



Representing the Residents and Ratepayers of Otter Point, Shirley and Jordan River  
[www.opsrra.ca](http://www.opsrra.ca)

## **OPSRRRA'S OTTER POINT, SHIRLEY & JORDAN RIVER NEWSLETTER: APRIL 2015**

### **CELEBRATING 12 YEARS OF PUBLICATION!**

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**OPSRRRA** is a registered non-profit society with an elected Board of Directors and strives to present the points-of-view of its members to local government. OPSRRRA was founded in 1992 and has a membership of over 400. Residents or property owners within the Shirley,

Jordan River and Otter Point Official Community Plan boundaries who are age 18 or over are eligible for membership.

**Lifetime memberships cost \$10.00 per person** and are available from OPSRRA directors - see our web site ([www.opsrra.ca](http://www.opsrra.ca)) for further information. Associate (non- voting) memberships are available for persons who do not reside or own property in Shirley, Jordan River or Otter Point but wish to support the association.

The purpose of our society is to:

1. Ensure that the development of the communities of Shirley, Jordan River and Otter Point takes place in an orderly way and in the best interests of its residents.
2. Co-operate with local government and other public bodies in the furtherance of the objectives of the society and benefits to the community.
3. Concern itself with the performance of government agencies.
4. Encourage citizens to stand for public office.
5. Promote community spirit and sense of identity by organizing or supporting appropriate activities.

Are you an OPSRRA member? Do you want to receive the OPSRRA's monthly newsletter and notice of meetings directly to your e-mail address? We began publishing this newsletter in June 2003. It is e-mailed to over **300** of our members as well as local elected representatives, media and archival organizations. Contact Marika Nagasaka at: [opsrra@gmail.com](mailto:opsrra@gmail.com) if you want to receive this membership service.

### **OPSRRA's EXECUTIVE AND DIRECTORS**

|                 |           |                  |                |
|-----------------|-----------|------------------|----------------|
| Marika Nagasaka | President | Debb Read        | Vice-President |
| Phone: 642-2133 |           | Phone: 646- 9998 |                |
| Brenda Mark     | Treasurer | Fiona McDannold  | Director       |
| Phone: 646-2598 |           | Phone: 646-2730  |                |
| Sandy Barta     | Director  | Bill Dushenko    | Director       |
| LauRa Barker    | Director  |                  |                |
| Phone: 642-5124 |           |                  |                |

**Note:** All OPSRRA directors can now be reached at a common e-mail address: [opsrra@gmail.com](mailto:opsrra@gmail.com)

## 1. UPCOMING MEETINGS AND EVENTS

Contact Marika Nagasaka at: [opsrra@gmail.com](mailto:opsrra@gmail.com) to have your community event listed in our monthly **Community Events** calendar.

Visit the OPSRRA web site: [www.opsrra.ca](http://www.opsrra.ca) to view a Calendar of Events.

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| <b>Wednesday</b><br><b>April 1<sup>st</sup></b> | <b><a href="#">Sooke &amp; Electoral Area Parks &amp; Recreation Commission (SEAPARC)</a></b><br><br>Monthly meeting 6:30 pm Boardroom, SEAPARC Leisure Complex,<br>2168 Phillips Road, Sooke<br><br><ul style="list-style-type: none"><li>• Regular meetings of the Commission take place at SEAPARC on the 1<sup>st</sup> Wednesday of the month and are open to the public.</li><li>• Meetings are also held at the call of the Chair.</li><li>• Agendas and Minutes are posted for each meeting at:<br/><a href="http://www.crd.bc.ca/seaparc/commission.htm">http://www.crd.bc.ca/seaparc/commission.htm</a></li></ul> |
| <b>Saturday</b><br><b>April 4<sup>th</sup></b>  | <b><a href="#">Juan de Fuca Community Trails Society Hike</a></b><br><b>Destination Change - Mt Wells.</b> Meet at 9:00 am at the mailboxes at Awsworth Rd (just past the Humpback Rd turn off) for a 7 km hike up and back on forest trails. Bring a camera as the spring flowers are out. Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.<br><br>For more information contact Rosemary Jorna at 250 642 2767 or email <a href="mailto:sid2767@shaw.ca">sid2767@shaw.ca</a><br><br>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a>               |
| <b>Tuesday</b><br><b>April 7<sup>th</sup></b>   | <b><a href="#">Shirley Women's Institute</a></b><br><br>Monthly meeting first Tuesday of the month<br>10:00 am at the Shirley Hall  |
| <b>Tuesday</b><br><b>April 7<sup>th</sup></b>   | <b><a href="#">Juan de Fuca Emergency Services</a></b><br><br>Monthly Meeting 7:00 pm<br><br>JdF Search & Rescue Campus Training Bldg.  |

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|  | <p><b>2028C Idlemore Road, Sooke</b></p>   |
| <p><b>Wednesday<br/>April 8<sup>th</sup></b></p> | <p><b>Broom Removal Whiffin Spit</b></p> <p><b>9:00 am – noon</b></p> <p>Juan de Fuca Trails Society &amp; the District of Sooke are joined by students from EMCS &amp; the Greater Victoria Green Team to remove broom from Whiffin Spit. Public encouraged to participate for the day or for an hour, whatever you can do. Wear gloves and bring your loppers and pruners, there will be some equipment available to use. Let's make a clean sweep! For more information contact Rosemary Jorna at 250 642 2767 or email <a href="mailto:sid2767@shaw.ca">sid2767@shaw.ca</a></p> <p>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></p>  |
| <p><b>Saturday<br/>April 11<sup>th</sup></b></p> | <p><b><a href="#">Juan de Fuca Parks &amp; Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</a></b></p> <p><b><a href="#">Sooke Potholes Park – Flower Ridge</a>.</b> This is a JDFEA Parks and Recreation Advisory Commission sponsored hike. This 10 km is a difficulty level 3+ hike. The extra difficulty is due to rough (though not dangerous) terrain. Bring a camera as there should be lots of spring flowers. Meet at William Simmons Park in Otter Point at 9:00 am to car pool or if more convenient, at the lower parking lot of the Sooke Potholes Provincial Park around 9:30 am. Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.</p> <p>For more information contact Sid Jorna at 250 642 2767 or email <a href="mailto:jdf.cts@gmail.com">jdf.cts@gmail.com</a></p> <p>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></p> |
| <p><b>Saturday<br/>April 11<sup>th</sup></b></p> | <p><b>Broom Removal Whiffin Spit</b></p> <p><b>9:00 am – 2:00 pm</b></p> <p>Juan de Fuca Trails Society &amp; the District of Sooke are joined by the Greater Victoria Green Team to remove broom from Whiffin Spit. Public encouraged to participate for the day or for an hour, whatever</p>   |

