



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

Fiona McDannold	President	Marika Nagasaka	Vice-President
Phone: 646-2730		Phone: 642- 2133	
Brenda Mark	Treasurer	Debb Read	Director
Phone: 646-2598		Phone: 646- 9998	
Sandy Barta	Director		

**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**.

<b>Monday March 2<sup>nd</sup></b>	<b>Public Hearing – Proposed Bylaw No. 3973 7:00 pm at the Juan de Fuca Local Area Services Building 3 – 7450 Butler Road, Otter Point</b>
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<b>Tuesday March 3<sup>rd</sup></b>	<p style="text-align: center;"><b>Shirley Women's Institute</b></p> <p style="text-align: center;"><b>Monthly meeting first Tuesday of the month 10:00 am at the Shirley Hall</b></p>
<b>Tuesday March 3<sup>rd</sup></b>	<p style="text-align: center;"><b>Juan de Fuca Emergency Services</b></p> <p style="text-align: center;"><b>Monthly Meeting 7:00 pm</b></p> <p style="text-align: center;"><b>JdF Search &amp; Rescue Campus Training Bldg. 2028C Idlemore Road, Sooke</b></p>
<b>Wednesday March 4<sup>th</sup></b>	<p style="text-align: center;"><b>Sooke &amp; Electoral Area Parks &amp; Recreation Commission (SEAPARC)</b></p> <p style="text-align: center;"><b>Monthly meeting 6:30 pm Boardroom, SEAPARC Leisure Complex, 2168 Phillips Road, Sooke</b></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: <a href="http://www.crd.bc.ca/seaparc/commission.htm">http://www.crd.bc.ca/seaparc/commission.htm</a></li> </ul>
<b>Thursday March 5<sup>th</sup></b>	<p style="text-align: center;"><b>Juan de Fuca Community Trails Society AGM</b></p> <p style="text-align: center;"><b>7:00 pm at the Juan de Fuca Local Area Services Building 3 – 7450 Butler Road, Otter Point</b></p> <p style="text-align: center;"><b>See Story # 3 for more details</b></p>
<b>Saturday March 7<sup>th</sup></b>	<p style="text-align: center;"><b>Juan de Fuca Community Trails Society Hike</b></p> <p><b>Mount Bluff Hike.</b> Meet at Camp Barnard at the end of Young Lake Rd at 9:00 am for a 10 km hike to say goodbye to the forest east of the Scout camp, which is scheduled for logging after the July 2015 Jamboree. We will hike the steep route up the Bluff for wonderful views and then return on a moderate trail through the forest. Dress for the weather and bring good footwear, a lunch and water. Everyone is welcome.</p> <p style="text-align: center;">For more information contact Rosemary Jorna at 250 642 2767 or email <a href="mailto:jdf.cts@gmail.com">jdf.cts@gmail.com</a></p>

	<p><b>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></b></p>
<b>Tuesday Mar 10<sup>th</sup></b>	<p><b>Shirley Hall Foot Care Clinics</b></p> <p><b>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.</b></p> <p><b>Diabetics and others with foot care issues are encouraged to attend the clinics.</b></p> <p><b>For appointments please call Marlene at 250-664-6810.</b></p> <p><b>Marlene is also available for home visits if you are unable to attend the regular clinic.</b></p>
<b>Wednesday Mar 11<sup>th</sup></b>	<p><b>Shirley Community Association AGM</b></p> <p><b>7:30 pm at the Shirley Hall</b></p>
<b>Saturday Mar 14<sup>th</sup></b>	<p><b>Juan de Fuca Parks &amp; Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</b></p> <p><b>Roche Cove to Cougar Ridge.</b> This is a JDFEA Parks and Recreation Advisory Commission sponsored hike in East Sooke Park, which features stands of old growth forest and spectacular views of Matheson Lake and in the distance, Sooke. This difficulty level 3 hike is 10 km (approx) if the circuit around Matheson Lake is taken, which depends on the weather and the participants. Meet at William Simmons Park in Otter Point at 9:00 am to car pool or if more convenient, at the Roche Cove parking lot at 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><b>Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></b></p>
<b>Saturday</b>	
<b>Tuesday March 17<sup>th</sup></b>	<p><b>Juan de Fuca Land Use Committee</b></p> <p><b>7:00 pm at the Juan de Fuca Local Area Services Building</b></p>

