

Otter Point and Shirley Residents and Ratepayers Association Board Meeting Minutes

Date: August 27, 2012

Time: 7:30 pm

Place: SEAPARC Board Room

Present: A. Campbell, F. McDannold, B. Mark, S. Barta, C. Larsen, M. Nagasaka, B. Phillips

Regrets: E. James

Welcome and Introductory Comments - Arnie Campbell

1. Adoption of Agenda

Moved: Marika

Seconded: Brenda

Carried

2. Appointment of Recorder

Bob Phillips followed by Erik, Fiona, Caroline, Sandy, Brenda and Marika.

3. Approval of Minutes

3.1 Approval of June 21, 2012 Minutes

Moved: Marika

Seconded: Caroline

Carried as amended

4. Old Business

4.1 Outstanding Correspondence

Following the July 6 Water Meeting Arnie wrote to JDFEA Regional Director with specific questions that were directed to the CRD Water Commission and Planning Services for a reply.

4.2 Correspondence Received

Letter from a member raising concerns related to the Sooke Triathlon.

4.3 Business Arising from Previous Meetings

4.3.1 Update on the Otter Point Official Community Plan Review – A. Campbell & B. Phillips

June Klassen has requested local photos which can be used in the final version of the OCP.

The draft OCP recommendations will be going to the Sept. 19 meeting of the CRD Planning, Transportation and Protection Services Committee for discussion regards RGS compliance.

4.3.2 Water Meeting with Stakeholders – B. Phillips

Notes from the July 4 roundtable discussion regarding water

In Attendance:

Joanne Hemphill (Kemp Lake Waterworks District)
Harold Shipton (Shirley Fire Department & Sheringham Estates Water)
Bob Phillips (OPSRRA)
Kevan Brehart (Otter Point Fire Department)
Bud Gibbons (Association of BC Landowners)
Arnie Campbell (OPSRRA) (Recorder)
John Brohman (Association BC Landowners)

Regrets:

Marika Nagasaka (Otter Point Farmers)

Issues/ideas/ questions raised:

1. Extend Kemp Lake water to the Otter Point Fire Hall as the hall no longer has a producing well.
2. Extend water as a development amenity.
3. Extend CRD water to the KLWD. Can it go beyond their present district boundary?
4. Is the CRD flow line an adequate size to handle additional expansion beyond its present area?
5. Is Jordan River an alternate source of water for communities west of Sooke?
6. How do we protect our watersheds when they are mostly located outside our communities?
7. Can water districts resell water? Note: Kevan says that KLWD can't resell water.
8. How do you ensure that water and development are separated such that extending the waterline won't result in increased density?
9. Can the boundary of the KLWD be expanded? Note: Kevan says that the KLWD may expand its service boundary upon the request of a property owner and the agreement of the KLWD and the province. The province is the only authority which can amend the water district's Letters Patent – which legally defines the KLWD service boundary.
10. Can the community access public money to offset the cost of extending community water lines?
11. If the CRD takes over community water providers would the cost of water to the specified area increase or is the cost shared by all users on the CRD system?
12. How can we educate the community on the need to protect groundwater?
13. Need to encourage a shift in thinking at the CRD from Water Demand to Water Balance model which is being used elsewhere.
14. Who makes the decisions about extending water in a community, the cost and over what time period the cost is repaid?
15. Sheringham Estates has 124 possible parcels on their system with presently 102 ratepayers. The system needs some expensive upgrading. Present monthly assessment is going from \$35.00 to \$50.00 per month. Quality and quantity of water is okay now; using 10-40,000 gallons per day depending on the time of the year. System's limit is the 124 lots. Note: This section has been corrected by Harold.
16. Sheringham Estates has fire protection because of the water system and this is an insurance saving.
17. The community needs more awareness of where their water comes from and that it is not FREE!
18. How successful is recycling septic (grey water)?
19. The community needs accurate information on the cost of extending water; service area boundaries; whether the CRD or community water providers

make the decision about extending water; relationship between insurance costs and fire protection.

Session concluded without a decision about going forward with a fall forum on water. Group felt that more information was needed about who makes the decisions, costs, whether the regional director was going to authorize a door-to-door survey this summer with a question re extending water, etc. Arnie offered to contact the RD to find-out about the survey and try to get answers to some of the questions. Group may decide to meet again in early fall.

4.3.3 Review of OPSRRA Constitution – A. Campbell, F. McDannold, B. Phillips

The recent survey had 27 responses. Of these, 26 favoured including Jordan River residents for OPSRRA membership . Strong support for OPSRRA to add community education activities to the purposes of our organization.

4.3.4 Community Forests – A. Campbell

On September 1, Arnie, a neighbour and a Charles family member will tour the Charles property with a faculty member from the Department of Environmental Sustainability, Royal Roads University.

