



Representing the Residents and Ratepayers of Otter Point, Shirley and Jordan River
www.opsrra.ca

OPSRRRA'S OTTER POINT, SHIRLEY & JORDAN RIVER NEWSLETTER: JANUARY 2015

CELEBRATING 11 YEARS OF PUBLICATION!

HAPPY NEW YEAR - ALL THE BEST IN 2015!

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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) 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 if you want to receive this membership service.

OPSARRA'S EXECUTIVE AND DIRECTORS

Fiona McDannold President Marika Nagasaka Vice-President

Brenda Mark Treasurer Deb Read Director

Sandy Barta Director

Note: All OPSRRA directors can now be reached at a common e-mail address: opsrra@gmail.com

1. UPCOMING MEETINGS AND EVENTS

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

Visit the OPSRRA web site: www.opsrra.ca to view a Calendar of Events which will be updated between issues of the OPSRRA newsletter.

<p>Thursday Jan 1st</p>	<p>DON'T FORGET THE ANNUAL OTTER POINT POLAR BEAR SWIM!</p> <p>Registration at 11:30 am</p> <p>Cannon start at 12:00 pm Whiffin Spit Park, Sooke.</p> <p>Sponsored by the Otter Point Volunteer Fire Department</p> 
<p>Saturday Jan 3rd</p>	<p>Juan de Fuca Community Trails Society Hike</p> <p>Walk the King Creek Trail in Otter Point. As parking is limited at the trailhead, meet at 2452 Kemp Lake Rd at 9:00 am for a 2-hour walk on forest trails. Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.</p> <p>For more information contact Rosemary Jorna at 250 642 2767 or email jdf.cts@gmail.com</p> <p>Web site: www.jdfcommunitytrails.ca</p>
<p>Monday Jan 5th</p>	<p>Juan de Fuca Board of Variance</p> <p>6:00 pm at the Juan de Fuca Local Area Services Building</p> <p>3 – 7450 Butler Rd</p> <p>BOV-03-14 – Lot 1, Section 44, Sooke District, Plan 14181</p> <p>(Walters – 7837 Manatu Road)</p>
<p>Tuesday Jan 6th</p>	<p>Shirley Women's Institute</p> <p>Monthly meeting first Tuesday of the month</p> <p>10:00 am at the Shirley Hall</p>
<p>Tuesday Jan 6th</p>	<p>Juan de Fuca Emergency Services</p> <p>Monthly Meeting 7:00 pm</p> <p>JdF Search & Rescue Campus Training Bldg.</p> <p>2028C Idlemore Road, Sooke</p>

<p>Wednesday Jan 7th</p>	<p>Sooke & Electoral Area Parks & Recreation Commission (SEAPARC)</p> <p>Monthly meeting 6:30 pm Boardroom, SEAPARC Leisure Complex, 2168 Phillips Road, Sooke</p> <ul style="list-style-type: none"> • Regular meetings of the Commission take place at SEAPARC on the 1st Wednesday of the month and are open to the public. • Meetings are also held at the call of the Chair. • Agendas and Minutes are posted for each meeting at: http://www.crd.bc.ca/seaparc/commission.htm
<p>Saturday Jan 10th</p>	<p>Juan de Fuca Parks & Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</p> <p>Coppermine Loop in East Sooke Park. This is a JDFEA Parks and Recreation Advisory Commission sponsored hike of moderate difficulty approximately 8 km. The hike starts and ends at the Pike Rd trail head and proceeds through beautiful forest and rugged coastline. Meet at William Simmons Park parking lot at 9:00 am or if you prefer at the Pike Rd trail head at around 9:45 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 jdf.cts@gmail.com</p> <p>Web site: www.jdfcommunitytrails.ca</p>
<p>Tuesday Jan 13th</p>	<p>Shirley Hall Foot Care Clinics</p> <p>Starting in January, a Foot Care Nurse, Marlene Beaulieu, LPN, will be holding clinics at the Shirley Community Hall. The clinics will run 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>

