

Otter Point and Shirley Residents and Ratepayers Association

Board Meeting Minutes

Date: May 17, 2010

Time: 7:30 pm

Place: SEAPARC Meeting Room

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

Regrets: E. James

Welcome: A. Campbell welcomed Bill Park, Bob Dick and Leslie Lajeunesse to attend and participate in the meeting.

1. Adoption of Draft Agenda

Moved by W. Fritz and seconded by J. Charles subject to adding agenda item 4.3.7 "Review of Responsibilities of Directors". Approved.

2. Appointment of Recorder

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

3. Approval of the Draft April 12, 2010 Board Meeting Minutes

Moved by J. Charles and seconded by F. McDannold. Approved.

4. Old Business

4.1 Outstanding Correspondence

A. Campbell reported that at the May 18, 2010 LUC meeting he read a letter from OPSRRA which expressed appreciation to Mr. Hicks, the Regional Director and CRD planning staff for their recent efforts in community planning on behalf of Shirley/Jordan River and Otter Point.

4.2 Correspondence Received

None received.

4.3 Business Arising from Previous Meetings

4.3.1 Meeting With Off - Roader Representative – A. Campbell, F. McDannold, S. Barta and E. James

A. Campbell reported on a meeting held between several OPSRRA Board members and Don and Barbara McLaren. At that meeting, Mr. McLaren outlined his interest in the development of an area in Otter Point or Shirley that could be leased or purchased by off-roaders for off-roading recreational purposes. The Boyd's Pit property on crown land near Blueberry Flats was specifically identified as it had previously been mined for gravel/aggregates and would also facilitate access by off-roaders to logging roads in the area. Mr. McLaren did not ask OPSRRA to take a position about this idea. During general discussions at the Board meeting, Directors were generally supportive of the idea of having the off-roading community purchase or lease suitable property for off-roading recreational purposes. Questions were raised about: the proximity of Boyd's Pit to the Girl Guides' Camp Jubilee, potential forest fire threats from off-roading during the dry summer months, and a lack of information about whether forest companies were supportive of off-roader use of private logging roads.

4.3.2 Adding Jordan River Residents to the General Membership – A. Campbell

A. Campbell welcomed Leslie Lajeunesse and Bob Dick to report on their

"canvassing" in Jordan River. Mr. Dick indicated that there will be a meeting on May 30, 2010 at his residence for Jordan River residents to discuss pros/cons and alternatives for Jordan River residents to joining OPSRRA in some capacity. There are currently 12 Jordan River residents who have joined OPSRRA as associate members. It is estimated that there are 33 housing units and 38 adults residing in Jordan River. Mr. Dick indicated that he was currently encouraging Jordan River residents to familiarize themselves with OPSRRA and its activities by reading the monthly OPSRRA newsletter. A. Campbell reported that the feedback he had received to date from members was that OPSRRA should extend potential membership to Jordan River residents only if they generally wanted this to occur. He also reported that the OPSRRA constitution might technically allow including Jordan River residents as OPSRRA members but that an OPSRRA membership vote would be the preferred method if OPSRRA was to expand its membership to Jordan River. B. Phillips pointed out that a two-thirds vote by OPSRRA members at a general or annual general meeting would be required to change the OPSRRA constitution. W. Fritz suggested that a decision to proceed or not could likely be made before the OPSRRA fall annual general meeting. A. Campbell encouraged Mr. Dick to contact him if he wanted more information about OPSRRA before the May 30 meeting in Jordan River.

4.3.3 Western Forest Products Update – A. Campbell

A. Campbell gave a brief update on the status of land sales by Western Forest Products as reported on their website (<http://www.uniqueproperties.ca/properties/western-forest-properties-south-island>).

4.3.4 Community Meeting With Canadian Horizons Ltd – A. Campbell, J. Charles, B. Mark, E. James and W. Fritz

A. Campbell reported that Canadian Horizons Development Ltd. had publicly outlined, at separate invitational meetings for community groups and neighbors, its corporate concept of how it proposed to develop its 556 acre property in Otter Point over the next 12-15 years. The concept envisages the establishment of approximately 300 separate lots ranging in size from one-quarter to two acres. The one-quarter acre lots would create a small suburban village. Substantial green spaces would be retained. Discussions are underway with the Kemp Lake Waterworks District to obtain CRD water for the development. Changes to the Otter Point Official Community Plan and the JDF zoning bylaw would be required for the development to proceed as outlined. The marketing research reported by Canadian Horizons Development Ltd. suggests that potential buyers are interested in small suburban lots in a rural setting rather than larger rural lots.

