

Otter Point and Shirley Residents and Ratepayers Association

Minutes of the Directors' Meeting September 10, 2007

Date: September 10, 2007
Place: SEAPARC
Time: 7.30 p.m.

Present: Arnie Campbell, Wayne Fritz, Emma Taylor, John Charles, Sandy Barta, Ken Pungente, Bob Phillips

Regrets: Maureen Nelson

1. Adoption of Agenda – approved
2. Appointment of Recorder (Bob Phillips by rotation)
3. July 23, 2007 Minutes – approved
4. Old Business
 - 4.1 Outstanding Correspondence
 - 4.1.1 Letter to Ministry of Environment Re No Hunting/No Shooting Boundary – A. Campbell.
A reply has not yet been received from Peter Pauwels. Any boundary changes would require approval of T'Sou-ke Nation.
 - 4.1.2 Letter to JDF Director Re Zoning Advisory Committees – A. Campbell
No reply has been received yet. Arnie received an email some weeks ago noting that CRD staffing is an issue, but it is hoped that Kris Nichols will have more free time to deal with zoning bylaw issues in the near future.
 - 4.1.3 Letter to B Lapham re: Resource Lands OCP – A. Campbell
The letter requested more public meetings on this matter. A copy was also sent to CRD Director Lund
 - 4.2 Business Arising From July 23, 2007 Meeting
 - 4.2.1 Sooke Region Museum Referendum – A. Campbell
There were no further developments to report and no further meetings are scheduled. Lesley Douch is the new JDFA appointee to the Museum Board.
 - 4.2.2 Beach Access and Signage – W. Fritz
The current plan is to send a letter of support to the JDF Parks and Recreation Commission for their stewardship of selected beach accesses in Otter Point and Shirley/Jordan River.

4.2.3 Slingsby Road Development – E. Taylor

Emma reported that John Horgan MLA had contacted the Ministry of Highways. The Ministry does not allow exceptions if you are not in a municipality.

4.2.4 W. Morton Water Rights – A. Campbell

Arnie noted that this matter is now before two provincial environmental agencies.

4.2.5 OPPSRA Website Links – S. Barta

Sandy gave an update. Her report was circulated.

4.2.6 First Nations Treaty Negotiations – B. Phillips

Bob attended the recent Public Meeting held at the T'Sou-ke Nation Offices. There were about 50 persons present including the chief negotiators for all parties. It is not well known that the Bands must fund 80% of their negotiating costs. For more information, check infopubs@inac.gc.ca or ABRinfo@gov.bc.ca.

5. New Business

5.1 Presentation by 3L Developments - K. Atwell

Mr. Atwell gave a comprehensive outline of this development and answered a number of questions. The proposed development is 97 acres. 3L Developments has applied for rezoning to permit 31 lots with a minimum lot size of 2 acres. The company wants the land included in the settlement containment area and will be making a presentation to the Land Use Committee on October 9. Mr. Atwell noted that 3L Developments does not build houses. Rather, it develops and sells serviced lots. 3L Developments has had an Open House and met with a number of community groups. They did a traffic impact study, but have not been in contact with the BC Transit Authority. The current plan provides for 21% of the development to be parkland. Craig Barlow did an environmental assessment and there is a plan to do a riparian assessment following the zoning application outcome. Three preliminary wells have been drilled on lots 2, 10 and 28 at depths up to 300 feet. Local residents have raised concerns as to the development's impact on local wells. Mr. Atwell said 3L Developments would have a hydrologist conduct an impact assessment. He also informed us that the road right of way is 20 metres (7.5 metres paved). The company has also applied for inclusion in the Otter Point Fire Protection District. In response to questions related to environmental impacts of the development, Mr. Atwell replied that each lot would have a septic system in compliance with VIHA regulations. As to leaching, 3L Developments would have the hydrologist formulate a safe plan with reference to the riparian assessment. This would be specified in their plans prior to the selling of lots by way of a covenant. When asked about the impact of the work done so far to clear and develop roads and the related risk of silting with the autumn rains, Mr. Atwell noted that 3L hopes to have protections in place before the rains begin. It is also planning another public meeting following the outcome of the zoning application.

5.2 Identification of the Kemp Lake Boundary –A. Campbell

The Association of BC Surveyors did respond to the complaint made by the Jorna and Phillips families. The Association said it could not disclose the outcome of its investigation as the complainants were not entitled to this information and only the surveyors and landowners were so entitled. The families have a legal opinion that the Association's Bylaws stipulate that the information must be provided. Another letter has been sent to the Association.

5.3 JDF Parks Commission Master Plan – A.Campbell

The report drafted by Arnie, John and Ken is attached. A letter will be sent to JDF Parks by the end of September. Concerns were raised related to funding constraints and long-term planning strategies.

