

# Otter Point and Shirley Residents and Ratepayers Association

## Director's Meeting May 14, 2007

**Time:** 7:30 p.m.  
**Place:** SEAPARC Arena- Pool Complex Boardroom  
**Present:** Arnie Campbell, Wayne Fritz, Sandy Barta, John Charles, Emma Taylor, Maureen Nelson, Bob Phillips  
**Regrets:** Ken Pungente

### 1.0 Adoption of Agenda

### 2.0 Appointment of Recorder

Emma Taylor, by rotation.

### 3.0 Approval of Minutes

#### 3.1 April 2, 2007 Minutes

**Ammend:** Arnie requested some changes:  
5.3.1 Review of AGM—should reference putting more info on back of agenda;  
6.1.8 Newsletter—should be e-mailed to 160 members.

**Moved:** John Charles

**Seconded:** Emma Taylor

**Carried**

### 4.0 Old Business

#### 4.1 Outstanding Correspondence

##### 4.1.1 CRD Strategic Plan (Letter #2) : Arnie Campbell

As a meeting was held last week with Kelly Daniels and Bob Lapham, no written reply is expected.

##### 4.1.2 CRD Planning Issues Letter: Arnie Campbell

There was general discussion of the meeting held last week with Kelly Daniels, Bob Lapham and a number of Otter Point and Shirley community organizations. The CRD strategic plan now references identifying watersheds and dealing with failing septic systems. The quality of Kemp Lake water is the responsibility of the Kemp Lake Waterworks District. Drinking water is largely viewed by the CRD as a health issue. Arnie indicated that he had located the VIHA drinking water officer and he/she could be contacted to clarify VIHA's policies regarding water testing. The Kemp Lake Waterworks District annual meeting is May 16 7:30pm.

The CRD indicated that their maps for Shirley will be updated to better reflect Goudie Creek thanks to the efforts of Maureen and Joen Nelson.

Kelly Daniels volunteered to return for another meeting in 6 months time.

##### 4.1.3 Letter to Ministry of Environment re: No Hunting/No Shooting Boundary: Arnie Campbell

Arnie phoned in follow-up to the letter but has obtained no reply letter or phone call to date.

**4.1.4 Letter to Minister of Forest and Range re: Removal of Western Forest Product's Private lands from Tree Farm Licenses: Emma Taylor**

Arnie had sent a letter to Western Forest Products (WFP) in April to highlight the vision project and subsequently received a letter and map of the boundaries of TFL 25. A vision project info bulletin along with a letter requesting a meeting to discuss the vision project was then sent to Doug Cops of WFP. The meeting will take place May 28 at 9am at the WFP office in Jordan River. Wayne, Arnie, Emma, Marueen and John will attend.

Additions: Received a reply from Minister of Forest and Range suggesting we contact WFP directly.

Meeting with WFP was held May 28.

**4.1.5 Letter to JDF Regional Director re: Zoning Advisory Committees: Arnie Campbell**

No reply received to date.

**4.2 Business Arising From April 2, 2007 Meeting****4.2.1 Developing a Strategic Vision Project: Wayne Fritz**

Wayne reported on the latest steering committee meeting. Background study reports are being compiled. Funding support of \$2,000 for the economic development component of the project was recommended by the JDF Economic Development Commission. Funding is also being sought from large developers and forest companies in Otter Point and Shirley. A funding request for \$5,000 is being submitted to the Real Estate Foundation of BC. Information bulletins are being circulated to interested parties. Work is underway to establish a website for the project.

The steering Committee decided to proceed with organizing a rural land use information forum on June 19. Speakers have agreed to present from the British Columbia Landowners Association, Smart Growth BC, and the Municipality of Metchosin (Mayor Ranns).

The next steering committee meeting is May 26.

**Motion:** to release \$300 for upcoming Vision Project expenses.

**Moved:** Wayne Fritz

**Seconded:** Maureen Nelson

**Carried**

**4.2.2 Meeting with Canadian Horizons and 3L Developments: Arnie Campbell & Emma Taylor**

Canadian Horizons Development (CHD) held a second meeting with a group of community organizations (SSES, Horse Trails, JDF Trails, OPSRRA, Fire Trustees, Private Forest Landowners). New maps were presented of the area. CHD is trying to confirm trails and wetland areas with the help of groups having local knowledge.