In general discussion, Board members pointed out that:

- the existing zoning would allow a maximum of 52.6 fee simple 10 acre lots in comparison to the 300 lots being proposed;
- 300 lots (with only one residence apiece) would likely lead to a population increase of 750-1,000 residents in Otter Point;
- such a development would lead to increased fire protection, road maintenance and other shared costs for all Otter Point ratepayers;
- the economic benefits from the sale of lots, the construction and furnishing of homes would go primarily to Canadian Horizons Development Ltd. and businesses in surrounding municipalities as Otter Point has few construction companies and no large construction material or retail outlets;

- the environmental impacts of the proposed project are unclear;
- the opportunity to acquire public green spaces, particularly trails, might strengthen the JDF parks system;
- such urban style development is contrary to the current CRD Regional Growth Strategy and the Strategic Vision developed for Otter Point and Shirley;
- such a suburban type development would set a planning precedent and constitute a tipping point for the future development of Otter Point.; and
- more information and opportunities for Otter Point residents to discuss the proposed development will be needed.

4.3.5 Mobile Manufactured Homes Policy– A. Campbell

A. Campbell reported that there had been no follow-up contact with OPSRRA by those Otter Point residents who had previously requested support in strengthening CRD bylaw provisions so as to give greater protection to "pad renting" mobile home residents in the event that their mobile home park was redeveloped for other purposes. It was agreed to remove this issue from the next Board meeting agenda unless OPSRRA was contacted again about this issue.

4.3.6 Girl Guides Anniversary – A. Campbell

A. Campbell reported that on behalf of OPSRRA he attended the 50th anniversary of the Girl Guides Association Camp Jubilee. He also reported that he will be attending a fundraising benefit for Camp Barnard to present a \$500 grant on behalf of the Regional Director. Camp Barnard is an OPSRRA member.

4.3.7 Review of Responsibilities of Directors

There was a general discussion about the allocation of responsibilities to Directors. It was agreed some changes would be made. B. Mark would be a back-up if other Directors were unable to attend LUC meetings. B. Phillips would also share responsibility for the Regional Sustainability Strategy Review. A. Campbell would assume responsibility for the Otter Point Fire Department Annual General Meeting. B. Mark and W. Fritz would do the same respectively for the Shirley Volunteer Fire Department and the Kemp Lake Waterworks District Annual General Meetings.

5. New Business

5.1 Membership Recruitment Ideas – A. Campbell, W. Fritz, E. James

A. Campbell reviewed a range of ideas developed by E. James, W. Fritz and A. Campbell about how to recruit new OPSRRA members. It was decided that by September 2010:

- Bob Phillips would cost out the production of high quality signs to use with existing roadboards encouraging residents to join OPSRRA; and
- A. Campbell would develop an OPSRRA advertisement to be used with community bulletin boards.
- Other activities such as road side recruitment tables or door-to-door canvassing will be considered later.

5.2 Review of the Otter Point OCP – A. Campbell, W. Fritz

A. Campbell reported that the May 27, 2010 Advisory Planning Commission (APC) meeting to review the LUC process for reviewing the Otter Point Official Community Plan was cancelled as planning staff had not circulated an agenda in advance as required. Instead, in its place, JDF planning staff provided an outline of the proposed review process. About 15 people attended the meeting. A number of questions were raised about: the proposed role of the APC in the review process; how changes to the OCP would be decided upon; and how public participation in the process would be maintained.

A. Campbell also reported that the Regional Director had subsequently contacted him to indicate that a revised process for reviewing the Otter Point OCP was being developed and would be considered by the JDF Land Use Committee at its May 18, 2010 meeting.

5.3 CRD Parks Strategic Plan – A. Campbell

A. Campbell reported that he had attended the open house for the CRD Parks Strategic Plan on May 12, 2010.

6. Updates on Responsibilities of Directors

6.1 Land Use Committee – Fiona McDannold, Wayne Fritz

No report given.

6.2 Liaison with Regional Director – Arnie Campbell

See agenda item 5.2.

6.3 Liaison with Shirley – Brenda Mark, Fiona McDannold

No report given.

6.4 Liaison with MLA - Arnie Campbell

No report given.

6.5 Strategic Vision – Wayne Fritz, Arnie Campbell

No report given.

6.6 Governance Activities – Brenda Mark, John Charles

No report given.

6.7 Regional Sustainability Strategy Review – Wayne Fritz, Arnie Campbell

No report given.

6.8 OPSRRA Website – Sandy Barta

No report given.

6.9 OPSRRA Newsletter – Arnie Campbell

No report given.

6.10 Publicity – Wayne Fritz

No report given.

6.11 Community Bulletin Boards – Bob Phillips, John Charles

No report given.

6.12 Treasurer's Report – Bob Phillips

B. Phillips tabled a treasurer's report indicating that as of May 13, 2010 the OPSRRA main account balance was \$307.58, the OPSRRA petty cash float balance was \$36.84, and the Vision account balance was \$1201.75.

6.13 Membership – Erik James

No report given.

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

On behalf of B. Mark, who had to leave early because of the length of the meeting and other commitments, A. Campbell reported that:

- The JDF Parks and Recreation Commission is reviewing public comments from its open house about its Community Parks Plan and its William Simmons Park Plan;
- the Priest's Cabin Park cleanup has been completed; and
- a local community stewardship agreement has been developed for the maintenance of the Eagle Crest Park in Otter Point

7. Date for Next Meeting

It was agreed that the next Board meeting would be scheduled for June 14, 2010.

8. Adjournment

Motion to adjourn by W. Fritz at 9:50 pm.