4.3.5 Meeting/Drive Around with MLA and Ministry of Transport – A. Campbell & F. McDannold

OPSRRA developed a report outlining concerns before the drive around. See report in the September OPSRRA newsletter.

4.3.6 JdF Building Update – A. Campbell

There is one more week remaining to respond to the OPSRRA survey concerning JdF Electoral Area purchasing property at the Business Park to construct an office. The Sooke Mirror will be doing a story on this possible plan.

5. New Business

5.1 OPSRRA Member's Concerns regarding Triathlon – F. McDannold

A member has written OPSRRA outlining many safety concerns related to the closure of Highway 14 for this event. OPSRRA will send a letter to Dr. Mortenson, the event organizer.

5.2 Proposed Changes to the Federal Riding Boundaries – A. Campbell

Directors did not feel that OPSRRA should comment on this matter.

5.3 Town Hall Meeting – A. Campbell

Agreed to hold another Town Hall meeting in late October or early November in Otter Point. Also agreed to invite Mayor Milne of Sooke to attend.

5.4 Report on Community Meeting Concerning Brotherston Development – A. Campbell

There was a meeting on July 19. Brotherstons presented mapping and plans for a possible 93 parcel development on their 225 hectares currently zoned AF. They proposed to apply for RR3 zoning to permit 2 Ha lot averaging with a 1 Ha minimum

lot size. There would be 3 phases with 21.7 Ha going to park dedication and 4 kms of trails. There were about 30 persons present. Many questions were raised concerning moving to smaller lots, watershed implications and possible impact on existing wells.

Brotherstons noted that they would be working on fire protection services for the development e.g., water storage and possibly a dedicated well. See report in OPSRRA August Newsletter.

6. Updates on Responsibilities of Directors

6.1 Treasurer's Report – B. Phillips

Main Account balance \$571.19

Community Account balance \$1,000.00

Petty Cash \$61.96

Motion: OPSRRA convert to electronic statements to save on fees.

Moved: Bob

Seconded: Marika

Carried

Motion: Reimburse A. Campbell for website fee payment of \$85.02 (2 years)

Moved: Bob

Seconded: Marika

Carried

6.2 Membership Report – E. James

8 new memberships since June

6.3 JDF Land Use Committee – F. McDannold

6.4 Liaison with Regional Director – A. Campbell

Mike Hicks has been away.

6.5 Liaison with Shirley – B. Mark

Shirley Day was well attended. Parks and Recreation has subsidized Pilates. Farmers Market will be on Sept 2 and 16.

6.6 Liaison with MLA – A. Campbell

See 4.3.5 above.

6.7 Liaison with First Nations – B. Phillips

No activity to report.

6.8 Liaison with Jordan River – B. Dick

Bob was unable to attend.

- 6.9 Governance Activities – B. Mark, F. McDannold, M. Nagasaka
John Horgan met with Minister Chong. Current Government priorities revolve around amalgamation of services in urban centers like Victoria.
- 6.10 Regional Sustainability Strategy Review – B. Phillips, M. Nagasaka
No new developments to report.
- 6.11 OPSRRA Website – S. Barta
Sandy will post survey results and explore use of Goggle Docs.
- 6.12 OPSRRA Newsletter – A. Campbell
Main items will be survey topics, water, triathlon and governance.
- 6.13 Publicity – M. Nagasaka, C. Larsen, A. Campbell
OPSRRA Booth at Shirley Day was well attended. Marika has developed some OPSRRA display materials which she'll have at the ALM Table at the Saturday Farmers' Market.
- 6.14 Community Signage – B. Phillips
Murray Tompkins will make us new bigger light houses for material costs
Motion: Cover new lighthouse costs up to \$100.
Moved: Bob
Seconded: Marika
Carried
- 6.15 JDFEA Parks and Recreation Commission – B. Mark
No Parks meetings in July or August. Parks workers and CTS members worked on clearing the Weiland Trail on Aug 17. A memorial bench in the name of Jean Whiffin will be placed at the Priest's Cabin Park in Shirley.
- 6.16 Otter Point Fire Department – A. Campbell, C. Larsen
No activity to report
- 6.17 Shirley Volunteer Fire Department – B. Mark
Society meeting to be held Sept 9. The Fire Commission has done a draft 2013 budget and 5 Year Financial Plan for CRD review. A new communications tower will be erected soon. A new First Responder Vehicle will be purchased as well as a diesel fuel storage tank.
- 6.18 Kemp Lake Waterworks District – B. Phillips
No activity to report
- 6.19 Liaison with Emergency Services – E. James
No activity to report
7. Adjournment 9:45 pm
8. Next Meeting: September 26 at 7:30 pm