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|  | <p>you can do. Wear gloves and bring your loppers and pruners, there will be some equipment available to use. Let's make a clean sweep! For more information contact Rosemary Jorna at 250 642 2767 or email <a href="mailto:sid2767@shaw.ca">sid2767@shaw.ca</a></p> <p>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></p>   |
| <b>Tuesday<br/>April 14<sup>th</sup></b>   | <p><b><a href="#">Shirley Hall Foot Care Clinics</a></b></p> <p>Foot Care Nurse, Marlene Beaulieu, LPN, holds clinics at the Shirley Community Hall, on the second Tuesday of each month.</p> <p>Diabetics and others with foot care issues are encouraged to attend the clinics.</p> <p>For appointments please call Marlene at 250-664-6810.</p> <p>Marlene is also available for home visits if you are unable to attend the regular clinic.</p> |
| <b>Tuesday<br/>April 14<sup>th</sup></b>   | <p><b><a href="#">Shirley Fire Protection Society</a></b></p> <p>7:30 pm at the Shirley Hall</p>  |
| <b>Wednesday<br/>April 15<sup>th</sup></b> | <p><b><a href="#">Shirley Fire Commission Meeting</a></b></p> <p>Monthly meeting third Wednesday of the month<br/>7:00 pm at the Shirley Hall</p>   |
| <b>Thursday<br/>April 16<sup>th</sup></b>  | <p><b><a href="#">Leech Water Supply Open House</a></b></p> <p>4:00 pm – 8:00 pm at the Juan de Fuca Local Area Services Building<br/>3 – 7450 Butler Road, Otter Point</p> <p>This is a CRD Integrated Water Services event - event link below<br/><a href="https://www.crd.bc.ca/about/events/event/2015/04/16/default-calendar/leech-open-house">https://www.crd.bc.ca/about/events/event/2015/04/16/default-calendar/leech-open-house</a></p>   |
| <b>Saturday</b>                            | <p><b><a href="#">Juan de Fuca Parks &amp; Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</a></b></p> <p>Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.</p> <p>For more information contact Sid Jorna at 250 642 2767 or email <a href="mailto:jdf.cts@gmail.com">jdf.cts@gmail.com</a></p>  |

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|  | <p>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></p>   |
| <p><b>Thursday<br/>April 23<sup>rd</sup></b></p> | <p><b>Juan de Fuca Land Use Committee</b></p> <p><b>7:00 pm at the Juan de Fuca Local Area Services Building<br/>3 – 7450 Butler Road, Otter Point</b></p> <p><b>(Please note this is a change in the regular meeting schedule –<br/>moved from a Tuesday to a Thursday)</b></p>  |
| <p><b>Saturday<br/>April 25<sup>th</sup></b></p> | <p><b>ALM Farm Plant Sale</b></p> <p><b>10:00 am – 2:00 pm (No Early/Late Birds Please!)</b><br/><b>3680 Otter Point Road</b></p>   |
| <p><b>Tuesday<br/>April 28<sup>th</sup></b></p>  | <p><b>Books for Breakfast</b></p> <p><b>10:00 am – 11:00 am at the Shirley Hall</b></p> <p><b>Books for Breakfast will be held the last Tuesday of each month,<br/>from October to May (excluding December). Please email Stephanie<br/>at <a href="mailto:sookeliteracy@gmail.com">sookeliteracy@gmail.com</a> for more information or to register.</b></p>  |
| <p><b>Tuesday<br/>April 28<sup>th</sup></b></p>  | <p><b>JDFEA Parks and Recreation Advisory Commission</b></p> <p><b>3:00 pm at the Juan de Fuca Local Area Services Building<br/>3-7450 Butler Road, Otter Point</b></p> <p><b>Public Welcome. For enquiries call 250 642 1500</b></p>   |
| <p><b>Saturday<br/>May 2<sup>nd</sup></b></p>    | <p><b>Juan de Fuca Community Trails Society Hike</b></p> <p><b>Grassy Lake via the Harrison Trail.</b> This is a 12 km hike on forest paths. Meet at 9:00 am at the Galloping Goose parking lot on Sooke River Rd (across from the trailer park) to car pool to the trailhead. Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.</p> <p>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></p> |