	<b>3 – 7450 Butler Road, Otter Point</b>
<b>Wednesday March 18<sup>th</sup></b>	<p><b>Shirley Fire Commission Meeting</b></p> <p><b>Monthly meeting third Wednesday of the month</b> <b>7:00 pm at the Shirley Hall</b></p>
<b>Tuesday March 24<sup>th</sup></b>	<p><b>JDFEA Parks and Recreation Advisory Commission</b></p> <p><b>3:00 pm at the Juan de Fuca Local Area Services Building</b></p> <p><b>3-7450 Butler Road, Otter Point</b></p> <p><b>Public Welcome. For enquiries call 250.642.1500</b></p>
<b>Sunday March 29<sup>th</sup></b>	<p><b>OPSRRA Annual General Meeting</b></p> <p><b>2 pm at the Shirley Hall</b></p> <p><b>See newsletter item # 4</b></p>
<b>Tuesday Mar 31<sup>st</sup></b>	<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, from October to May (excluding December). Please email Stephanie at <a href="mailto:sookeliteracy@gmail.com">sookeliteracy@gmail.com</a> for more information or to register.</b></p>
<b>Saturday April 4th</b>	<p><b>Juan de Fuca Community Trails Society Hike</b></p> <p><b>Explore East of Camp Barnard towards Sooke River.</b> Meet at Camp Barnard at the end of Young Lake Rd at 9:00 am for an 11 km hike on a well defined forest trail with great views and if we are lucky we will get to see the pink fawn lilies unique to the area! 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 <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>
<b>Tuesday April 7<sup>th</sup></b>	<p><b>Shirley Women's Institute</b></p> <p><b>Monthly meeting first Tuesday of the month</b> <b>10:00 am at the Shirley Hall</b></p>
<b>Tuesday April 7<sup>th</sup></b>	<p><b>Juan de Fuca Emergency Services</b></p> <p><b>Monthly Meeting 7:00 pm</b></p> <p><b>JdF Search &amp; Rescue Campus Training Bldg.</b> <b>2028C Idlemore Road, Sooke</b></p>
<b>Wednesday April 8<sup>th</sup></b>	<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 and the Greater Victoria Green Team to remove broom from Whiffin Spit. Public encouraged to participate!</p>
<b>Wednesday April 8<sup>th</sup></b>	<p><b>Sooke &amp; Electoral Area Parks &amp; Recreation Commission (SEAPARC)</b></p> <p><b>Monthly meeting 6:30 pm Boardroom, SEAPARC Leisure Complex,</b> <b>2168 Phillips Road, Sooke</b></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: <a href="http://www.crd.bc.ca/seaparc/commission.htm">http://www.crd.bc.ca/seaparc/commission.htm</a></li> </ul>
<b>Saturday April 11<sup>th</sup></b>	<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</p>

	<b>Greater Victoria Green Team to remove broom from Whiffin Spit. Public encouraged to participate!</b>
<b>Tuesday April 14<sup>th</sup></b>	<b>Shirley Fire Protection Society</b> <b>7:30 pm at the Shirley Hall</b>
<b>Mondays</b>	<b>Karate for all ages in Shirley on Mondays</b>  <b>6:30 – 8:00 pm</b>  <b>Contact: Alida Long, 250-642-4631</b>
<b>Tuesdays</b>	<b>Malahat Art Group</b>  <b>Meets 2:00 – 4:00 pm.</b>  <b>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.</b>  <b>Location varies.</b>  <b>For info: Email <a href="mailto:kwoods@pacificcoast.net">kwoods@pacificcoast.net</a> or <a href="mailto:vero@malahatfarm.com">vero@malahatfarm.com</a></b> <b>Call: 642-0393 or 642-6868</b>
<b>Thursdays</b>	<b>Shirley Quilters and Crafters</b>  <b>10:30 am – 3:00 pm at the Shirley Hall</b>
<b>Saturdays</b>	<b>Pilates at the Shirley Hall</b>  <b>9:30 am</b> <b>Level 1 class, suitable for beginners</b> <b>Contact: Sandra Smith</b> <b>Website: <a href="http://www.svakayoga.com">www.svakayoga.com</a></b> <b>Email: <a href="mailto:info@sandrasmithyoga.com">info@sandrasmithyoga.com</a></b>
<b>Tuesdays &amp; Fridays</b>	<b>Yoga at the Shirley Hall</b>  <b>Tuesdays at 6:00 pm – 7:00 pm</b> <b>Fridays at 10 am – 11 am</b>

