

# OTTER POINT & SHIRLEY RESIDENTS AND RATEPAYERS ASSOCIATION

## Membership Meeting

November 7, 2007. 7:00 – 9:24 p.m.  
Otter Point fire Hall, 3727 Otter Point Road

**Chair:** Arnie Campbell

**Directors Present:** John Charles, Emma Taylor, Sandy Barta, Wayne Fritz, Bob Phillips

**Regrets:** Ken Pungente

- 1. Introduction of Directors and Guests – Arnie Campbell**  
The Directors were introduced along with guests Erik Lund, CRD Regional Director, and John Horgan, MLA.
- 2. Approval of the Minutes of March 5, 2007 Annual General Meeting – Emma Taylor**  
Moved: Emma Taylor. Seconded: Murray Tompkins. Passed
- 3. President’s Report on OPSRRA Activities – Arnie Campbell**  
See copy attached.
- 4. Membership Report – Emma Taylor**  
As of March 5, 2007, there were 357 members and 10 associate members.  
As of November 7, 2007, there were 373 members (327 in Otter Point and 46 in Shirley) and 11 associate members.  
Moved: Emma Taylor. Seconded: Bob Phillips. Passed
- 5. Treasurer’s Report – Emma Taylor**  
As of March 5, 2007, OPSRRA had an overall financial balance of \$258.43.  
As of November 7, 2007, OPSRRA has an overall financial balance of \$359.21, with \$11.11 of that in a “cash float” to deal with petty expenses and the remainder in a bank deposit. Expenses over this interval amounted to \$125.57 (Society Act Fees, bank charges, advertisements, web domain expenses, etc.) with revenues of \$215.24 from new memberships and donations.  
Moved: Emma Taylor. Seconded: Bob Phillips. Passed
- 6. New Business**
  - A. Campbell announced the following:
    - A town hall meeting sponsored by the Shirley Education and Action Society will be held in the Shirley Community Hall, November 20, 2007, at 7:00 p.m. Erik Lund, the CRD Regional Director will speak to governance issues.
    - The CRD will hold a “Septic Savy” Workshop at the Shirley Community Hall, November 24, 2007, beginning at 10:00 a.m.

Richard Muller, the volunteer Emergency Measures Coordinator for Otter Point, announced that he is looking for

- volunteers to help develop 35 emergency measures self-help neighbourhood “pods” in Otter Point; and
- carpentry volunteers and material to construct shelves in the emergency measures container located by the Otter Point Fire Hall.
- Richard can be contacted at 642-2350.

#### **6A. MLA’S and Regional Director’s Comments**

MLA John Horgan distributed background information about the removal of private forestlands from Tree Farm License 25 and the subsequent proposed sale of large parts of that private forestland by Western Forest Products. He also distributed contact information about key elected representatives should residents wish to express their concerns about the land sales and gave an overview of a range of current legislative issues: TFL25 and Western Forest Products land sales, treaty settlements, proposed changes to TRANSLINK, proposed new constituency boundaries and limits on legislative debating time.

Erik Lund, CRD Regional Director, identified land use planning, regional museum funding, CREST and development of the 2008 budget as the key issues with which he is currently dealing. Community residents were urged to attend a November 13, 2007, Land Use Committee meeting in Shirley to express their views on land use planning. Audience members asked questions regarding the status of the next LUC meeting, inaccuracies in the Shirley Official Community Plan map, the future authority of the Land Use Committee, discussions at an East Sooke Advisory Planning Committee, and tenancy arrangements pertaining to the St. Clare property. Mr. Lund provided answers or, in some cases, suggested that the questioner contact him by phone and he would arrange a meeting with CRD staff to deal with the issue.

#### **6B. Western Forest Products Land Sale Implications**

A. Campbell provided an overview of the following:

- removal by the provincial government of Western Forest Products’ (WFP) private forest lands from Tree Farm License 25;
- the subsequent discovery that substantial portions of the WFP lands in Otter Point, Shirley and Sooke had been provisionally sold to Ilkay Development Corp. for residential and other developmental purposes;
- OPSRRA correspondence to Minister Rich Coleman raising community concerns about the land sale;
- OPSRRA support for the Environmental Law Clinic’s request that the Auditor General review the provincial government’s decision to release private forestlands from TFL25 without community consultations and without seeking offsetting community benefits; and

- OPSRRA's continued position that a number of key planning processes should be completed before major developments are approved for the TFL25 lands, specifically:
  - the CRD Master Park Plan;
  - the JDFEA Parks Commission long term plan;
  - the Resource Lands Official Community Plan and Zoning Bylaws;
  - zoning bylaws for Otter Point and Shirley/Jordan River; and
  - the CRD Regional Growth Strategy.

He also reported on OPSRRA's participation in the Jordan River Area Land Sales Coalition, which recently held a town hall meeting attended by approximately 400 people at the S.J.Willis School in Victoria. At that meeting there was broad support for a resolution calling for "the Auditor General to conduct a formal audit into the Minister of Forest's decision to delete 28,282 hectares of land from Tree Farm Licenses 6, 19 and 25." There was also discussion about (1) calling on the CRD to place a moratorium on rezoning applications outside the Regional Urban Containment and Servicing Policy Area until a review of the Regional Growth Strategy has been completed in 2008 or 2009, and (2) calling on the provincial government to ensure that the current and future deletions of TFL lands not proceed until there is full consultation with First Nations and debate in the Legislature.