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| <b>Tuesday</b><br><b>May 5<sup>th</sup></b>   | <p style="text-align: center;"><b>Shirley Women's Institute</b></p> <p style="text-align: center;">Monthly meeting first Tuesday of the month<br/>10:00 am at the Shirley Hall</p>  |
| <b>Tuesday</b><br><b>May 5<sup>th</sup></b>   | <p style="text-align: center;"><b>Juan de Fuca Emergency Services</b></p> <p style="text-align: center;">Monthly Meeting 7:00 pm</p> <p style="text-align: center;">JdF Search &amp; Rescue Campus Training Bldg.<br/>2028C Idlemore Road, Sooke</p>  |
| <b>Wednesday</b><br><b>May 6<sup>th</sup></b> | <p><b>Sooke &amp; Electoral Area Parks &amp; Recreation Commission (SEAPARC)</b></p> <p style="text-align: center;">Monthly meeting 6:30 pm Boardroom, SEAPARC Leisure Complex,<br/>2168 Phillips Road, Sooke</p> <ul style="list-style-type: none"> <li>• Regular meetings of the Commission take place at SEAPARC on the 1<sup>st</sup> Wednesday of the month and are open to the public.</li> <li>• Meetings are also held at the call of the Chair.</li> <li>• Agendas and Minutes are posted for each meeting at:<br/> <a href="http://www.crd.bc.ca/seaparc/commission.htm">http://www.crd.bc.ca/seaparc/commission.htm</a> </li> </ul>  |
| <b>Saturday</b><br><b>May 9<sup>th</sup></b>  | <p style="text-align: center;"><b>Juan de Fuca Parks &amp; Recreation Advisory Commission and the<br/>Juan de Fuca Community Trails Society Hike</b></p> <p><b>Charters River to Sooke Mountain Park.</b> This is a JDFEA Parks and Recreation Advisory Commission sponsored hike. This 10 km is a difficulty level 3 hike. Meet at William Simmons Park in Otter Point (Sooke Business Park 3220 Otter Point Rd) at 9:00 am to car pool or if more convenient, at the trailhead on Sooke River Rd at Charters River around 9:30 am. Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.</p> <p>For more information contact Sid Jorna at 250 642 2767 or email<br/> <a href="mailto:jdf.cts@gmail.com">jdf.cts@gmail.com</a> </p> <p style="text-align: center;">Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></p> |
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| <b>Mondays</b>                 | <p><b>Karate for all ages in Shirley on Mondays</b></p> <p><b>6:30 – 8:00 pm</b></p> <p><b>Contact: Alida Long, 250-642-4631</b></p>  |
| <b>Thursdays</b>               | <p><b>Shirley Quilters and Crafters</b></p> <p><b>10:30 am – 3:00 pm at the Shirley Hall</b></p>  |
| <b>Saturdays</b>               | <p><b>Pilates at the Shirley Hall</b></p> <p><b>9:30 am</b></p> <p><b>Level 1 class, suitable for beginners</b></p> <p><b>Contact: Sandra Smith</b></p> <p><b>Website: <a href="http://www.svakayoga.com">www.svakayoga.com</a></b></p> <p><b>Email: <a href="mailto:info@sandrasmithyoga.com">info@sandrasmithyoga.com</a></b></p> |
| <b>Tuesdays &amp; Fridays</b>  | <p><b>Yoga at the Shirley Hall</b></p> <p><b>Tuesdays at 6:00 pm – 7:00 pm</b></p> <p><b>Fridays at 10 am – 11 am</b></p> <p><b>Gentle Flow Class for all levels</b></p> <p><b>Contact: Nicole Spackman</b></p> <p><b><a href="mailto:shirleyhallyoga@gmail.com">shirleyhallyoga@gmail.com</a></b></p>                              |
| <b>Thursdays &amp; Sundays</b> | <p><b>Nia Dance/Movement Class at the Shirley Hall</b></p> <p><b>Thursdays from 6:30 pm – 8:00 pm</b></p> <p><b>Sundays 11:00 am – 12:15 pm</b></p> <p><b>Contact: Melody Kimmell, 250-646-2995 email</b></p> <p><b><a href="mailto:movingmelody@gmail.com">movingmelody@gmail.com</a></b></p>                                      |

## 2. OPSRRA AGM REPORT

OPSRRA's 23<sup>rd</sup> Annual General Meeting was held on March 29<sup>th</sup>. The following resolution was passed to change the bylaws:



Be it resolved as a special resolution of the society as outlined in section 20 of the Society Act (British Columbia) that the following change be made to the Otter Point and Shirley Residents' and Ratepayers Association (OPSRRA) bylaws:

5.4 The number of directors must be 5 with a maximum of 7

The change will come into effect once approved by the provincial Registrar of Companies.

Other change which was unanimously approved at the AGM included:

- Setting the number of directors at a maximum of 7 for 2015 as the bylaw change would not come into effect until the 2016 AGM

Director Hicks spoke about issues in the JDFEA and answered questions from the audience.

### **NEW BOARD OF DIRECTORS ELECTED AT OPSRRA AGM**

OPSRRA elects a new board of directors at its Annual General Meeting. The following were elected for a one-year term:

President: Marika Nagasaka

Vice-President: Debb Read

Treasurer: Brenda Mark

Directors: Sandra Barta, Fiona McDannold, LauRa Barker, and Bill Dushenko

### **OPSRRA ANNUAL REPORTS TO MEMBERS**

The following annual reports were presented to the OPSRRA membership at the April AGM:

#### **OPSRRA Treasurer's Report: March 1, 2014 – February 28, 2015**

##### **Debits: \$225.12**

Hall rentals.....\$35    Office Supplies.....\$9.35..... Website fee.....\$27.25  
Advertising    \$78.02

##### **Credits: \$409.99**

Memberships    \$15.00        Donations    \$308.00...Interest....\$7.18    ....Duck  
Auction.....\$70    PayPal accounts and deposits....\$9.81

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|---|-------------------------|
| <b>OPSRRA CHEQUING ACCOUNT BALANCE:</b>   | <b>\$658.53</b>         |
| <b>OPSRRA SAVINGS ACCOUNT BALANCE:</b>    | <b>\$982.17</b>         |
| <b>PAYPAL ACCOUNT:</b>                    | <b>\$    9.41</b>       |
| <b>PETTY CASH BALANCE:</b>                | <b><u>\$ 109.05</u></b> |
| <b>TOTAL OPSRRA ASSETS:</b>               | <b>\$1759.26</b>        |
| <b>EXCESS OF REVENUE OVER EXPENDITURE</b> | <b>\$ 184.87</b>        |

Submitted: Brenda Mark - Treasurer, March 29, 2015.

**Membership Report 2014/2015**

|              |            |
|--------------|------------|
| Otter Point  | 315        |
| Shirley      | 73         |
| Jordan River | 21         |
| <b>Total</b> | <b>409</b> |

|                         |            |
|-------------------------|------------|
| Associate members       | 21         |
| <b>Total membership</b> | <b>430</b> |

Non-members who receive our newsletter: 11

Since the 2014 AGM we have lost 12 members, but added 4 new members

Submitted: Sandy Barta, March 29, 2015

**President's Report: Summary of OPSRRA Activities since March 2014 AGM****SUMMARY OF OPSRRA ACTIVITIES SINCE MARCH 2014 ANNUAL GENERAL MEETING**