	<p><b>Gentle Flow Class for all levels</b>  <b>Contact: Nicole Spackman</b>  <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>  <b>Sundays 11:00 am – 12:15 pm</b></p> <p><b>Contact: Melody Kimmell, 250-646-2995 email</b>  <b><a href="mailto:movingmelody@gmail.com">movingmelody@gmail.com</a></b></p>

## **2. JORDAN RIVER NO SHOOTING BOUNDARY**

Shooting of firearms in Jordan River (as well as other areas) close to residential areas has become more and more of a concern for the residents: both long term and more recent members to the community have outlined it as a major concern.

Our director from Jordan River has taken this project on and has been working hard at getting results in trying to move the boundary to a safer location that won't endanger residents and visitors to the area. She wants to thank Queesto Community Forest Ltd. – Loren Perraton and Angus Hope for their assistance in developing boundaries and maps for the Shirley and Jordan River area. Without their help Debbie would not have been able to access the map or the information needed.

Below is the letter sent out to numerous local agencies and businesses to outline the problem and proposed solution to hopefully get more support and also gain insight into incidents that have occurred that will help build the case for why the boundary needs to be moved. Please follow the link below to take a look at the map (which shows both the current and the proposed boundary) and sample support letter that may be used to outline your experience. [http://www.opsrra.ca/Community\\_issues.htm](http://www.opsrra.ca/Community_issues.htm)

We really want to hear back from our members about this important issue. Please fill out the sample letter of support and send back to us if you would like to have input.  
[opsrra@gmail.com](mailto:opsrra@gmail.com).

February 23<sup>rd</sup>, 2015

There is concern within the communities of Shirley and Jordan River regarding the frequent discharge of firearms close to residential and recreational areas. This happens on a regular basis throughout the year and appears to be recreational.

We believe that this problem is related to the boundaries of the no shooting zone for this area. The boundaries for the No Shooting Area and No Shooting or Hunting area (situated in MUs 1-1,1-2 and 1-3 as seen on Vancouver Island Region 1 M.U. boundaries, Map A5-Sooke to Metchosin) are determined by the provincial No Shooting Map.

[http://www.env.gov.bc.ca/fw/wildlife/hunting/regulations/1416/docs/region\\_1.pdf](http://www.env.gov.bc.ca/fw/wildlife/hunting/regulations/1416/docs/region_1.pdf)

This map was drawn up sometime ago and does not reflect the current level of residential and recreational development in the Jordan River to Shirley area. The current map only restricts shooting directly adjacent to Highway 14.

What this means is that anyone who has a firearm license can discharge firearms very close to residential and recreational areas. This has become a safety issue for the residents of Shirley and Jordan River as well as for those enjoying recreational activities in our communities. The RCMP is not able to respond to community concerns of safety and noise etc. as the current No Shooting Maps allow for the discharge of firearms in this area.

In 2007, some residents of Otter Point found themselves to be in a similar situation with community safety concerns. They requested that the Provincial Government update the No Shooting Map to move the No Shooting boundary further away from residential areas. This initiative was successful, and has improved community safety for Otter Point.

The Jordan River and Shirley communities would like the Provincial Government to do the same for our area. We believe that if the No Shooting Zone Map is updated, the discharge of firearms will be moved to a safe distance from our communities.

To further this initiative, we would request that you send your support by email to: [opsrra@gmail.com](mailto:opsrra@gmail.com). It would be helpful if you could outline any experiences you may have regarding the discharge of firearms in the Shirley/Jordan River areas.

We enclose copies of the current and proposed No Shooting Zones for your information and would ask that you respond by March 15, 2015.

If you have any questions or comments, please contact Debbie Read, OPSRRA Director-Jordan River at [250-646-9998](tel:250-646-9998) or [debbielynnread@gmail.com](mailto:debbielynnread@gmail.com)

Thank you for your support of this very important community initiative.

