

# Otter Point and Shirley Residents and Ratepayers Association

## Board Meeting Minutes

**Date:** February 24, 2010

**Time:** 7:30 pm

**Place:** SEAPARC Meeting Room

**Present:** Fiona McDannold, Erik James, Sandy Barta, Bob Phillips, Arnie Campbell, Brenda Mark, John Charles

**Regrets:** Wayne Fritz

### Welcome and Introductory Comments

Arnie asked those in attendance to sign a get well card for Wayne.

#### 1. Adoption of Agenda

Add sawmill (4.3.7) and gravel operation (4.3.8) to agenda.

**Moved:** John

**Seconded:** Brenda

#### 2. Appointment of Recorder

Sandy Barta to be followed by Bob Phillips

#### 3. Approval of the January 20, 2010 Board Meeting Minutes

Correct a spelling error

**Moved:** John

**Seconded:** Brenda

#### 4. Old Business

##### 4.1 Outstanding Correspondence

There isn't any outstanding correspondence.

##### 4.2 Correspondence Received

We received one correspondence item, see item 4.3.8

##### 4.3 Business Arising from Previous Meetings

###### 4.3.1 Rural Resource Lands OCP and Land Use Bylaws – A. Campbell

This OCP goes to the CRD Board for final approval. OPPSRA did make a presentation, suggesting a 5-year review period.

###### 4.3.2 Update on WFP and TimberWest Private Forest Lands – A. Campbell

Arnie requested a meeting with Mr. Frasher, but the meeting could not be scheduled until the middle of March. They suggested meeting with their communications officer earlier. Arnie and Bob could go and Brenda was willing to go, depending on the date. Will be the first week of March (next week). Arnie will set the date.

We hope to talk to them about:

- The OCPs in Otter Point and Shirley are now coming up for review; are they interested in participating?
- Watersheds in the areas.
- The properties are up for sale and there is an initiative by community organizations to purchase some of the properties; John Horgan, Keith Martin and Mike Hicks would like to see these lands set aside—ask them for their goodwill and to defer/delay the sale.

- Ask them about their logging plans.

We would bring the information back to the membership.

Arnie will email the notes from the February 2010 meeting at Shirley Community Hall regarding the purchase of WFP lands for parks to the Directors.

#### 4.3.3 Report on Detached Secondary Suites Public Hearing – A. Campbell

Not many people attended; OPSRRA did not make a presentation. The bylaw has gone to CRD Board for approval and then suites will become legal.

#### 4.3.4 Student Practicum - A. Campbell and W. Fritz

Royal Roads felt that what we wanted was not appropriate for a consulting assignment—it would be more suitable for a practicum student. John will follow up at Royal Roads. We haven't heard back from Uvic.

#### 4.3.5 New Newsletter & Web Site Feature on Preparing for OCP & Zoning Reviews

Background articles/features include: how an OCP works; False Economy; Engaging the Community; Where our tax dollars are going. Living in a Forested Community

- We need to decide on some protocols and where we should put it on the web site. Article length.
- Who can submit articles. Invite certain people?
- Should these be considered an informed debate/analysis.
- Should there be conditions? And, if so , what conditions.
- Add information/speakers' notes from the Visioning Project.
- We need a working title.

Consensus: that it be an OPSRAA editorial. Sandy and Arnie will develop a title.

#### 4.3.6 Follow-up on the Regional Task Force Report on Governance – A. Campbell and W. Fritz

Minister of Rural and Community development got back to Mike Hicks saying there wasn't any money for a governance study. Met with Linda Galezy and Cathy Watson from the Ministry. Reviewed history, annexations, the View Royal Band lands, and problem solving based on UBCM report.

Their feeling was that most of our concerns could be dealt with without a governance study and that there could be something like an enhanced land use committee as proposed by the UBCM. There are several fringe areas around the province that are in the same situation. They suggested that we take a look at some of the existing agreements between municipalities and their fringe areas (Nanaimo and Kamloops/Thompson/Nicola). Sooke would have to agree with this. The Regional Director will have to take the initiative on this, but this is not a priority with him.

Mike Hicks needs to review LUC and APCs, and delegating representational authority.