1. OPSRRA directors held 5 bi-monthly directors' meetings.
2. 11 monthly newsletters were sent to about 300 members and 25 non-members on e-mail.
3. Continued to up-date the OPSRRA web page [www.opsrra.ca](http://www.opsrra.ca). New members can now pay their dues by PayPal.
4. Maintained 27 Community Notice boards in Otter Point, plus the 2 Welcome to Shirley and 3 Welcome to Otter Point signs.
5. Conducted on-line surveys on Medical Marijuana facilities in our area, Wildlife conflicts, and Water Supply and prepared reports on the outcomes of some of the surveys for elected representatives and JDFEA Planning Services.
6. Held an All Candidates Meeting prior to the local elections in November 2014.
7. Attended meetings of the Shirley/Jordan River OCP review committee.
8. Applied for a Grant-in-Aid to fund a project to research the dumping and garbage issues in our communities.
9. Have started an initiative to move the No Shooting Zone boundary in Jordan River away from residential areas.
10. Have reached out to the membership to provide reports on various boards and commissions.
11. Worked on a change to the OPSRRA bylaws

Submitted: Fiona McDannold - President March 29, 2015

### 3. FIRE SEASON BEGINS IN OUR COMMUNITIES

Spring is here, the weather is warming and fire season in Shirley and Otter Point is from April 1st to October 31st. Contact the volunteer fire department in your community for details on fire permits, restricted hours of burning, setbacks from flammable material, the size of fires you can have, etc.

For more information:

Otter Point residents can visit the Otter Point Fire Department web site:

[www.otterpointfire.bc.ca](http://www.otterpointfire.bc.ca) or phone 642-6211 for **non-emergencies** and leave a message.

Shirley residents can contact someone for information through the Shirley Fire Hall: phone 250-646- 2107 for **non-emergencies**.

Please also make sure your house address is easily visible from the road, in case an emergency vehicle should ever need to find your home.

### 4. EMCS COMMUNITY CLEANUP AT MUIR CREEK

**The following report was submitted to the OPSRRA newsletter by students at EMCS. The project has been supported by OPSRRA, with Grant In Aid funding from Mike Hicks.**

On March 4, 2015 grade 11 and 12 students from Edward Milne Community School's Environmental Studies program completed a community clean up at Muir Creek. Muir Creek is a popular recreational site located in the community of Shirley, just west of Sooke. Students chose to clean up this site as many students, their families and friends use this

area for dog-walking, beach-combing, fishing and swimming.



The class spent the morning of March 4<sup>th</sup> collecting a variety of garbage from the parking area, the pathway to the beach, the beach, and also collected waste from the other side of the bridge. Garbage that was found included construction debris, oil containers, plastic waste bags, diapers, empty beverage containers, and various plastics at the beach.

Although a pick-up truck was filled, many students noticed that the site had less garbage than was noticed in the past, and this observation is hopefully a positive trend.

Three students from Camosun College's Business program also took part, as a part of their sustainability project. The trio originally informed our program of the CRD Community Clean-up assistance fund. They also recorded some video footage that will be used to promote the issue with illegal garbage dumping and assisted with garbage removal as well. EMCS Environmental Studies students will be continuing their community clean-up by taking part in the Great Canadian Shoreline Clean-up on Wednesday, March 25 at Ella Beach in Sooke, with further plans to clean-up a dump site at Butler Main Road in Otter Point.

The series of clean-ups are well received by students, who are very enthusiastic about improving their community.

## **5. COSTS ASSOCIATED WITH BUILDING & OWNING A SINGLE FAMILY DWELLING IN THE JDFEA – PART 2 IN A SERIES**

This is the second in a three part series looking at the costs associated with building and owning a single family dwelling in the Juan de Fuca Electoral Area (JDFEA). Part 1 looked at the various regulatory requirements, insurances, taxes, fees and infrastructure costs that may be incurred prior to and during construction. Part 2 considers some of the taxes and regulations in more detail and why they're considered necessary by various government authorities. Part 3 will look at how JDFEA property taxes support on-going costs associated with land use planning, building inspection and related services.

### **Part Two in a Series:**

About 20% of the cost of buying or building a house in the JDFEA goes for permits, warranties, land title searches, fees, taxes, infrastructure and other regulatory requirements. Read more about these costs in the March newsletter:

<http://www.opsrra.ca/Newsletter%20pdf/OPSRRA%20MAR%202015%20Newsletter.pdf>

So, who imposes these requirements and why? All originate with one or more level of government: federal, provincial or local – which in the case of the JDFEA is the Capital Regional District (CRD) which, under provincial legislation, governs our electoral area. Some requirements are intended to protect the builder, their employees, the homebuyers and/or the community. Others are either a means to collect money towards the cost of operating a building permitting/supervision program or are solely a tax income for government with no connection to building a house. Here is a summary of some of the requirements.

### **Home Warranty Insurance:**



The B.C. Home Warranty Insurance program was enacted by the provincial government to protect home buyers and covers most homes built in the province since 1999. It came about in response to the financial impact on homeowners and businesses of repairing leaky condos and other building construction failures. Home warranty insurance is purchased from a 3<sup>rd</sup> party insurance company and the participation of house builders is mandatory. The cost to a builder is \$1,200 per house.

The insurance program "... protects new homes in British Columbia against construction defects such as materials and labour, building envelope and structural defects." The province considers it to be Canada's strongest construction defect insurance program. The program is managed by the Homeowner Protection Office (HPO). The HPO is responsible for:

- Licensing residential builders and building envelope renovators, and administering Owner Builder Authorizations.
- Ensuring that new homes are covered by home warranty insurance.
- Monitoring the provision of third-party home warranty insurance.
- Carrying out research and education to benefit the residential construction industry and consumers.

More information about the home warranty program and the HPO can be found on their web site: <http://www.hpo.bc.ca/files/download/Bulletins/GuideToHomeWarrantyInsurance.pdf>

**Note:** An enhanced, mandatory provincial licensing system for residential builders will be introduced in 2016. This will require builders to annually demonstrate their proficiency in key areas of residential construction. The cost to obtain and retain a license is unknown.

### **Worker's Compensation Premiums:**

This provincial workplace insurance program is authorized under the B.C. Workers Compensation Act and provides, "... wage replacement and medical benefits to employees injured in the course of employment in exchange for mandatory relinquishment of the employee's right to sue his or her employer for the tort of negligence." The expense to the builder is 3-5% of the cost of labour.

### **Various Taxes:**

There are three taxes which generate revenue to government and have nothing to do with providing any service connected to building a house.

