
- What broad changes in land use goals are desired for Otter Point and Shirley/Jordan River, particularly with the existing Forestry, Rural A and Rural Watershed areas, and to a lesser extent with the existing rural residential zone?
- Should settlement containment areas continue to be used to guide where future residential expansion occurs by setting different minimal lot sizes for parcels inside and outside the settlement containment areas?
- Should the size and location of the current settlement containment areas be changed?

Wayne then outlined a number of questions expected to be publicly discussed during the zoning bylaw review.

- What current zoning areas should be maintained and what new zones will be proposed?
- What combination of permitted land uses, minimal lot sizes and measures to manage density and lot coverage should be proposed for any new zones?
- Should strata-titling within minimum lot sizes be maintained or restricted as other surrounding jurisdictions have done?
- Should the existing Community Facility zone (Camp Barnard) be changed to better reflect its current land use and to increase the current permitted minimum lot size of .09 hectare?
- Should the existing forestry and rural watershed zones be retained and strengthened to maintain primarily forestry and watershed land uses or changed to facilitate rural residential development.
- Should the existing Rural A zones be divided into different zones with different permitted land uses, minimum lot sizes and density management measures?
- Should a minimum lot size in combination with maximum lot coverage by impervious buildings/roads be used as a means to retain forest cover and facilitate water runoff, particularly in rural residential zones?
- How will growth in home-based businesses (including bed and breakfast operations, attached and detached accessory be managed to protect the privacy of neighboring residents, particularly in rural residential zones?

Arnie Campbell pointed out that it was important for members to be aware of the reviews that were coming and that OPSRRA would circulate information through the newsletter as it became available.

7(d) Detached Accessory Suites

Wayne Fritz pointed out that changes were being proposed by the JDF Land Use Committee to permit detached accessory suites (subject to a number of conditions) and to also change some of the regulatory requirements for secondary suites in Otter Point and Shirley. A public hearing to receive public submissions about the proposed bylaw was expected to be announced soon by the CRD.

7(e) Suggestions for Community Works Projects

Arnie Campbell explained that the Regional Director was seeking community suggestions about how gas tax rebate funds available to the JDFA might be allocated through a community works program. The total funding available by the end of 2010 would be an estimated \$615,000. Although there were some constraints placed on what the funding could be used for, the Regional Director did have some discretionary power and welcomed hearing community ideas. A range of suggestions were made:

- establishing a walking/hiking trail which linked up with Sooke and the

- Galloping Goose Trail;
- purchasing land corridors to make trail development possible;
- establishing walking paths along major roads;
- funding a project to improve cell phone coverage;
- funding a public forum to promote public understanding of how the OCPs and other tools can be used to better protect local water supplies;
- supporting the clean up of parks and beach accesses;
- support a "bricks and mortar" project which would leave something behind;
- support a project to put gravel on community trails;
- using the funds to help construct a community hall;
- helping the Shirley Community Association improve lighting for the local park;
- support funding a project for the entire JDFEA rather than allocating the funding for projects by districts; and
- OPSRRA could create a registry through which a wider range of people could make suggestions

7(f) Are You Getting Your \$5 Worth?

Arnie Campbell provided an overview of this recent membership survey. There was a very low response rate. Suggestions received for OPSRRA to consider included:

- Hold public forums on specific issues.
- Consult more with the membership.
- Meet more often on specific issues.
- Renew memberships annually rather than sell lifetime memberships.
- Support annual community activities e.g. picnic, arts festival, etc.
- Establish committees to deal with issues like the OCP reviews.
- Expand the membership by increasing the range of activities dealt with by OPSRRA.

There was some discussion by members about the pros and cons of maintaining a lifetime OPSRRA membership versus renewing memberships annually.

8. Adjournment

The meeting was adjourned at 9:35 p.m.