**[www.opsrra.ca](http://www.opsrra.ca)**

**[opsrra@gmail.com](mailto:opsrra@gmail.com)**

### **3. JDF COMMUNITY TRAILS SOCIETY AGM MARCH 5<sup>TH</sup>**

The Juan de Fuca Community Trails Society will be hosting Mike Walton, CRD Senior Parks Manager for Regional Parks at their 10<sup>th</sup> AGM March 5<sup>th</sup> 7:00 pm at the JDFEA Local Services Building 3-7450 Butler Rd. Mike will be speaking on the Regional Parks Strategic Plan for 2010-2020 and the Parks planning cycle as it affects the JDFEA. This is particularly important now that CRD Parks Acquisition budgets are restored after completing the purchase of Jordan River surfing beach, Sandcut Beach and other properties in the Blue/Green Belt. Please join us to learn more about the future of our parks and to get involved. Follow this link to view the JDFEA Parks 2010-2020 Key Objectives.  
[www.crd.bc.ca/parks-recreation-culture/parks-trails/juan-de-fuca-parks/2010-2020-key-objectives](http://www.crd.bc.ca/parks-recreation-culture/parks-trails/juan-de-fuca-parks/2010-2020-key-objectives)

### **4. OPSRRA AGM AND PROPOSED BYLAW CHANGE MARCH 29<sup>TH</sup>**

The OPSRRA Annual General Meeting will be held on Sunday, March 29, 2015 at 2:00 p.m. at the Shirley Community Hall. Regional Director Mike Hicks has been invited to attend to conduct the elections and address the members. An agenda will be sent to members by e-mail.

Our association membership annually elects three members to be their executive and four to be their directors. The following slate of candidates is being put forward by the Nominations Committee for the coming elections: Marika Nagasaka, Sandy Barta, Brenda Mark, Fiona McDannold, Debb Read, LauRa Barker and Bill Dushenko.

In addition, Herb Haldane has indicated that he is putting his name forward for election to the OPSRRA Board

Residents and property owners of Shirley Jordan River and Otter Point who are members of the association can be nominated up to and including the date of the AGM. Nominations can be sent to OPSRRA at [opsrra@gmail.com](mailto:opsrra@gmail.com).

#### **Special Resolution to amend OPSRRA 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 Ratepayer's Association (OPSRRA) bylaws:

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

Currently this bylaw reads as follows: "the number of directors must be 5 or a greater number determined from time to time at a general meeting"

The usual practice in the past has been for seven directors: President, Vice-President, Treasurer and four Directors at Large. This number has worked well for OPSRRA's purposes and the directors are proposing that the number of directors on the board be a maximum of seven.

## **5. COSTS ASSOCIATED WITH BUILDING & OWNING A SINGLE FAMILY DWELLING IN THE JDFEA – PART 1 IN A SERIES**

This is the first 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 one looks at the various regulatory requirements, insurances, taxes and infrastructure costs that may be incurred prior to and during construction. Part two will look at some of the taxes and regulations in more detail and why they're considered necessary by the various government authorities. Part three will look at how JDFEA home owners' property taxes support on-going costs associated with land use planning, building inspection and other related services.

### **Part One:**

Most of us know that building a house anywhere in the Capital Regional District can be expensive. Property size, location, building size, style and quality of construction are all cost factors. If you're having a house built you hopefully set a dollar limit and trust your contractor or yourself to stay within that budget. If you're buying an existing house you presumably shop for what suits your needs, taste and income. However, have you ever thought about how much of the cost of buying or building that house goes for permits, warranties, property searches, fees, taxes, infrastructure and other requirements? What may not be realized is that perhaps 20% of the final cost of that house is not directly related to the cost of land, materials and labour. Here is what else may be included in the final bill if you're building or buying a house in the JDFEA.

### **Builder's Overhead Costs**

Your builder has expenses; most are required, some are optional. For example:

- National Home Warranty Insurance. Cost: \$1,200 per house. Covers 5-10 year warranty on building envelope, structural, drywall.
- \$500 annual Home Warranty fee to provincial Home Protection office.
- Home Builder's Association membership fee (optional) \$1,200 per year.
- Commercial General Liability (CGL) insurance. CGL is for the builder's company and covers general liability on a day to day basis. Cost: \$800 annually.
- Course of Construction insurance (optional) to protect the building site. For example a blanket \$400,000 building replacement, with 2 million dollars general liability can cost a builder \$6,000 per year. This doesn't insure tools - a separate and very expensive insurance.
- Worker's Compensation Premiums. Cost: 3-5% of the cost of labour.