- 7% Provincial Sales Tax (PST) on materials.
- 5% federal Goods & Services Tax (GST) on materials, services and labour.
- Provincial Land Transfer Tax of 1% on the first \$200,000 of the fair market value of the real estate transaction and 2% on the remainder. A \$500,000 home purchase would generate an \$8,000 tax. First time home buyers get an exemption to a value of \$475,000. Introduced by the province in 1998, this controversial tax raised 1 billion dollars for the province in 2014.

### **Development Permit Areas:**

The following information is from the JDFEA Planning Services web site:  
<https://www.crd.bc.ca/about/about-the-region/juan-de-fuca/development-permits>

*Development Permits are a planning tool for sites, buildings and structures that warrant special protection or development control. These permits must be approved by the Capital Regional District (CRD) Board and may require some form of security to ensure that conditions in the permit have been met.*

*The guiding principle for the use of Development Permits is found within Section 919.1 of the Local Government Act. Development Permit Areas can be designated for purposes such as, but not limited to the following:*

- *Protection of the natural environment, its ecosystems and biological diversity*
- *Protection of development from hazardous conditions*
- *Protection of farming*
- *Establishment of objectives for the form and character of commercial, industrial or multi-family residential development.*

### **When is a Development Permit Required?**

*A Development Permit **must be obtained** prior to subdivision, construction, alteration of land, soil deposit or removal, or any other development or activity that would impact on any of the elements protected by a Development Permit. In the Juan de Fuca Electoral Area, reasons for use of a development permit are outlined in each area's Official Community Plan (OCP).*

If the Development Permit requires a report by a qualified professional the cost can range from \$800 - \$2,000 per report depending on the number of visits and reporting requirements. In addition, if a required setback from water needs to be determined this will also require a survey.

### **Fee Structure for Applications:**

Some properties or the proposed building do not conform to the OCP, zoning bylaw or perhaps the provincial requirement for a minimum 10% road frontage. Under these circumstances the applicant needs to apply for a change. An application for change is reviewed by Planning Services and, where necessary, a recommendation made to the JDFEA Land Use Committee for review and recommendation to the CRD Board. Here is a schedule of costs as presented on the JDFEA Planning Services web site.

| Type of Application | Application Fee | Fee per Additional | Advertising Deposit ** |
|---------------------|-----------------|--------------------|------------------------|
|---------------------|-----------------|--------------------|------------------------|

|   |         | Parcel * |         |
|---|---------|----------|---------|
| OCP Amendment                                   | \$1,900 | \$400    | \$800   |
| Rezoning Application                            | \$1,900 | \$400    | \$800   |
| OCP Amendment & Rezoning Application            | \$1,900 | \$400    | \$1,000 |
| Development Variance Permit                     | \$550   | \$250    | \$500** |
| Development Permit                              | \$550   | \$250    | \$500** |
| Development Permit with Variance(s)             | \$750   | \$250    | \$500** |
| Temporary Use Permit (Industrial or Commercial) | \$500   | \$250    | \$500** |
| Building Conversion Strata Applications         | \$400   | \$300    |         |
| Subdivision Applications                        | \$500   | \$300    |         |

\* Fee per proposed or current parcel of land or portion thereof included in the application.

\*\* When an application or a permit requires advertising.

### **Registered Easements, Right of Ways & Restrictive Covenants:**

Sometimes a restrictive covenant, easement or right of way is registered against a property. This is on the land title and can't be changed without application. Costs associated with the review of restrictive covenants are listed under CRD Building Regulations Bylaw No.3741. The review of the covenant is carried out by the CRD's Chief Building Inspector and the CRD's lawyer. The cost is the recovery cost for the work only. Easements and right of ways may need to be handled by other levels of government. For more information check with the: [Victoria Land Title Office](#). Tel. 1-877-577-5872

### **School Site Acquisition Charge:**

The School Site Acquisition Charge (SSAC) was legislated by the province in 1998 and falls under the Local Government Act. It is levied on residential buildings and collected by local governments and then transferred to school districts. In our area the fee is levied in conjunction with the building permit process. The intention of the SSAC is to provide an income flow to acquire land for new school sites. School districts are very limited in their ability to use the money and must get prior approval from the Ministry of Education in order to access the funds. The current SSAC fee on an average School District 62 house is about \$700.

## 6. EMERGENCY PREPAREDNESS KITS UPDATE

**The following report was submitted to the OPSRRA newsletter by Al Wickheim – Community Coordinator JdF Emergency Management Program Otter Point.**

Hello all, thanks to everyone who is participating in the “Get your Kit Together” program for home disaster preparedness. “Get Your Kit Together” and save some money at the same time. If you have the coupon from the Mirror take it with you next time you’re in Sooke and start building up your home disaster preparedness kit with specials on everything from water purification straws to tarps. Midway Distributors, Sooke Home Hardware, Shopper’s, Village Foods Markets, Fields and Total Preparedness Inc (in Victoria) are all participating in offering discounts of 20% and more. If you missed the coupon give me a call at 250-642-5124 or [al@prodaptivemedical.com](mailto:al@prodaptivemedical.com) and we’ll send you one.

I had mentioned in the last issue the idea of having critical personal information included in your kits, a memory stick device is a great concept - I maintain that, however thinking further, just tuck that into a pair of socks at the bottom of the kit or something discrete at the bottom of the kit so if some n’er-do-well burgles your residence that information *isn’t* sitting in a bright orange envelope at the top of your kit labeled **Important**.

We are always seeking to enrich and expand our program with more Pod Captains and those who would just like their skills, assets or concerns made available should they be needed. You needn’t be a journeyman anything, nor a trauma surgeon or sea captain - pretty well everyone has a skill necessary for the functioning of the community. If we are damaged by a major disastrous event “All hands on deck” will be the call for those who can. Knowing who is in the network to continue an effective response will make a tremendous difference in a progressive recovery and rebuilding effort. There are always positions available in our community’s Emergency Management Pod Programs. We are pretty low-key, open to all and provide a service that can benefit us all.

Just a reminder - it is going to be a long dry summer ahead - if you live in the woods - now is the time to clear and remove any debris or brush from the vicinity of your house - 30 ft of clearances are recommended and be sure your gutters are clean for the summer - they can hold excellent tinder which will ignite with blowing airborne embers from hundreds of meters away and burn up under your roof - an almost impossible fire to reach.