Wednesday Jan 14th	Shirley Community Association Meeting 7:30 pm at the Shirley Hall
Monday Jan 19th	Public Hearing 7:00 pm at the Juan de Fuca Local Area Services Building 3 – 7450 Butler Rd To consider the adoption of an amendment to Bylaw No. 2040: Bylaw No. 3964 – cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 121, 2014” (Z-02-14 – 4039 Otter Point Road – Ireland)
Tuesday Jan 20th	Juan de Fuca Land Use Committee 7:00 pm at the Juan de Fuca Local Area Services Building 3 – 7450 Butler Rd
Wednesday Jan 21st	Shirley Fire Commission Meeting 3:30 pm at the Shirley Hall
Tuesday Jan 27th	JDFEA Parks and Recreation Advisory Commission 3:00 pm at the Juan de Fuca Local Area Services Building 3-7450 Butler Rd, Otter Point Public Welcome. For enquiries call 250.642.1500
Monday Feb 2nd	OPSRRRA - Bi-Monthly Directors' Meeting Boardroom –SEAPARC Leisure Centre, 2168 Phillips Rd., Sooke 7:30 pm – Members welcome Agenda available upon request. Contact: opsrra@gmail.com

Tuesday Feb 3rd	<p style="text-align: center;">Juan de Fuca Emergency Services</p> <p style="text-align: center;">Monthly Meeting 7:00 pm</p> <p style="text-align: center;">JdF Search & Rescue Campus Training Bldg. 2028C Idlemore Road, Sooke</p>
Wednesday Feb 4th	<p>Sooke & Electoral Area Parks & Recreation Commission (SEAPARC)</p> <p>Monthly meeting 6:30 pm Boardroom, SEAPARC Leisure Complex, 2168 Phillips Road, Sooke</p> <ul style="list-style-type: none"> • Regular meetings of the Commission take place at SEAPARC on the 1st Wednesday of the month and are open to the public. • Meetings are also held at the call of the Chair. • Agendas and Minutes are posted for each meeting at: http://www.crd.bc.ca/seaparc/commission.htm
Saturday Feb 7th	<p style="text-align: center;">Juan de Fuca Community Trails Society Hike</p> <p>Exploring Goldstream Park. Meet at the Goldstream Park parking lot across from Ma Millers Pub on Sooke Lake Road at 9:00 am to explore the first growth forest, streams and waterfalls on a well-maintained forest trail system. Maximum length of hike will be 11 km; route will depend on the weather. Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.</p> <p>For more information contact Rosemary Jorna at 250 642 2767 or email jdf.cts@gmail.com</p> <p style="text-align: center;">Web site: www.jdfcommunitytrails.ca</p>
Saturday Feb 14th	<p>Juan de Fuca Parks & Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</p> <p>Sooke Potholes Park River walk. This is a JDFEA Parks and Recreation Advisory Commission sponsored hike along the Sooke River trails. Depending on visibility, we hope to view the Sooke River in full spate. Meet at the William Simmons Park parking lot at 9:00 am to car pool to the trail head or if more convenient meet at the Potholes Upper parking lot at approx 9:35 am. Dress for the weather</p>

	<p>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 jdf.cts@gmail.com</p> <p>Web site: www.jdfcommunitytrails.ca</p>
Mondays	<p>Karate for all ages in Shirley on Mondays</p> <p>6:30 – 8:00 pm</p> <p>Contact: Alida Long, 250-642-4631</p>
Tuesdays	<p>Malahat Art Group</p> <p>Meets 2:00 – 4:00 pm.</p> <p>Inspiration, fun or just company in what is often a solitary occupation. Come on down, share your skills, pick up new ones or just grab a cup of tea and check us out.</p> <p>Location varies.</p> <p>For info: Email kwoods@pacificcoast.net or vero@malahatfarm.com Call: 642-0393 or 642-6868</p>
Thursdays	<p>Shirley Quilters and Crafters</p> <p>10:00 am – 3:00 pm at the Shirley Hall Info: Christien Shipton 250-646-2687.</p>
Saturdays	<p>Pilates at the Shirley Hall</p> <p>9:30 am Level 1 class, suitable for beginners Contact: Sandra Smith Website: www.svakayoga.com Email: info@sandrasmithyoga.com</p>

