

Otter Point and Shirley Residents and Ratepayers Association

Minutes of the Directors' Meeting October 20, 2008

Date: October 20, 2008

Time: 7:30 pm

Place: SEAPARC Meeting Room

Present: Arnie Campbell, John Charles, Sarah Tidwell, Sandy Barta, Wayne Fritz, Erik James

Regrets: Ken Pungente, Bob Phillips

Guests: Nancy Bennett, Dan Tkachuk, Margarita Dominguez, Bren Keetch

1. Adoption of Agenda

Moved: John Charles Seconded: Wayne Fritz

PASSED, subject to changing agenda item 5.1 to agenda item 4.2.

2. Appointment of Recorder

John Charles by rotation to be followed by Ken Pungente

3. Approval of Minutes of the August 25, 2008, OPSRRA Board of Directors meeting (see attachment)

Moved: Wayne Fritz Seconded: John Charles

PASSED, subject to changing the content of agenda item:

- 4.1.7 delete last sentence, " He subsequently spoke to Judy Lavoie....."
- B) Business Arising From the Meeting of June 14th, 2008 – The Premier has not responded to date to the July 17 letter from the Association of Vancouver Island and Coastal Communities.
- 5.1 from "BC Landowners" to "BC Landowners Association" and "WFP has a Nov. 15" to "WFP has a Sept. 15".

4. Old Business

4.1 Outstanding Correspondence

4.1.1 Letter to the Provincial Subdivision Approving Officer:

A. Campbell reported that a reply had been received but that there was no new information to report other than that to be dealt with in agenda item 4.2.3.

4.1.2 :Letter to the JDFEA LUC re a Zoning Review

A. Campbell reported that he did not expect a reply and that the issue had been discussed in a meeting with the JDFEA Regional Director (see agenda item 5.2).

4.1.3 Letter to the Regional Director re Staffing:

A. Campbell reported that this issue had been discussed with the Regional Director (see agenda item 5.2)

4.1.4 Letter to the Chair of the CRD re Staffing and Outstanding Planning Projects:

Campbell reported that there has been no reply to a letter sent in July 2008 to the CRD Chair.

4.2 Business Arising from Meeting of June 14, 2008

4.2.1 Williams Simmons (Poirier Park) Lake Improvement Project:

Campbell summarized the recent e-correspondence he had with Larry Hutchings, who indicated that no JDFEA Parks Commission decision about park cleanup activities is expected before their Nov. 6, 2008, meeting and that no trail construction is anticipated to begin before next spring. No decision has yet been made about a parking lot for the park. A summary of local concerns as expressed in letters to OPSRRA about the park development was read aloud by A. Campbell.

The four guests attending the meeting introduced themselves. They agreed that the summary of concerns just read was a fair reflection of their concerns. E. James and W. Fritz pointed out that there was time for the JDFEA Parks Commission to hear of any community concerns before decisions about the park development were made. A. Campbell pointed out that Parks Commission had not yet determined the location of a parking lot and a walking trail in the proposed park. The four guests were encouraged to meet with the Parks Commission to discuss their concerns. It was decided that OPSRRA would send a letter to the JDFEA Parks Commission summarizing the concerns raised about the proposed park development and encouraging the Parks Commission to hold a local community consultation before finalizing decisions about the park development.

4.2.2 Hosting of an All Candidates Meeting on Nov. 3, 2008:

A. Campbell reviewed plans for OPSRRA to host an All Candidates Meeting at the Otter Point Fire Hall on Nov. 3, 2008. Invitations are being extended to candidates for Regional Director, School District #62 (Milne's Landing Zone) Trustees, the Otter Point Land Use Committee and the Otter Point Advisory Planning Commission. The meeting will be advertised in the Sooke News Mirror, on community bulletin boards, and through the OPSRRA newsletter mailing list.

4.2.3 Western Forest Products Development Options and Meeting with the Subdivision Approving Officer:

A. Campbell reviewed the range of potential options reviewed and debated at the Sept. 30, 2008, General Membership meeting regarding a possible invitation to meet with WFP. Following general discussion, the Directors concluded that the preferred approach would be to:

- meet with WFP if invited;
- support an exchange of information with WFP;
- facilitate other community groups also meeting at the same time with WFP;
- make clear that OPSRRA speaks only on behalf of its membership; and
- report back to its members on any discussions with WFP.

A. Campbell also reported that, Bob Wylie, the provincial Subdivisions Approving Officer, indicated during a meeting on Sept. 30, 2008, with

members Steering of the Jordan River Committee (and to which OPSRRA was invited to attend and speak), that WFP had submitted only one subdivision application. It is unknown whether the information provided in that application will be sufficient for the Subdivision Approving Officer to make a decision. It is also likely that a court decision about whether to set aside the recent CRD zoning decisions affecting the WFP private forestlands will be made within the next month.

4.2.4 OPSRRA Action in Support of the Strategic Vision :

A. Campbell pointed out that at the last General Membership meeting, that a motion had been passed for OPSRRA, within its mandate, to promote the Strategic Vision for Otter Point, Shirley and Jordan River. It was agreed that a subcommittee of W. Fritz, S. Barta and E. James would review the Strategic Vision and bring back ideas for the OPSRRA Board of Directors as to how it might proceed on this matter.

4.2.5 Meeting with Minister:

A. Campbell reported that a meeting has been arranged for Nov. 4, 2008, with Blair Lekstrom, Minister of Community Development, to discuss governance issues, particularly as outlined in the Strategic Vision document. It was agreed that A. Campbell, J. Charles, W. Fritz and H. Phillips, (members of the Steering Committee for the Strategic Vision Project), would be delegates to that meeting and would arrange amongst themselves to meet in advance to sort out a strategy for the meeting.