Thanks again, please call me at 250-642-5124, or email [al@prodaptivemedical.com](mailto:al@prodaptivemedical.com) or contact your neighbourhood Pod Captain if you have any questions or want to get involved.

Al Wickheim  
Community Coordinator  
JdF Emergency Management Program - Otter Point.

[info@wilderquestadventures.com](mailto:info@wilderquestadventures.com)  
250-642-5124



## 7. SPRING INTO PREPARING FOR BEARS

Spring is around the corner and so our interaction with Wildlife begins. It is time to start preparing for the Black Bears seeking food sources in our neighbourhoods. If your home is in a rural area that is near forested land, chances are good that you have bears living nearby. We live in bear country and should learn to expect to deal with bears - no matter what part of the community you live in. Preventing and reducing conflict with bears requires us to modify our behaviours.

The black bear is an intelligent animal with the ability to remember food locations and can quickly become accustomed to human sources of food. If they've had luck finding food, some bears lose their fear of humans and start visiting regularly looking for something to



eat. These bears can become persistent. Once bears learn that it's okay to seek out food in your backyard, they can damage your property and they pose a potential safety hazard. **You can help keep bears away from your home by removing any bear-attracting food sources.**

Although bears are generally shy and usually avoid humans, they are opportunistic and will search for human food supplies when natural foods are not available, or when human food sources are easier to obtain. Is your residence free of food odours that may attract a hungry bear's attention? Garbage, bird food, pet food, fruit trees, and outdoor grills are the most common bear invitations.

### Kitchen Scraps Program Strategy:

This year many of us have kitchen scrap containers. Keep garbage and kitchen scrap containers behind closed doors in your garage, basement or storage area. Garbage and kitchen scrap containers that are left in the open are an easy target for bears.

- Put your garbage and kitchen scraps out on the morning of collection day and **not the night before.**
- Avoid stockpiling garbage and/or kitchen scraps, as this is a good way to attract bears.
- If you take your garbage and/or kitchen scraps to the dump yourself, make sure that it is stored behind closed doors and take it to the dump on a frequent basis.
- Empty your kitchen container frequently. Keep the lid of your kitchen container and curbside tote tightly closed. This will help prevent odour that will attract bears
- If you have kitchen scrap pickup, place your curbside tote at the curb every collection day – even if it is not full. This will ensure you have enough space in your tote each week and help to reduce odours.
- Storing your tote indoors in a freezer is a good solution to avoid unwanted odours in your home, while keeping bears safe.
- Warmer weather can increase odour problems. Keep the tote out of the sun and in a cool location.

- Use paper to line the bottom of your kitchen container and curbside tote. Line the bottom of your kitchen container with a paper towel and your curbside tote with newspaper to help absorb odors and moisture and aid in cleanup. Remember that soiled paper products (towels, plates, napkins, cups, etc.) are also accepted in the program. In really hot weather, layer a few sheets of newspaper or cardboard as you fill your tote.
- Freeze meat & fish scraps until your collection day. This will limit odor problems and reduce the risk of insects in your tote. Store meat and bones (protein sources) in your freezer until collection day (they could be further wrapped in newspaper before being put into the kitchen container or tote).
- Rinse your kitchen container & curbside tote frequently. Regular cleaning with vinegar and hot water or a mild biodegradable detergent is especially important during warmer months. Clean residue off the rim and outside of your tote as well. Fly eggs and maggots can be killed by pouring boiling water over them or sprinkling them with vinegar.
- Keep odors at a minimum the natural way. Sprinkle a small amount of baking soda, garden lime, biodegradable laundry detergent, or vinegar in your kitchen container and curbside tote as a deodorizer.

**Remember** - to prevent unwanted behavior in bears, we must first change our own. Don't wait until you have a problem to do something about it. It is our responsibility if we choose to live in bear country to learn how to live with bears. We create "problem bears" with our irresponsible behaviours.

We can all "keep wildlife wild and our communities safe."

Debbie Read – **Bear Conflict Reduction Community Program**

## 8. APRIL ON THE FARM AND IN THE GARDEN

A week can make so much difference in the garden, especially in the transition between winter and spring. On the farm, paying attention to the unique movement of each and every season is as important as paying attention to the date on the calendar. Every year is different from the last, and a good farmer knows to watch for the signs around farm and within nature to help adapt to coming change, to take advantage of conditions, perhaps to be patient until better weather comes or to prepare for a cold snap.

Phenology is the study of periodic plant and animal life cycles and how these are influenced by seasonal and interannual variations in climate. In the garden and in nature pay attention year to year to the dates of the first occurrence of biological events such as emergence of shoots, leaves and flowers, when migratory birds arrive, when different "volunteers" germinate, activity and lifecycle of insects, etc. Signs of spring that I anxiously watch for include the first crocus opening, the first stinging nettles, the arrival of the robins, the sound of frogs in the pond and daffodils and tulips. I also watch for the greens to go from barely growing to the vigorous, fresh growth that comes with spring. This is my favorite time for farm salad, which is always so precious and sparse through the winter. I find I very much crave the foods that spring brings, more than any other season. Big salads, nettle soup and kale florets are the stars of the spring table.

Keeping track of these events is a valuable way to get a sense of the seasons and how they can change through the years. Mary Alice keeps a great farm journal. She buys a big

school notebook that has over 365 pages with the dividers. Each day of the year has a page, so through the years, a page will contain information from subsequent years. Every day, Mary enters into her journal information such as weather, first and last frost dates, farm work, first/last harvests of crops, phenology details, etc. As well, she reads back to see what was happening in subsequent years. A wealth of information is contained within the pages of that journal.

The seedling tables are constantly full this time of year. We will soon transplant into the greenhouses the first batch of lettuces (most of which will be for seed), as well as spinach, green onions and mizuna. We are also preparing space in our greenhouses for our first tomatoes.

We got our first outside crop of broad beans in the soil early March, into the recently cleared winter carrot bed. It was pretty clean after the carrots, just needed a quick forking to loosen up the soil (it was too wet to till and the bed didn't need it, anyhow). We will take out a couple more winter crop beds next week (leeks and parsnips) and plant with early shelling peas and potatoes.