He invited input regarding these issues prior to representing OPSRRA at forthcoming CRD Board and JDFEA Land Use Committee meetings. OPSRRA members raised the following questions, comments and suggestions:

- Must the private forestlands taken out of TFL25 continue to be reforested? (A: Yes)
- Are private forestlands still subject to regulation? (A: Yes)
- What is the best way to support the OPSRRA position? (A: Write letters to elected representatives, join OPSRRA and SEAS.)
- How would a moratorium on developments affect the "little guys"? (A: Not clear at this time and needs to be thought through.)
- Concern about Victoria councilors proposing to make land use decisions for Otter Point and Shirley;
- Support a CRD moratorium on developments in the TFL lands;
- Need for a written commitment to "grandfather" all zoning already in place before implementing any moratorium;
- What conditions were placed on WFP when their lands were removed from the TFL? (A: WFP must allow First Nations continued access to traditional hunting and fishing areas and provide some ungulate rangeland.)
- The CRD should restrict property subdivisions only to the TFL lands;
- Any motion made tonight should not prevent the CRD from moving ahead with its proposed OCP and zoning bylaw for the Resource Lands.

**Motion:** Moved by Dave Gollmer and seconded by Richard Muller

*that OPSRRA write to the Auditor General supporting a formal audit into the Minister of Forest's decision to delete 28,283 hectares of land from Tree Farm Licenses 6, 19 and 25.*

The motion was strongly supported by a show of hands.

**Motion:** Moved by an unidentified member and seconded by Sandy Barta *that OPSRRA call on the CRD to impose a moratorium on rezoning applications outside the Regional Urban Containment and Servicing Policy until the comprehensive review of the Regional Growth Strategy is completed in 2008 or 2009.*

The motion was narrowly passed by a show of hands.

### **6C. Developing a Strategic Vision – Update**

W. Fritz outlined a number of reasons why the Developing a Strategic Vision Project was thought to be both timely and important. He described the community consultation process through which the project and its steering committee were established. To date, the project steering committee has raised \$8,000 in grant funding and held two public information forums: "Rural Land Use" and "Economic Development and Change." The next information forum, "Water-Environment-Change," will be held on November 27, 2007, at the Otter Point Fire Hall. One more forum is planned for early 2008, and it is expected to focus on governance options and community services. The project steering committee then intends to organize a process, likely a mix of community workshops and a community survey, through which community residents can identify and prioritize long-term community goals and strategies.

### **6D. Proposed Rural A Zoning Bylaw Changes**

W. Fritz provided an overview of the existing land use decision-making structure within the Juan De Fuca Electoral Area (JDFEA), discussed key changes that have occurred since the current zoning bylaw 2040 was enacted in 1993, and described the incomplete review of the Otter Point zoning bylaw that occurred in 2005-2006.

The JDFEA Land Use Committee, at an October 9, 2007, meeting and at an October 30, 2007, open house, identified a number of sometimes overlapping amendment options to consider for the current Rural A Zoning. W. Fritz gave a brief overview of those options:

- Eliminate the possibility of building strata subdivisions in the Rural A Zone;
- Eliminate the possibility of building stratas in the Rural A Zone.
- Limit the number of dwellings to one per four hectares in the Rural A Zone;
- Permit only one dwelling per lot in the Rural A Zone regardless of lot size;
- Maintain the Rural A zoning for all properties currently zoned Rural A and less than 5 hectares in size; and create a new Rural B Zone out of

existing Rural A-zoned lots over 5 hectares in size, in which future subdivisions would be limited to 4 lots with no lot less than 1 hectare in size and limits placed on the number of dwellings permitted;

- In the current Rural A Zone, allow the subdivision of a parcel into four 1-hectare lots with only one dwelling on each lot but permit only one dwelling on the “remainder” lot.
- Allow lots less than 8 hectares to retain their current Rural A zoning and be permitted up to 4 dwellings, with minimum parcel size at 2 acres.
- Rezone all lots currently zoned Rural A and 8 hectares or larger to prevent further subdivisions but allow up to a maximum of 8 dwelling units while eliminating the building of stratas.

Given the limited information available to date, residents were encouraged to contact the CRD planning office, familiarize themselves with the options and make their views known at the next Land Use Committee meeting, November 13, 2007.

#### **6E. No Hunting/No Shooting Boundary Changes**

A. Campbell reported that the local conservation officer, Peter Pauwels, was recommending to the provincial Ministry of the Environment that the current no hunting/no shooting boundary in Otter Point be moved one kilometer north of the hydro line running from DeMamiel Creek to Tugwell Creek.

#### **6F. JUAN DE FUCA PARK PLAN PRESENTATION**

Ken Douch reported that the Juan De Fuca Parks Commission has prepared a draft long-term park plan, and public comment about and input into the document are welcomed. Copies of the draft plan can be obtained from Ken Douch, Sid Jorna, or Marian Brown at the local CRD office. Key issues still to be resolved include:

- funding for adequate care and maintenance of parks;
- policies to deal with motorized vehicles' use of trails; and
- identification of potential recreational park sites in the Jordan River area.

### **7. Adjournment**

The meeting was adjourned at 9:40 p.m.