Tuesdays & Fridays	<p style="text-align: center;">Yoga at the Shirley Hall</p> <p style="text-align: center;">Tuesdays at 6:00 pm – 7:00 pm Fridays at 10 am – 11 am</p> <p style="text-align: center;">Gentle Flow Class for all levels Contact: Nicole Spackman shirleyhallyoga@gmail.com</p>
Thursdays & Sundays	<p style="text-align: center;">Nia Dance/Movement Class at the Shirley Hall</p> <p style="text-align: center;">Thursdays from 6:30 pm – 8:00 pm Sundays 11:00 am – 12:15 pm</p> <p style="text-align: center;">Contact: Melody Kimmell, 250-646-2995 email movingmelody@gmail.com</p>

2. MESSAGE FROM MIKE HICKS REGARDING KITCHEN SCRAPS BAN

Dear JDF Resident,

RE: Kitchen Scraps Recycling - in East Sooke, Otter Point, Shirley and Jordon River

In order to prolong the life of Hartland landfill, the CRD has decided to divert 30,000 tons of annual kitchen scraps. As of January 1, 2015, Hartland landfill will no longer be accepting kitchen scraps. All kitchen scraps must be separated from your regular garbage.

Kitchen scraps include fruits, vegetables, meat, meat by-products, dairy products, baked goods, cereals, grains, pasta, bones, egg shells, coffee grounds and filters, tea bags, nuts and shells, household plants, and soiled paper products such as paper towels, tissues, food packaging, paper plates and cups.

There are three methods of disposing of your kitchen scraps:

- 1) Compost yourself
- 2) Ask your contract Garbage collector (Alpine or Sooke Disposal) for instructions on their pick-up method
- 3) Collect your kitchen scraps in a bucket and take to either:

A&P Recycling-Marilyn Road, Sooke (left off Sooke River Road)

Idlemore Recycling-Idlemore Road, Sooke (across from Saseenos Elementary)

Helpful Notes:

Lining your bucket with old newspapers is a great way to keep your container clean and provide a totally compostable liner.

Sooke Home Hardware has offered to stock the gamma seal pail, which has an air tight, easy to open, twist on lid for securing your compost items. I have researched many pails and believe this to be the best and most reasonably priced.

Merry Christmas,

Mike Hicks, Regional Director

3. OPSRRA SEEKING NEW DIRECTORS

The OPSRRA Board of Directors is currently seeking new Board members. We have been a lean group these last couple years and at least 2 of the required 5 Board members are planning to step down when our AGM comes around in the spring of 2015. We really need some new energy to continue our role in the communities of Otter Point, Shirley and Jordan River. If OPSRRA is important to you please consider joining our board of directors. Currently our board meets bi-monthly (every 2 months) as well as organizing our AGM, Membership meetings and All Candidates meetings (in election years). Anyone interested please email us at opsrra@gmail.com or contact a director (personal contact info can be found above in the newsletter introduction). We would be happy to provide you with more information and answer any questions you may have about the roles and responsibilities of directors. We encourage anyone interested to attend a directors board meeting. Our next directors' meeting is Feb 2nd at 7:30 pm in the SEAPARC boardroom.