5. New Business

5.1 Meeting with the Regional Director and Manager, Local Planning Juan de Fuca Electoral Area:

A. Campbell reported on a recent meeting held between OPSRRA representatives (A. Campbell, Sarah Tidwell, J. Charles, W. Fritz) and JDFEA representatives (Erik Lund, Regional Director, June Klassen, Manager of Local Planning and Emma Taylor, Planning Assistant) to discuss local planning priorities. June Klassen indicated that she was developing a work plan for CRD planning approval, which, in addition to routine planning and LUC support activities, envisaged completion of planning work for the JDFEA Parks Plan and the bylaw for the Resource Lands Development Plan by the end of 2008. Planning work to review JDFEA OCPs and zoning bylaw 2040 would not begin until next spring at the earliest. Erik Lund indicated that the current annual JDFEA planning budget had been increased by \$100,000 due to increased development permit and zoning fees. He also indicated that the legal costs for the two current lawsuits dealing with recent CRD rezoning of the Rural A and Forestry zones would be paid for out of the JDFEA planning budget. Those legal costs would not be known until after the court cases were settled. Budget permitting, consideration was also being given to employing additional planning staff. In response to a question about potential JDFEA contributions to the cost of carrying out a review of the Regional Growth Strategy, Erik Lund indicated that he thought the review would take a lengthy time to complete given the difference of views amongst CRD members and that he did not know what review costs might be borne by the JDFEA planning budget. June Klassen

volunteered to find out what if any of those review costs might be and to inform OPSRRA. OPSRRA offered to support the Electoral Area if it needed help lobbying the CRD to ensure that global costs associated with the legal cases and RGS review were being unfairly passed along to the local taxpayers.

5.2 Background Notes on Zoning Issues in Otter Point and Shirley – W. Fritz

The Background Notes were tabled for discussion at a later Board meeting.

5.3 Manufactured Home Park Redevelopment Policy – A. Campbell, W. Fritz:

There was general discussion of the request made at the recent General Membership meeting to lobby the JDFEA to enact a bylaw to provide greater protection to those living in their own manufactured homes, if evicted from a mobile home park, so as to allow different development on the property. John Horgan had advised A. Campbell that some protection is provided to the mobile home owner through provincial statute if the mobile home is on property zoned as a mobile home park. W. Fritz indicated that there are two mobile home zones in Otter Point and none in Shirley. The Olympic View Mobile Home Park operates as a strata council in which mobile home owners own their own mobile home lot. The ownership/rental status of the other mobile home zone in Otter Point is not known. A. Campbell will research what protection is currently provided to mobile home renters through provincial statute and how this differs from the protections being provided to mobile home renters by neighbouring municipalities.

5.4 Follow-up on Reply From Mines re Arden Gravel Pit – A. Campbell:

It was decided that a letter to the Ministry of Mines should be sent asking what is being done to monitor compliance with the licensing requirements for the mining permit issued for the Arden gravel pits on West Coast Road and Anderson Road.

5.5 Updates from Directors on assigned responsibilities

5.5.1 Land Use Committee—K. Pungente, W. Fritz:

A brief summary was provided of the recommendations made by LUC to the CRD Board at the Sept. 2 and Sept 30, 2008 LUC meetings.

5.5.2 Liaison with Regional Director:

See agenda item 5.1.

5.5.3 Liaison with Shirley—S. Tidwell:

Shirley community website addresses are being forwarded to S. Barta for placement on the OPSRRA website.

5.5.4 Liaison with MLA—A. Campbell:

John Horgan, MLA has written to the Premier inquiring as to why the provincial government provided community compensation of almost \$6m in the Kootenay area when Pope and Talbot forestlands were taken out of TFL23 while no community compensation was provided when WFP forestlands were taken out of TFL25. A. Campbell will obtain a copy of the letter. A recent Times Colonist editorial raised the same issue and noted that a comparable level of compensation for the JDFEA would be approximately \$35M.

5.5.5 Developing a Strategic Vision Project—W. Fritz:

The Strategic Vision for Otter Point, Shirley and Jordan River has been widely distributed within the community and to key community

organizations and decision makers. Follow-up information and lobbying meetings are being scheduled. A meeting with the project Advisory Committee will be arranged for early 2009 to discuss what has been accomplished to date and what role different community organizations can take in promoting the Strategic Vision.

5.5.6 Governance activities—A. Campbell:

See agenda item 4.2.5.

5.5.7 OPSRRA website—S. Barta:

Work to establish a range of website linkages on the OPSRRA website is proceeding.

5.5.8 OPSRRA newsletter—A. Campbell:

The OPSRRA newsletter will go out next week.

5.5.9 Publicity—J. Charles, S. Tidwell:

A new brochure describing OPSRRA and encouraging residents to become OPSRRA members has been produced and distributed to approximately 1500 households in Otter Point and Shirley. Sixteen new members have been recruited following the distribution. Efforts to recruit new members will also be made at the All Candidates meeting.

5.5.10 Community bulletin boards—B. Phillips, W. Fritz:

Nothing new to report.

5.5.11 Treasurer's report—B. Phillips:

A. Campbell reported that OPSRRA had approximately \$450 in its bank account and cash float (with one advertising bill still outstanding) while the Strategic Vision project had approximately \$1800 remaining in its operating account.

5.5.12 Membership—E. James:

An updated report will be provided at the next Directors' meeting. .

5.5.13 Muir Creek—A. Campbell:

There is nothing new to report.

5.5.14 SEAPARC & JDF Parks and Recreation Commission—J. Charles:

Nothing new to report other than agenda item 4.2.1.

6. Next meeting date:

Tentatively scheduled for Nov. 24 or 25, 2008 and to be confirmed later by e-mail.

7. Adjournment at 9:30 p.m.

Moved by Wayne Fritz.