5.4 Milling Permit – K. Pungente

A property owner on West Coast Road has been milling logs on his property, which is not zoned for this use. Ken has been in touch with Kris Nichols. Arnie has also made inquiries on behalf of OPSRAA. The matter is being investigated and Arnie will follow up.

5.5 Timber West Updates – A. Campbell

Arnie was in contact with Timber West concerning extensive logging in the area of Blueberry Flats. The logging is now stopped because of the labour dispute. This land does not fall within the Shirley OCP, but under the Resource Lands OCP. For now there is no logging on Muir Creek. Timber West said it had no plans to sell the land in 2007.

5.6 Western Canadian Horizons Development - A. Campbell

Arnie was in contact with Marianne Wade, who has left her position. There will be a follow-up meeting with her replacement.

5.7 Western Forest Products – A. Campbell

Arnie was in contact with WFP concerning its plans for Jordan River. Nearly all the WFP lands in Shirley Jordan River areas (approx. 4,500 acres) are now on the market with Colliers International as the agent. This is about 45% of the Shirley/ Jordan River OCP area. The Collier Prospectus shows both forestry and residential land for sale. Arnie will be in contact with the MLA and CRD as this progresses.

5.8 Updates From Directors on Assigned Responsibilities

5.8.1 Land Use "A" Committee – K. Pungente and W. Fritz

There was a variance application for a property in Otter Point to increase the size of a mobile home by 65 %.

5.8.2 Zoning Advisory Committees – A. Campbell

Nothing to report

- 5.8.3 Liaison with Regional Director – M. Nelson
Nothing to report as Maureen was not present.
- 5.8.4 Liaison with Shirley – M Nelson
Nothing to report as Maureen was not present.
- 5.8.5 Liaison with MLA – A. Campbell
Arnie was informed that Subdivision Office is under the Land Titles Act and that no Regional District has its own Subdivision Approval Officer. Only municipalities have the authority to do their own subdivision approvals. Arnie will re-contact John Horgan to see if he had contacted Ida Chong's Office as to the criteria for incorporation.
- 5.8.6 Developing A Strategic Vision Project - W. Fritz
The Vancity funding application is not expected to be dealt with until early November 2007. The Steering Committee will meet on Sept. 11 to finalize decisions concerning the title, questions to raise and potential speakers for the Oct. 2 Public Forum.
Motion: OPSRAA to allocate \$500 to the Developing a Strategic Vision Visioning Steering Committee – approved.
- 5.8.7 Governance Study Group – A. Campbell
The Committee last met in February 2007. There is a tentative meeting set for Sept. 25, 2007. There is a school of thought that the provincial government should place a moratorium on any further annexations until related governance studies are completed. The Shirley governance committee raised this issue with Director Lund. He is not optimistic about the moratorium proposal and does not think the Provincial government would support it. Director Lund also noted that Sooke's urban containment boundary extension proposal was not approved by the Provincial government. The Butler property adjacent to Kemp Lake will continue under the current zoning.
- 5.8.8 OPSRAA Website – S. Barta
See 4.2.5 above.
- 5.8.9 OPSRAA Newsletter – A. Campbell
Arnie will draft an interim Newsletter highlighting the Western Forest Products land sale.
- 5.8.10 Publicity – J. Charles and E. Taylor
Motion: Allocate \$32 to place an ad in the Rural Observer- approved
- 5.8.11 Community Notice Boards – W. Fritz and B. Phillips
Wayne and Bob will check out the state of the notice boards.
- 5.8.12 Crown Lands and Pioneer Park – W. Fritz
Nothing to report.

5.8.13 Treasurer's Report – E. Taylor

Previous Balance: \$321.55 Float Balance: \$22
Deposits: \$25 (memberships) Debits: \$5.10 (bank fees)
New Balance: \$341.45

Vision Funds:

Previous Balance: \$326.37 (CRD) + \$2000 (EDC) = \$2326.37
Deposits: \$5,000 Debits \$32
New Balance: \$7,294.37

Motion: Allocate \$41.34 to pay website fee – approved.

5.8.14 Membership Report – E. Taylor

Five new memberships since July 23
Current: 319 Otter Point; 43 Shirley

5.8.15 Update on Muir Creek – A. Campbell

Nothing new to report.

5.8.16 Update on SEAPARC and JDF Parks Commission – J. Charles and K. Pungente

No meetings in August. The tentative budget projection for JDF Parks for fiscal 2008 is basically the same allocation as fiscal 2007.

6. Adjournment

NEXT MEETING : October 15 or 16 to be confirmed. Recorder to be Sandy Barta.