4. SAFETY CONCERN IN JORDAN RIVER WIDENS

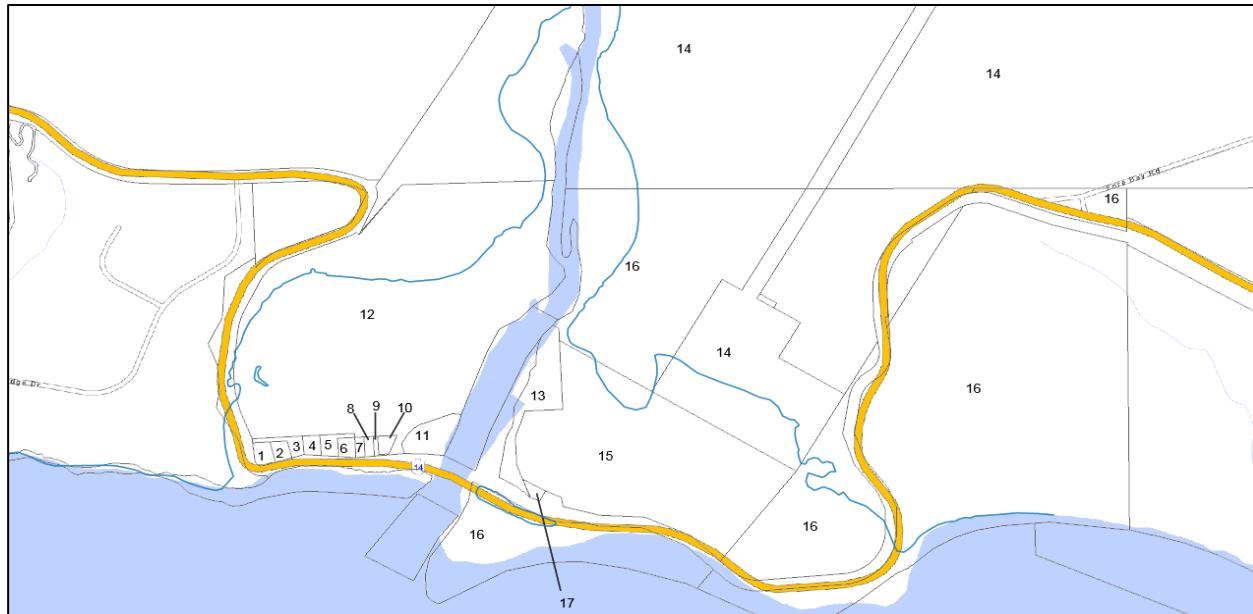
There are three related stories here. It begins with the release in October 2014 of provincial information identifying local floodplain hazard areas, progresses to BC Hydro's December 8th announcement that their dam above Jordan River will not withstand a major earthquake and concludes with the December 22nd decision by Capital Regional District (CRD) Parks to close the regional park at Jordan River to overnight camping.

First, as reported in the October and November 2014 OPSRRA newsletters, a recently released CRD report estimates that within the Capital Region there are approximately 3,700 Hectares of land comprised of 18,000 properties with 19,000 dwellings that fall below the province's proposed Year 2100 Flood Construction Level. Within the Juan de Fuca Electoral Area, there are an estimated 1,300 Hectares consisting of 1,100 properties and 860 dwellings (with an estimated BC Assessment value of \$100,000,000) that could be affected by projected sea level rises of about $\frac{1}{2}$ a metre over the next 35 years and a full metre by Year 2100.

Our local JDFEA Planning Services is already discussing the impact of the Provincial Flood Plan Hazard guidelines with the CRD and the province. The provincial report identifies beachfront properties in Jordan River as one of the areas at risk from both rising sea levels and a tsunami. Follow this link to the OPSRRA web site to view the reports and floodplain maps: http://www.opsrra.ca/Community_issues.htm

Secondly, BC Hydro's news that their dam at Jordan River wouldn't withstand a major earthquake was startling – especially to the homeowners along the Jordan River beach front. While the property owners only found out about the extent of the risk on December 8th, when representatives of BC Hydro came to their doors and offered to buy them out, others knew earlier. In a letter to the Manager of CRD Parks, dated December 18th, BC Hydro refers to an October 23rd meeting with CRD Parks regarding the dam's inability to withstand a magnitude 8 to 9 earthquake. The details of the October meeting remained internal to the CRD and apparently didn't include knowledge of Hydro's intention to buy-out the Jordan River property owners. Information regarding a buy-out was closely held by BC Hydro; even Mike Hicks, director for the Juan de Fuca Electoral Area and John Horgan, MLA for the area were unaware until alerted by residents of Jordan River. However, BC Hydro's letter to CRD Parks indicates that planning was already well underway as BC Hydro proposed to undertake the following actions:

- Work with Jordan River property owners in the inundation zone to purchase their residential lands. (**Note:** This overlooks commercial/industrial businesses in the zone?)
- Acquiring statutory right-of-ways or covenants on nonresidential lands to restrict future residential development on these lands.
- Collaborating with the CRD to increase emergency preparedness and awareness for the broader community.



Map showing Jordan River properties at risk from flooding if the BC Hydro dam above Jordan River gave way in a major earthquake. Properties numbered 1 to 11 are along the beach at the mouth of the river and considered at greatest risk. Property number 16 is the Jordan River Regional Park. The portion immediately east of the river mouth and below Highway 14 is where the campsite is located.