Wayne and Arnie met with 3L Developments along with a number of community groups at Camp Barnard. 3L Developments discussed a development plan outlining 26 - 2.5 acre properties. Park designations are being made where there are wetlands and streams. They will need to apply for rezoning to proceed in that manner. Kabul Atwal plans to arrange a community meeting to discuss their development but no arrangement has been made yet.

#### **4.2.3 Thank you letters: Emma Taylor**

Thank you letters were drafted and sent to Otter Point Fire Hall and to SEAPARC for providing continued access for meeting space.

### **5.0 New Business**

#### **5.1 Updates from Directors on assigned responsibilities**

##### **5.1.1 Land Use Committee "A": Ken Pungent & Wayne Fritz**

The OCP for Otter Point has been passed. The Jordan River OCP not yet been signed off by the CRD Board.

At their April 17 meeting, the Land Use Committee passed a resolution recommending that Bylaw 3430 be amended to include requiring that the "Shores" developer provide a number of amenities in exchange for the rezoning being requested (eg. providing cash in lieu of parkland, making an additional small parkland donation, providing land for a fire hall, and providing a right of way to connect to Jordan River).

At their May 8 meeting, the Land Use Committee approved bylaw 3429 dealing with the Totangi development such that existing lots and areas that had already received preliminary layout approval from the approving officer would be rezoned to allow a minimum average lot size of one hectare. It was agreed that OPSRRA would make a submission on the bylaw when it goes to a public hearing later in May.

##### **5.1.2 Zoning Advisory Committees: Arnie Campbell**

No update.

##### **5.1.3 Liaison with Regional Director: Maureen Nelson**

Maureen has had no recent contact with Erik Lund.

##### **5.1.4 Liaison with Shirley: Maureen Nelson**

The Shirley Fire Society meeting was held April 12th. The Presidents' report raised concerns about spending on the purchase of a fire truck. A review of past Board meeting minutes is underway to clarify previous decisions made. The Shirley Fire Dept. will be holding an Open house on May 26.

##### **5.1.5 Liaison with MLA: Arnie Campbell**

Wayne and Arnie met with John Horgan to discuss the Bylaw 189 amendments and related public hearings. The Sooke Museum referendum, the strategic vision project, governance issues, the Arden mine application, OCP's and zoning bylaws were also discussed.

##### **5.1.6 Governance Study Group: Arnie Campbell**

At their recent meeting, the new governance committee asked Arnie to provide background information on the strategic vision project. East Sooke has established a committee to examine amalgamation with Metchosin. If an amalgamation goes forward, then a separate subcommittee will look at Malahat joining Metchosin.

##### **5.1.7 OPSRRA Web Site: Sandy Barta**

Additional ideas about adding web links to the OPSRRA website should be passed on to Sandy.

**5.1.8 OPSRRA Newsletter: Arnie Campbell**

A nice development—after placing his business address on the OPSRRA newsletter, Greg Innes also got a follow-up story on his handmade wooden beds in the Sooke News Mirror after the local newspaper noticed his business listing.

**5.1.9 Publicity: Emma Taylor & John Charles**

John printed off more pamphlets describing OPSRRA.

**5.1.10 Community Notice Boards: Bob Phillips & Wayne Fritz**

Bob has acquired additional corkboard for making more bulletin boards. Arnie noticed that his phone number on the signboards is inaccurate and has been making temporary corrections. Sandy has been making new signboards with Wayne's name to replace Jim Dexter as vice-president.

**5.1.11 Crown Lands and Pioneer Park: Wayne Fritz**

Nothing to report.

**5.1.12 Treasurer's Report: Emma Taylor**

The current balance is \$1,207.71 of which \$296.30 is OPSRRA's balance and \$913.41 is the strategic vision project budget. Expenses from last month include \$25.00 for Society Act fees. Incoming membership dues are \$15.

**5.1.13 Membership: Emma Taylor**

Arnie and Emma reviewed the phone lists and updated contact info. There are currently 319 Otter Point members and 43 Shirley members for a total of 362 members. Three new members were added since the last meeting.

