

Otter Point and Shirley Residents and Ratepayers Association

Board Meeting Minutes

Date: August 26, 2010

Time: 7:30 pm

Place: SEAPARC Meeting Room

Present: Arnie Campbell, Sandy Barta, Bob Phillips, John Charles, Wayne Fritz, Fiona McDannold, Brenda Mark

Regrets: Erik James

Welcome: A. Campbell welcomed Bob Dick and Bill Parkes to the Board meeting.

1. Adoption of Draft Agenda

Moved by W. Fritz, seconded by F. McDannold. Approved

2. Appointment of Recorder

Brenda Mark to be followed by Erik James, Sandy Barta, Bob Phillips, John Charles, Wayne

Fritz and Fiona McDannold

3. Approval of Draft June 14, 2010 Board Meeting Minutes

Moved by F. McDannold, seconded by S. Barta. Approved

4. Old Business

4.1 Outstanding Correspondence

None

4.2 Correspondence Received

None received

4.3 Business Arising from Previous Meetings

- 4.3.1. Adding Jordan River Residents to the General Membership – A. Campbell
Bob Dick reported that there is a pocket of concern among some residents of Jordan River about joining OPSRRA, with some favoring setting up just a Jordan River community association and some viewing any kind of community organization as detrimental to their business interests. At a forthcoming September 11 meeting in Jordan River, there will be a report/discussion about establishing a Jordan River association. Bob Dick also noted that there are 19 Jordan River residents who are currently associate members of OPSRRA. A. Campbell stated that joining OPSRRA needs to be a decision of Jordan River residents and that Jordan River residents might choose both to establish a Jordan River community association and be members of OPSRRA, similar to the situation with SEAS and OPSRRA in Shirley. W. Fritz indicated that the OPSRRA membership would need to approve changes to their constitution for Jordan River residents to become full OPSRRA members and that some lead time would be required to deal with those changes.

4.3.2. Timber West/Couverdon Real Estate Meeting – A. Campbell, F. McDannold, B. Phillips

A. Campbell reported that the meeting had been summarized in the most recent OPSRRA newsletter and that there was nothing further to update at this time. There was some discussion about Timber West's recent CRD zoning application to establish three "test" wind towers on their land west of Jordan River.

4.3.3. Western Forest Products Ltd. Update – A. Campbell

A. Campbell gave an update on the WFP realtor's website as of August 26, 2010. Four lots in the Jordan River group were listed as sold: JR10, 11, 12 & 13. Three lots in the Shirley group were listed as Under Contract: S5, 6 & 8. In the Jacob Creek group, JC8 was listed as Under Contract.

4.3.4. Review of the Otter Point Official Community Plan – A. Campbell

A. Campbell reported that six consulting firms had bid for the \$100,000 JDFA contract to carry out the environmental review and staff the public consultation process for the development of the Otter Point Official Community Plan. A consulting firm has been selected and the contract is being negotiated. As a result, the OCP review process is further delayed. It is anticipated that an Advisory Citizens Committee for the review process will be established composed of volunteers selected by the Regional Director (Mike Hicks) and chaired by Wally Vowles (the alternate for the Regional Director).

4.3.5. Update on the Canadian Horizons Development Ltd. Proposal – A. Campbell, W. Fritz, E. James, B. Mark

A. Campbell reported that Canadian Horizons Development Ltd. had a meeting in May with the Regional Director and Bob Lapham of the CRD to discuss the subdivision proposal for its approximate 525 acre property in Otter Point. Mr. Lapham indicated in the meeting that the current Rural A ("4 on 10") zoning for the property would allow development of around 200 units compared to the 300 units being proposed by Canadian Horizons Development Ltd. It was suggested that they look at development levels in that lower range as the currently proposed ¼ and ½ acre lot sizes would likely not be acceptable to some of the community, the planning department and the CRD Board. It was also pointed out that the Canadian Horizons Development Ltd. proposal to access Kemp Lake water or CRD water was not doable. Accessing Kemp Lake water through the Kemp Lake Waterworks District would require a change in their existing water license and entail that the CRD take over the Kemp Lake Waterworks District which the CRD Board would not be prepared to do. Nor would the CRD be prepared to pipe CRD water to the proposed development. Canadian Horizons Development Ltd. was encouraged by the Regional Director to not proceed with a formal zoning application until after the public review of the Otter Point Official Community Plan had been completed. There was general discussion by the Board members about the development proposal including: zoning issues, water supply, the Regional Growth Strategy, the transportation impacts of such a development, initial community reactions to the proposal, and the need to clarify what public amenities (as opposed to private green spaces) might be proposed by the developer in return for a zoning change.

4.3.6. Circle Route Signage – A. Campbell, F. McDannold, W. Fritz

A. Campbell reported that at the June meeting of the JDF Economic Development Commission, Chair Ken Douch introduced the topic of community signage and invited OPSRRA to their October EDC meeting to discuss any proposals it might have. W. Fritz, F. McDannold, and A. Campbell subsequently met with an MOT official to determine what MOT policies were concerning highway community signs indicating that people were entering Otter Point and Shirley. The MOT official noted that a sign permit would be required and strongly encouraged consideration of a simple 4' by 6' sign announcing "Now Entering Otter Point or Shirley" topped by a "Pacific Circle Route" logo. The inclusion of supplementary information about community organizations on such a sign was discouraged. If a decision is made to proceed with MOT approved community signs, MOT officials would need to be contacted regarding their placement. It was decided that an OPSRRA delegation would attend the next JDF Economic Development Commission to share the information it had obtained and to determine if the Commission was interested in pursuing the project. John Charles offered to donate lumber for signs.