Then, on December 22nd CRD Parks released news of a decision to immediately ban overnight camping at the Jordan River Regional Park because of the potential danger from the collapse of the Jordan River dam in a major earthquake. Presumably this decision was made in response to BC Hydro's December 8th letter, which includes an expressed desire to work with the CRD to gain their support for:

- Prohibiting overnight camping on land owned by the CRD in the inundation zone.
- Restricting future development in the inundation zone through its Official Community Plans, zoning bylaws and building permits process.

Note: The CRD press release and BC Hydro's letter can be viewed on OPSRRA's web site. Go to Community Issues or follow this link: http://www.opsrra.ca/Community_issues.htm

So, where's the story here? In October 2014, the province estimates that 860 waterfront dwellings in the JDFEA could be affected by rising sea levels and tsunamis. This didn't get much public response. BC Hydro's news that it was offering to buy-out 11 beachfront properties in Jordan River made the headlines. Banning overnight camping also became a big story.

The CRD has spent almost \$10,000,000 on acquiring and making improvements to the Jordan River Regional Park. In response to repeated public demand for more recreation areas west of Sooke and at the request of Director Hicks, CRD Parks purchased Sandcut Beach and the Jordan River campsite from Western Forest Products. The park won't be completely unusable but the camping closure certainly removes a longstanding and well-

used feature while diminishing the park's value and accessibility. What about the cost of this loss to the CRD and campers? Will an offer from BC Hydro to compensate CRD Parks be the good news story for 2015?

Meanwhile, a cherished lifestyle for some along our shoreline is about to change. In response to BC Hydro, the province and the CRD need to coordinate their planning for our area:

- A suitable replacement for a beachfront camping area needs to be found.
- Waterfront property owners across the JDFEA need assurance that decisions made by either BC Hydro or the province don't devalue their property and force them to relocate without consideration or adequate compensation.
- Proposed changes to Official Community Plans, zoning bylaws and building inspection standards need community consultation.
- The safety of both residents and visitors needs to be reconsidered.

Our elected representatives should be part of the process and not left to find-out outcomes of major "administrative" decisions afterwards. There is work to be done!

5. YOUR PROPERTY ASSESSMENT & APPEAL DEADLINE

Your 2014 property assessment is used to determine your 2015 property taxes. It was mailed on December 31st and available for viewing on the BC Assessment web site on Friday, January 2nd. If you do not receive your property assessment by January 16th, 2015 call **866-825-8322** or Toll Free: **1-866 valueBC (1-866-825-8322)** to request a copy.

The B.C. Assessment Authority is responsible for evaluating all properties in British Columbia and assessed 2,167,451 properties in 2014 – an increase of almost 3% from the previous year. Updated figures for the Capital Area will be released in early January. Estimates are that over 142,000 properties valued at over \$92 billion will be included in an area that comprises the Capital Regional District's 13 incorporated municipalities and three electoral areas – including the Juan de Fuca Electoral Area. Approximately 3/4 of the total value of the assessments is for residential properties (including single family dwellings, manufactured homes, apartment buildings, etc.) with an average residential property value of \$520,000.

Property valuation is B.C. Assessment Authority's best guess of your property's value as of July 1st, 2014 based upon recent, comparable property sales and other assessments in your neighbourhood. Additional factors that may be considered are your home's age, location, its quality of construction, current condition and recent improvements. Their valuation will be used by the local taxing authorities to determine your 2015 property tax. If you feel that their valuation is incorrect or you want more information on how they arrived at your property assessment, contact the local B.C. Assessment Authority office.

BC Assessment's website provides a listing of property assessments and sales to help property owners understand their property's market value and provide comparable sales information. Go to www.bcassessment.ca and click on the **e-valueBC** link. Copies of

neighbourhood assessments are also available at local area offices and most municipal halls and government agent's offices across the province.

Property owners wishing to appeal their property assessment must do so in writing. An on-line version of the complaint form as well as a step-by-step handbook is available on their assessment appeal web site:

<http://www.bcassessment.ca/public/Pages/AppealingyourAssessment.aspx>

Note: The deadline to appeal your 2014 property assessment is midnight on Friday, 30 January 2015.

Contact information for the Greater Victoria Office is:

Phone: **866-825-8322** or Toll Free: **1-866 valueBC (1-866-825-8322)**.