Seeding continues at farm. Getting the last of the tomatoes and peppers seeded, eggplant, tomatillo and cape gooseberry are also being seeded. Always more greens to seed! We'll start our first batch of cukes and basil soon.

## 9. DID YOU KNOW THAT?

Did you know that the original houses along Gordon's Beach in Otter Point date back to 1952?

The beach was part of the Tugwell farm and later the Gordon farm and the waterfront was an active commercial area from the 1920s to the 1950s. During that time it was the location of the Gordon's Beach fish trap, which operated on a lease at the east end, a saw mill and a log dump. And, if the weather was cold enough, skating took place on the wetlands, called sloughs, located at the west end.





**Gordon's Beach looking east c1918. At this time the portion of West Coast Road from Sooke through Otter Point had not been built. The old Otter Point Road passed out of sight to the left, along today's Otter Point Place, before connecting with the existing road to Jordan River. This picture was taken in the vicinity of the present day Tugwell Creek Honey Farm & Meadery. SRHS #3491**

The Filippo family – recent immigrants from Holland, bought the old Tugwell/Gordon farm in 1951 from Johnny Peden (who continued to hold the mortgage) and renamed it Seaside. Scott & Peden Ltd. had gained ownership of the farm from Harry Vogel and Kitty Gordon during the Great Depression when they ran into difficulty paying their animal feed bills. The Filippas also had their financial problems. One solution was to rent small lots of their land along the farm's waterfront to fishermen from Victoria who wanted to build recreational cabins. There was some disagreement with Johnny Peden over being allowed to do this but the Filippas prevailed, the lots rented and the cabins built. The farm was sold in 1962 and has since been subdivided. The cabins and all the land now known as Gordon's Beach eventually came to be owned by Orveas Bay Estates. Most of the original cabins have been demolished and replaced by an eclectic mix of larger, taller dwellings. Some are occupied year round while others remain holiday homes.



**This 2013 photo shows one of the few remaining original cabins at Gordon's Beach. It was built in the early 1950s by Ernie and Muriel Harmon on land rented from the**

Filippos and was called Mino Mansion. The next owner was Alex Merriman who worked as a sports fishing writer for the *Daily Colonist* and later the *Victoria Times/Colonist* newspapers. He was known as the “Kingfisher”. SRHS #6933

Filippo Lane, a water access point between West Coast Road and the waterfront at the east end of Gordons Beach, is named after the Filippo family.

Information for this month’s **Did You Know That?** came from the personal recollections of Jerry Filippo and the Otter Point Heritage Sites & Areas of Historical Interest, a history of Otter Point written by Arnie Campbell with the assistance of Elida Peers – Historian with the Sooke Region Historical Society. The history can be found on the Juan de Fuca Electoral Area web site: <https://www.crd.bc.ca/docs/default-source/jdf-pdf/otter-point-history-final-feb-2015-with-cover.pdf?sfvrsn=2>

## 10. INTRODUCTION TO SHARDS GLASS STUDIO IN OTTER POINT

Susan Isaac and Marn Williams, long-time residents of Otter Point, operated Shards Glass Studio 1998-2002 and had over 200 people in the community take part in their fused glass workshops. They really enjoyed being such an active and lively part of the Otter Point community and the Sooke Studio Tour group. After more than a decade in the corporate world, Susan is re-opening Shards Glass focusing on workshops for ages 8 to adult and returning to her first love, contributing to her community doing what she loves. She started offering workshops Jan 17, 2015 with 80% of the participants from Otter Point, Shirley and Jordan River. She will offer workshops on a regular basis starting May 9. It is very important to Susan that her workshops be lots of fun, easy to make something beautiful at the beginner level and affordable. Susan is very excited about giving children and adults another way to explore their creativity close to home. After the introductory class, Shards Glass ‘graduates’ can sign up to learn new techniques and expand their projects. Susan welcomes ideas on how she can use her glass workshops to enrich her community. To learn more about her workshops:

Shards Glass Studio

250-642-4942

[susan@shardsglass.com](mailto:susan@shardsglass.com)

<https://www.facebook.com/susan.e.isaac.glass>

<https://www.facebook.com/ShardsGlassStudio>



## **11. SHIRLEY MARKET TO OPEN MAY**

**The following report was submitted to the OPSRRA newsletter by Jennifer Taylor of the Shirley Country Market.**

Opening day for the Shirley Country Market will be May 31 from 11 a.m. to 3 p.m. and it will continue every Sunday until Sept 13th (excluding Shirley Day, August 16).

The call for vendors has generated a terrific response, but it's not too late to consider joining us, in beautiful Pioneer Park (between the Shirley Community Hall and the ever-popular Shirley Delicious cafe.)

Our low rates are the same as last year! When paid in advance a full season of 15 Sundays is \$150.00.

For those who can't commit to a full season, other options include every second week for \$70 - \$80 (7-8 Sundays) or once a month for \$30 - \$40 (3-4 Sundays).

Just select the dates that work for you. Or consider sharing a tent with a friend or neighbour - half the cost, double the fun!

A drop in rate of \$15.00 per Sunday can also be paid on the day - if space is still available.

As a small, friendly flexible market we are open to whatever ideas or arrangements you might like to try, why not drop us a line to see if it can work!

We are especially eager to welcome vendors with fresh produce, since so many visitors last summer were looking for all types of produce from the garden.

To reserve your spot as a vendor, or if you have any questions - contact us at [shirleymarket@gmail.com](mailto:shirleymarket@gmail.com)

And check out our Facebook page to keep up to date with all the market news - [www.facebook.com/shirleycountrymarket](http://www.facebook.com/shirleycountrymarket)

Hope to see everyone this season, as a vendor or a visitor, at the Shirley Country Market 2015!

## **12. SHIRLEY COMMUNITY ASSOCIATION AGM REPORT**

The Shirley Community Association held its annual general meeting on March 11, 2015.