Also spoke about Community Commissions, which is the same as if you incorporate so all your existing fire and water commissions would dissolve and these areas would be under the Community Commission.

This will be on AGM agenda

#### 4.3.7 Sawmill

Three of the neighbours went to BC Assessment Authority appeal board saying that their property values decreased because of the mill. John intends to bring his mill back onto the property. The Assessor took 15% value off the properties.

#### 4.3.8 Arden Gravel Operation

Dale Arden brought in a rock crusher on site (permission from Mines, but not CRD). The neighbours were very upset and spoke with the CRD and Mike Hicks

investigated. He was assured that the crusher would be there for only three weeks. If they aren't out by Monday, March 1, Walley Vowels and Bob Lapham would make a motion to take legal action. Arnie passed around a neighbour's letter.

## **5. New Business**

- 5.1 Proposed CRD Process for Reviewing the Otter Point OCP – A. Campbell and W. Fritz  
Some Directors attended the meeting. Arnie spoke on behalf of OPSRRA and made reference to the Fringe Area Agreements and suggested that this be looked at as part of the review. Also, there is a difference between environmentally sensitive and environmentally significant areas (i.e., watershed areas) and these should be covered in the review and part of the discussion. Also asked that mapping be done earlier than the fall so this can be available for discussions that begin this spring.
- 5.2 Update on "Shores Subdivision" Rezoning - F. McDannold  
Because a building scheme was not registered on the title, and because there wasn't appropriate zoning in place, the CRD was going to use Bylaw 189; there was concern about making a zoning change in a land use bylaw. There will now be an amendment to bylaw 2040 and will be a zone similar to RR2 (single family). Nothing will be done before the March LUC.  
There are concerns that most of the WFP lands for sale are under Bylaw 189 and these concerns about multiple dwellings/single family should be addressed as soon as possible.
- 5.3 2010 Annual Membership Meeting – A. Campbell  
Arnie spoke to John Horgan and Mike Hicks; they are both available to come.  
The meeting will be Sunday, March 21, 2:00 to 4:00 pm.  
We need to work out the details and agenda and advertising. Arnie asked for suggestions about topics (Governance, OCP).  
Nominations: everyone has agreed to stand (John will stand if no one else is interested).  
There are four people who we could also approach if we need other nominees.

## **6. Updates on Responsibilities of Directors**

- 6.1 Land Use Committee – Fiona McDannold, Wayne Fritz  
See above.
- 6.2 Liaison with Regional Director – Arnie Campbell  
See above. Mike Hicks speaks with Arnie quite often.
- 6.3 Liaison with Shirley – Brenda Mark, Fiona McDannold  
March 28 now Shirley Craft Fair date.
- 6.4 Liaison with MLA - Arnie Campbell  
Arnie speaks with John fairly regularly
- 6.5 Strategic Vision – Wayne Fritz, Arnie Campbell  
No activity.
- 6.6 Governance Activities – Brenda Mark, John Charles  
See above.
- 6.7 Regional Sustainability Strategy Review – Wayne Fritz, Arnie Campbell  
Going very slowly.
- 6.8 OPSRRA Website – Sandy Barta  
Need to update website
- 6.9 OPSRRA Newsletter – Arnie Campbell  
The newsletter will go out Monday evening.
- 6.10 Publicity – Wayne Fritz  
Nothing to report.

6.11 Community Bulletin Boards – Bob Phillips, John Charles  
The white boards are standing up better than the cork.

6.12 Treasurer's Report – Bob Phillips

OPSRRA Main Account:

Bank fees	\$4.84
Memberships	\$15.00
Balance	\$326.03
OPSRRA Float	\$18.54
Vision Account	\$1201.75

6.13 Membership – Erik James

There are three new members. One of these is the new owner of the Kemp Lake Store.

6.14 Update on SEAPARC and JDF Parks Commission – John Charles, Brenda Mark

There is a special Parks meeting tonight. There will be a discussion about parking at William Simmons Park/Otter Point Road. Butler Main will be closed and not go to the industrial park and access will be off Denfield Road once it's opened.

DeMamiel Estates park dedication completed.

## **7. Date for Next Meeting**

We don't need a meeting before the AGM unless something comes up. The elected President will set a meeting date.

## **8. Adjournment**

**Moved:** Bob