**5.1.14 Update on Muir Creek: Arnie Campbell**

A Prospectus for Muir Creek has been finished. Steve Lorimer and Marianne Stoltz from TimberWest met with the Muir Creek Protection Society, John Horgan, Sid Jorna, and Arnie Campbell. TimberWest discussed the potential sale of their land around Muir Creek for a reduced price and indicated that they will hold off any logging in the area that has been identified as potential park. Nature Trust or The Land Conservancy could be potential partners. As Nature Trust already works with Timberwest, they would likely be a preferred partner. Representatives from the Muir Creek Protection Society and the Juan De Fuca Community Trails Society will be speaking at a forthcoming CRD Park Commission meeting in favor of establishing a Muir Creek regional park. Arnie will also speak at the meeting on behalf of OPSRRA to stress the importance of establishing a Muir Creek park which extends to the ocean.

**5.1.15 Update on JDF & SEAPARC Parks Commissions: Ken Pungente and John Charles**

E. Taylor attended. The Parks Commission is collaborating with the CRD Transportation & Health Initiative to get public input on expansion of trail networks and green space. Sid Jorna has completed a draft parks plan and circulated it to the directors. Emma and Sid will coordinate their efforts.

The issue of beach access was discussed by the Parks Commission. Each Commissioner will identify 2-3 beaches owned by the Ministry of Transport in their electoral district and they will begin the process of applying to manage those public

beach accesses. The application will require detailed plans for infrastructure development and management.

The Parks Commission also approved funds to upgrade children's play equipment at a park in East Sooke and provided authority to Port Renfrew to manage their own park funds. No detailed budget was presente.

## **5.2 New business**

### **5.2.1 Sooke Region Museum Referendum: Arnie Campbell**

The CRD board announced agreement between Sooke and the JDF Regional Director to establish a committee to look at funding options. Their report is due in July. Sooke has nominated Councillors Beech, Kasper and Evans. Erik Lund has not appointed any representatives yet. The proposed funding bylaw has been tabled by the CRD Board and be dealt with in July.

### **5.2.2 Proposed Amendment of CRD Bylaw 189: Wayne Friz & Arnie Campbell**

The OPSRRA submission at the public hearing is in the latest OPSRRA newsletter.

### **5.2.3 Proposed Amendment to the Regional Growth Strategy: Wayne Friz & Arnie Campbell**

A submission is being worked on by Arnie, Wayne and Maureen.

### **5.2.4 Improving Beach Access and Signage: Wayne Fritz**

Community residents are encouraged to make their views known to Parks Commissioners. The JDF Economic Development Commission is also interested in promoting improved beach signage to promote The BC Land Title act states that the Ministry of Transport (MoT) is responsible for beach accesses created through subdivision approvals. Approximately 15 public beach accesses exist in Otter Point and 8-10 in Shirley. The MoT has little interest in improving beach access points and is exploring ways to turn over management of public beach accesses to park authorities and local governments through a licence of occupation agreement. Each application involves completing a detailed planning and management checklist. Wayne walked the beach access points in Otter Point with Sid Jorna and Ken Douch, the Parks Commissioners for Otter Point. The Parks Commission has little money available for maintaining beach accesses. The availability of space for parking vehicles at beach access points is also a safety issue. Public beach access points at Shoemaker, Carpenter Road, Gordon's Beach and Otter Point Park were identified as potential beach access points for the Parks Commission to consider managing in Otter Point. Community residents are encouraged to make their views known to Parks Commissioners. The JDF Economic Development Commission is also interested in promoting improved beach access signage to promote tourism. At this point, given the developments underway, Wayne recommended that OPSRRA should not get involved in lobbying for improved beach access but rather to send a letter of encouragement to the key parties later in the summer.

## **5.3 Other business**

### **5.3.1 Economic Development Commission Tourism Grant: Arnie Campbell**

The EDC received a \$25,000 grant to promote tourism in the area. However, as a project manager could not hired to manage this project, the grant money was returned.

### **5.3.2 Resource Land OCP: Arnie Campbell**

A public meeting is expected to be held in July to be followed by a public hearing to deal with a Resource Lands Official Community Plan being proposed for the JDF Electoral Area. Arnie, Bob, Wayne, Maureen and Emma indicated that they were interested in reviewing the draft OCP when available.

**6.0 Next Directors Meeting**

June 11, 7:30-9:30pm at SEAPARC

**7.0 Motion to Adjourn**

**Moved:** Wayne Fritz

**Seconded:** Bob Phillips

**Carried**

**Adjournment: 9:50 pm**