The following were elected as directors for the coming year:

President: Fiona McDannold

Vice-President: Ron Ramsay

Treasurer: James Powell

Secretary: Stephanie Croft

Directors: Sean Rafferty, Jason Tomlinson, Melody Kimmel

The Shirley Community Association provides the following services to their community:

- Owns and maintains a hall for public use and private events
- Organizes events throughout the year to celebrate community spirit
- Maintains Pioneer Park for public enjoyment
- Provides a home base for the Shirley Volunteer Fire Department
- Provides a facility for JDF Emergency Response, Shirley Chapter

SCA memberships are \$10 per person per year

[www.shirleycommunity.org](http://www.shirleycommunity.org)

### **13. JDF COMMUNITY TRAILS SOCIETY AGM REPORT**

10th AGM Juan de Fuca Community Trails March 4 2015

Speaker's synopsis:

Mike Walton, Senior Parks Planner - Capital Region District, was the guest speaker at the 10th AGM of the Juan de Fuca Community Trails Society. He has come to the CRD Parks system from the National Parks system, attracted by the CRD's creation of wilderness parks close to urban areas and the strategic vision laid out in the Regional Parks Strategic Plan for 2012-2021. Mr. Walton gave an interesting overview of the history of the changing understanding of wilderness in North America and of the value of wilderness parks. The citizens of the CRD enjoy the current CRD parks, visiting them over 6 million times in the last year. These parks play an important role in making the CRD an enjoyable place to live, attracting retirees, young families and entrepreneurs. New research can measure the health benefits of green space; healthy parks mean healthy people, which provide a real economic return. The CRD understands there is a need to increase the amount of park land between Sooke and Port Renfrew. To act on that idea, the CRD parks needs to gain a greater understanding of the areas of importance to wildlife, unique ecosystems and those of importance for human recreation.

Business Meeting:

The speaker was followed by the election of the board and a business meeting. Steven Hindrichs was thanked for his years of service as he stepped down as Biking Director.

Board of Directors 2015/2016



Sid Jorna: President  
Howard Taylor: Vice President  
Brenda Mark: Secretary  
Paul Shoemaker: Treasurer  
Rosemary Jorna: Hiking Director  
Joyce MacKinnon: Equestrian Director  
Terry Cristall: Biking Director  
Mark Ziegler: Director at Large

#### New Business:

Plans for the April 8 and April 11 Broom Removal at the Whiffin Spit were discussed. People are needed for those days to man the table and to tackle the broom, and cookies are needed to feed the volunteers.

A presentation on Muir Creek was given. The Muir Creek watershed is an area that the JdF Community Trails Society and the Juan de Fuca Community Land Trust agree should be considered as park, building on the work of the Muir Creek Protection Society.

#### The Muir Creek Watershed:

- Is important as a spawning stream
- Supports rich seaweed beds off shore
- Is an endangered eco system supporting old growth forest, ermine, warty jumping slug
- Is rich with fossils and geologic history
- Has great recreational value

The big trees surrounding Sooke are protected in CRD parks east of the Sooke River, but the big trees to the west are not protected.

A lively discussion brought out the following points and areas of future interest and concern:

- A green belt around Sooke (North and West) and Otter Point
- A determination of land ownership, crown or private, is needed
- The province has no appetite to increase park land
- Consider buying logged land to bank as future Park land
- Consult medical establishment's research on health benefits a game change
- Need to engage the politicians
- Consider writing to the people with an economic interest and cc to parks and politicians when asking for greenspace

## 14. OPSRRA SMALL BUSINESS LISTINGS

**Do you operate a small business?** Are you an OPSRRA member? OPSRRA offers a free business listing service for members, on its web site: [www.opsrra.ca](http://www.opsrra.ca). We will list non-members for a suitable donation!



The purpose of this service is to provide an opportunity for businesses in Jordan River, Shirley and Otter Point to advertise their goods and services to their local community. We invite listings for accommodation, farm produce, art, furniture-making, fishing charters, eco-tours, firewood, knitting, soaps, landscaping, bookkeeping, sewing, spas and more. More information, businesses already listed and a registration form are available on OPSRRA's web site ([www.opsrra.ca](http://www.opsrra.ca)) under **Business Listings**.

**Note:** OPSRRA does not accept responsibility for the services provided. Always check references and ask for confirmation of Work Safe B.C. registration if applicable.

**Support local businesses. The OPSRRA web site [www.opsrra.ca](http://www.opsrra.ca) has more information about the following local business listings:**

|  |                                  |
|--|----------------------------------|
| 1001 Welding & Equipment Repair              | Le Sooke Spa                     |
| Accent in Grooming                           | Malahat Farm Heritage Cottage    |
| A Point of View B & B                        | Migration Design                 |
| ALM Organic Farm                             | Ocean Wilderness Inn             |
| Beaches West B & B                           | Otter Point Beach House          |
| Bear Home Remodelling                        | Otter Point Electrical Service   |
| Birds Edge Press                             | Perfect Grade Plumbing           |
| Coastal Crunch Granola                       | Reflexology by Marlene Barry     |
| Eco Craft Lights                             | Road's End Construction          |
| Eagle Cove Beachfront Guest Suites           | Saltwest Naturals                |
| Farmer Notary—Shawna Farmer, Notary Public.  | Sandy's Drywall Ltd              |
| Full Circle Seeds                            | Stick in the Mud Coffee House    |
| Glen's Gardening Company                     | Straitview Ridge Bed & Breakfast |
| Heron's Rest B & B                           | Three Sisters Farm               |
| "In A Fix" Bookkeeping & Accounting Services | Tugwell Creek Honey Farm         |
| Jambo Pet Sitting Service                    | Tugwell Creek Meadery            |
| Kemp Lake Store Café                         | Welcome Wagon                    |
| Knotty Beds by Nature and Cedar Surfboards   | Wildewood Custom Homes           |
|  | Wood Visions                     |

## 15. BACK ISSUES OF THE OPSRRA NEWSLETTER

Back issues of the OPSRRA newsletter are available on the OPSRRA web site:  
[www.opsrra.ca](http://www.opsrra.ca)

This monthly newsletter is prepared by the directors of OPSRRA. It is available to members by e-mail and to others on our web site. To have an item you would like to have considered for placement in the newsletter, or make a comment about the newsletter, contact an OPSRRA director or email [opsrra@gmail.com](mailto:opsrra@gmail.com)

**OPSRRA tries to verify the correctness of the information in this newsletter; if we have got it wrong we will acknowledge that and make a correction as quickly as possible.**