Email: capital@bcassessment.ca

Office Address: 400 -3450 Uptown Blvd., Victoria, BC V8Z 0B9

Note: Head Office is located in the Uptown development in Saanich. Use the elevators located behind the Future Shop escalator and go to the fourth floor.

The Capital Office Management Team is: Assessor, Reuben Danakody; Deputy Assessors, Gerry Marolla and **Greg Wood**; Office Supervisor, Della Credicott.

Their web site is www.bcassessment.ca. Beginning January 2nd this web site will provide a wide range of information related to this year's assessments.

6. PROPERTY TAX DEFERRAL OPTION

Did you know that under certain circumstances you can defer paying your property taxes? Across British Columbia 35,722 seniors and disabled property owners and 1,389 families qualified for the provincial program in 2014. In Greater Victoria about 5,000 homeowners deferred over 700 million in 2014 property taxes. Under the program the province pays the outstanding property tax and currently charges seniors and the disabled 1% and families 3% annual interest on the deferral. The outstanding taxes are registered as a lien on the property and can be repaid at any time until the sale of the property, at which time the province collects its debt. Eligibility is based upon the following criteria:

- Age 55 or older.
- Provincial eligibility as a disabled person.
- Supporting a child under 18 living at home.
- Paying support for child under 18.
- Supporting your child (or step child) at college or university.
- Supporting a child designated as having a disability.

More details about the eligibility criteria and how to apply can be found at:

<http://www2.gov.bc.ca/gov/topic.page?id=C328CC97B41F441BBB63E2D54299C04F>

7. JDF COMMUNITY TRAILS CELEBRATES 10TH YEAR!

2015 marks the tenth year for Juan de Fuca Community Trails! JDFCT leads hikes on the first Saturday of every month exploring our community and local area. As well, JDFCT in conjunction with JDF Parks and Recreation Commission guides hikes the second Saturday of the month in our local area. The hikes tend to get longer as the days lengthen. For more information contact Rosemary Jorna at JdF.CTS@gmail.com or sid2767@shaw.ca or check the website at www.jdftrails.ca. The destinations for these walks and hikes are posted on the website in advance.

8. COMPOSTING FACILITY PROPOSAL WITHDRAWN

DL Bins has withdrawn their rezoning application for a proposed composting site in Jordan River due to the opposition from the communities of Shirley and Jordan River. This decision follows a December 6th public meeting at the Shirley Hall where David Laing, the proponent, presented information about his proposal to an overflowing crowd of over 70 inside the building and many more listening outside on the porch. The reason behind the rezoning application is a 2012 decision by the Capital Regional District (CRD) Board of Directors that all regional household and restaurant food waste will be composted by January 2015.

Banning all food scraps from the Hartland Road garbage dump near Willis Point means an alternate site(s) must be found; and soon. See newsletter item #1 for more information about the kitchen scrap ban and what options are currently available to residents.

Although the DL Bins rezoning application has been withdrawn, the search for a suitable location by DL Bins and other local waste disposal companies continues. Knowing what is being offered and the community's objections shouldn't be quickly forgotten as this experience will inevitably be repeated elsewhere in another South Island community, possibly in the Juan de Fuca Electoral Area.

Background: DL Bins currently has a 5-year contract with the District of Saanich to haul away and dispose of their kitchen scraps. The company also wants to bid on a CRD contract to handle more of the compostable material soon to be unacceptable at the dump. In order to do that it needs a new location as its present facility in Cobble Hill will be at capacity with the Saanich contract. Their proposal was to purchase a 160 acre forested parcel from Western Forest Products and operate a composting facility on 20 acres at the back of the site; leaving the remainder forested. The property is located 2 Km. east of the Jordan River town site on the north side of Highway 14 between Sandcut Creek to the east and Desolation Creek to the west. A small portion of the property crosses Highway 14 and abuts Sandcut Beach. The property is zoned AF which allows for forestry and agriculture.

Here is a summary of the advantages and disadvantages of the composting proposal as identified by DL Bins and the community.