4.3.7. Membership Recruitment – A. Campbell, W. Fritz.

A. Campbell reported that 6 people had joined OPSRRA at the Shirley Day event, 5 from Shirley and 1 from Otter Point (plus 1 new associate member). There was discussion about further membership recruitment. A recruitment poster for use on the community bulletin boards was circulated. F. McDannold will contact the representative from Welcome Wagon about including information about OPSRRA with their material. A. Campbell will contact Joanne Hemphill from the Kemp Lake Water District about including the same material with water bills. It was decided to try a recruitment stand at strategic spots on Highway 14 this fall. The dates and staffing of the stands will be decided on later.

5. New Business

5.1 Dogwood Initiative Representative – A. Campbell

A. Campbell reported that he had been in touch by email with Dogwood Initiative's organizer, Gordon O'Connor, who would like to meet with OPSRRA directors sometime in the fall. He wants to discuss organizing meetings with community activists to oppose urban sprawl in rural areas. He also suggested that OPSRRA might be interested in an upcoming University of Victoria forum on urban sprawl and water resources. There was discussion of both these suggestions with little support for participation concerning the first proposal and interest in learning more about the forum.

5.2 October Town Hall Meeting? – A. Campbell

A. Campbell proposed organizing a Town Hall meeting to hear from the MP, the MLA and the Regional Director. It was agreed that this fall would be a good time for a town hall meeting, as it is not an election year. The meeting will be at Shirley Hall with dates to be determined based on the availability of the elected politicians.

6. Updates on Responsibilities of Directors

6.1 Treasurer's Report – Bob Phillips

B. Phillips reported that for the period of June 1 to August 26, 2010 the balance in the OPSRRA account was \$320.21. The balance of the OPSRRA float was \$76.84. The balance of The OPSRRA Vision account was \$1201.75. Total OPSRRA funds are \$1598.50.

6.2 Membership Report – Erik James

A. Campbell, filling in for E. James, reported that 6 new members had been added and that the current OPSRRA membership total is about 407- 410.

6.3 JDF Land Use Committee – Fiona McDannold, Wayne Fritz

There have been three LUC meetings since the last OPSRRA Board meeting. Heather Phillips was elected Vice Chair of the LUC. At the August 12 meeting there was a request from Timber West for a Temporary Use Permit to establish a wind power electrical project on land of theirs in the RRL. The application was referred for comment to various agencies.

6.4 Liaison with Regional Director – Arnie Campbell

Mike Hicks has been away for much of the summer. A. Campbell will be contacting him on his return to the office regarding the Town Hall Meeting.

6.5 Liaison with Shirley – Brenda Mark, Fiona McDannold

The fire department purchased a new fire truck. Shirley Day was a success.

6.6 Liaison with MLA – Arnie Campbell

A delegation of OPSRRA Directors will meet with John Horgan on Aug 31 at 1pm. Arnie, Bob, John and Fiona or Wayne will make up the delegation.

6.7 Strategic Vision – Wayne Fritz, Arnie Campbell

Wayne and Arnie are planning on a follow-up meeting with the Strategic Vision Advisory Committee

6.8 Governance Activities – Brenda Mark, John Charles

No new activity to report

6.9 Regional Sustainability Strategy Review – Wayne Fritz, Arnie Campbell, Bob Phillips

B. Phillips has written an article, accessible through the OPSRRA website, about the Regional Growth Strategy and its significance for local planning purposes.

6.10 OPSRRA Website – Sandy Barta

S. Barta reported there is now a direct link to the CRD Facebook. She also reported that all of the articles written for the OPSRRA newsletters are on the site

6.11 OPSRRA newsletter – Arnie Campbell

The draft newsletter will be out Sunday August 29 and sent out to members on Tuesday August 31. The background story will be an article from the Rural Observer written by Arnie titled: "Times of Change". Bob may write an article on water as a background story for a subsequent newsletter.

6.12 Publicity – Wayne Fritz

Already covered in 4.3.7

6.13 Community Bulletin Boards – Bob Phillips, John Charles

Bob is refurbishing some of the bulletin boards.

6.14 JDF Parks and Recreation Commission – John Charles, Brenda Mark

John Charles gave a report. The August meeting of the Commission dealt mainly with the Budget issues.

6.15 Otter Point Fire Department AGM – Arnie Campbell

Nothing to report.

6.16 Shirley Volunteer Fire Department AGM – Brenda Mark

The Shirley Fire Society is meeting on September 12th

6.17 Kemp Lake Waterworks District AGM – Wayne Fritz, Bob Phillips

Nothing to report

7.Date for Next Meeting

September 20, 2010

8.Adjournment

Motion to adjourn by W. Fritz, seconded by A. Campbell.Adjourned at 9:40 pm