ADVANTAGES	DISADVANTAGES
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5-10 jobs in \$40,000 - \$60,000 range.	Noise of operation.
Portion of land dedicated to parks. (Possibly that part across Highway 14 that abuts Sandcut Beach park?)	Concerns about odour and wind direction.
Estimated new tax revenue to JDF Electoral Area of \$20,000 - \$40,000.	Groundwater could be contaminated, affecting wells and water licenses.
Offer to process local area's organics.	Increased traffic on Highway 14
Reforestation of any clear-cut land not needed for the composting facility.	Attraction for rodents and local wild life.
Support for community events	Industrial operation presents the wrong image for a regional recreation area.
Finished compost available to local residents.	Compost contaminated by chemicals and other material mixed-in at source.
	Spreading excess compost in the forest could contaminate edibles: mushroom, berries, etc.
	Impact on real estate values.

So, where will the composting facility eventually end up?

Finding a suitable and welcoming location, which would give this type of industry a social license to operate, will be a challenge.

It will be interesting to see how Otter Point, Shirley and Jordan River residents respond to the kitchen scrap ban and what appropriate solutions arise to help residents deal with their compostable materials in a responsible manner.

9. STRATAS REVISITED

The “four on ten” model of development on parcels zoned Rural A became a reality for the Otter Point, Shirley, Jordan River and East Sooke communities soon after the Sooke Land Use Bylaw, CRD Bylaw 2040, was adopted in 1993. Although the District of Sooke incorporated at the end of 1999, the Juan de Fuca Electoral Area communities named above are still under Bylaw 2040, much amended and renamed the “Juan de Fuca Land Use Bylaw”.

A parcel zoned Rural A that is between four hectares and sixteen hectares is permitted four dwelling units. A “four on ten” usually refers to a building strata development. There are a number of Rural A properties with multiple dwellings that are not building stratas. The dwellings are used by family members or rented for income.

Under Bylaw 2040, the definition of lot or parcel does not include a building strata lot. Where the zone permits, there can be separate houses where each strata lot is defined by the walls of the house. The land surrounding the houses is common property with title registered to the strata corporation. Some building stratas are registered where there is land as well as the building included in the building strata lot. The four on ten development is not considered to be a subdivision.

The minimum parcel size for subdivision of Rural A parcels is four hectares (ten acres). To maximize the dwelling units, it became common practice to subdivide to four-hectare

parcels and incorporate building stratas to own the parcel where the homes are located. When a building strata goes up, unless there is a phased development agreement, all houses go up under one permit. The owner developer responsible incorporates the strata and registers it as the owner of the parcel when the project nears completion.

A building strata can also be registered through a building conversion strata application. The two or more dwelling units to be converted must pass inspection as to building code but the provisions of the bylaws will have been met when the original building permits were issued. In January 2015, there is an amendment to Bylaw 2040 under consideration that would prevent a building conversion that involves a secondary suite or detached accessory suite.

There are a number of bare land stratas in the Juan de Fuca Electoral Area. These are created when two or more fee simple parcels in a subdivision are associated with a common property, often an access road and a common water supply, which is owned and maintained by a strata corporation. The members of the strata have title to their land and also have a share in the common property associated with the strata.

The common property of a bare land strata subdivision can be included in parcel averaging with the privately owned parcels to maintain the minimum parcel size for subdivision in the zone. Because of the parcel-averaging feature, a parks provision may be triggered even if the minimum lot size for the zone is greater than two hectares.

If a subdivision creates three new parcels for a total of four parcels and if any of those four parcels is two hectares or less, the province requires 5% of the property being subdivided or the monetary value of 5% to be given over to the local parks authority. Since the minimum parcel size for the building strata in the Rural A zone is four hectares, these four on ten developments do not trigger the requirement to provide parkland or funds. Although many people who own building strata houses are happy in their situation, the “four on ten” development is problematic for others. Some people struggle with the complex shared responsibility of managing a strata. Some homebuyers are wary of buying into a building strata. At the same time, owners of undeveloped “Rural A” parcels still want the option of “rural residential 2” density: one house per hectare. The several communities under Bylaw 2040 are now exploring ways to balance these different concerns, as their official community plans come up for review.

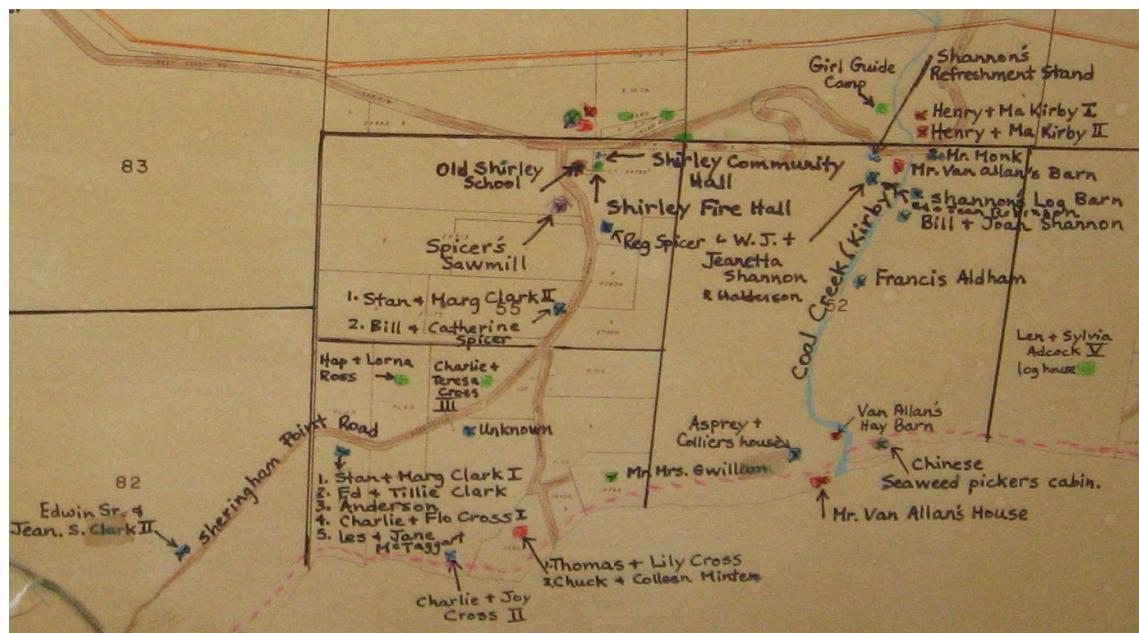
10. HOSPICE CHRISTMAS TREE DISPOSAL FUNDRAISER

Sooke Soil and Landscape are disposing of Christmas Trees for a donation with all proceeds going to the Sooke Hospice Society. Sooke Soil and Landscape is located at 2800 Ramsden Road in Otter Point phone 250 642 6600.

11. DID YOU KNOW THAT?

Did you know a sawmill once operated just beyond where the Shirley Delicious Café is now located? The corner of Sheringham Point Road and West Coast Road has been an active social, recreation and education area for the Shirley community over the past

century. During that time the Shirley School – built in 1919 and closed in 1946, the Shirley Hall - built in 1937, the Shirley Fire Hall - originally a lean-to attached to the Shirley Hall and replaced in 1989 by the present structure, Pioneer Park and various restaurant ventures have occupied the location. In the mid-1940s there was also a sawmill.



Portion of the Shirley's People and Where They Lived map, researched and drawn by Jean Robinson in the 1970s with the help of Colleen Minten. The map was a Shirley Women's Institute project and is located in the Shirley Community Hall.

Not much is known about the Spicer sawmill. It's thought to have been owned and operated by Ed Spicer who came to the area in the early 1940's. He first worked as a millwright and sawyer for the Elder Logging Company, employed on a sawmill, which moved from place-to-place to salvage timber left behind by previous harvests. He then went on to operate his own mill on Sheringham Point Road from about 1944 – 45, hauling logs to the mill using a single horse. His mill produced railway ties and house building material. The lumber was used locally and in Victoria as well as across Canada and even shipped to the United Kingdom. Sawdust was always a by-product from saw mills and the waste material from the Spicer mill found a ready use in many local area stoves.

Material for this month's **Did You Know That?** came from [4,000 Years: A History of the Rainforest](#), compiled and published by the Sooke Region Museum and the Shirley's People map researched and drawn by Jean Robinson. Do you have a question about this area's history or information you would like to share? Contact Arnie Campbell at: d.acampbell@shaw.ca

12. 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. 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) 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 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

13. BACK ISSUES OF THE OPSRRA NEWSLETTER

Back issues of the OPSRRA newsletter are available on the OPSRRA web site:
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

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.