- Employee Health Benefits Premium (optional)

## **Taxes**

- 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 value of the real estate transaction and 2% on the remainder. First time home buyers get an exemption to a value of \$475,000.

## **Pre-application Fees & Charges**

The builder has to apply for various permits in order to get legal permission to build. Some permits are free others are not. Most require supporting documentation. For example:

- Land title search for legal ownership and any covenants, easements or right-of-ways. Cost: \$10.00 for a simple search; however, expect to pay more.
- Registering a land title. Transfer of ownership, clear title and registration of property can be complicated and best done by a notary public or lawyer. Cost: Varies with time involved, documents filed and professional fees.
- If the building site is in a Development Permit Area or near water it may require a geotechnical or environmental assessment(s). Cost: Varies \$800 - \$2,000 depending on the number of visits and reporting requirements. Determining the required setback from water will also require a survey.
- BC Land Surveyor certificate of location of the property and correct location of proposed building site. Cost: \$1,800
- Site plans showing dimensions of the property, location of septic tank, disposal field, location of proposed building(s), ground elevations, location of any existing buildings, distance to property lines and site drainage. Cost varies depending on who does the work. Start at \$1.25 per square foot. This may include the cost of building plans; add more if using an architect.
- Scale drawings of the building(s) with foundation, elevations, floor plan with proposed use of each room, cross section showing structural details. Cost: See above. The cost increases as new building code or bylaw requirements, such as energy and ventilation assessments are added.
- 2013 changes to the building code require brace wall band and enhanced earthquake proofing, this means most houses above basic need a structural engineer for full foundation and structure review as well as site inspections. Cost: \$3,000.
- VIHA approval of sufficient potable water. No cost.
- Verification of suitable septic field. Cost: About \$1,500. See septic infrastructure costs for more information.
- Highway access permit – no charge. However, you'll likely need a culvert and sometimes an approved bridge if crossing a waterway.
- Assignment of house # by the local fire department – no charge
- Verification of access by the local fire department – no charge
- School Site Acquisition Charge. Cost: \$700

## **Building Permit Fees For Single Family Dwelling**

- Plan Processing Fee. Sliding scale - \$300 for buildings valued over \$200,000 and applied to the cost of the Building Permit. See Section 2.4.2 of CRD Bylaw 3741 for fees for buildings valued under \$200,000.
- Building permit costs are based on the total value of the work proposed. A schedule of the fee calculation is available from the JDFEA Building Inspection office. The schedule describes the formula used to assess the value of the work and the fees for chimneys, woodstoves, oil furnace, water/septic connections and installation of plumbing fixtures. Follow this link: [CRD Bylaw 3741](#) to see the fee schedules. They are included as appendices at the end of the bylaw.
- Building Permit fee for Single Family Dwelling ( Appendix M)
- Plumbing Permit fee (Appendix D - Residential)
- Fireplace, chimney, woodstove and oil furnace permit fees (Appendix C)
- Electrical Permit. Issued by BC Safety Authority. Cost: Contractor pays \$599 for a 200 amp service
- Gas Permit: Cost varies. Licensed contractors working with natural, manufactured, liquefied petroleum and other gases need to apply for a permit before they install regulated equipment, piping, or appliances. Homeowners doing gas installations also require a permit before they begin - See more at: <http://safetyauthority.ca/permits-approvals/installation-permits/gas#shash.RDJIBRPv.dpuf>

## **Infrastructure Costs**

- Connection to a community water system. Locally, the cost varies depending on whether connection is to Otter Point's Kemp Lake Waterworks (KLWD) or Shirley's Sheringham Estates Waterworks (SEW). The SEW cost is \$3,200 per dwelling. The KLWD cost is \$4,000 per dwelling plus \$600 for the water meter. If a road crossing is necessary there is a \$4,000 deposit. There could also be additional costs if the development needs to upgrade the water main or add a fire hydrant.
- Drilling a well. The average depth for a drilled well in our area is 400 feet. Cost: \$22 - \$23 per foot. Casing from surface into bedrock is \$20 per foot. Surface ground seal to a depth of 15 feet is \$400.
- Well infrastructure. You'll need a deep well pump, wiring, control panel, pressure tank and maybe a cistern. Cost: Depends on depth of well and distance to house. Budget \$10,000.
- Well water analysis. Cost: About \$300 and needed to get your permit.
- Septic system. Cost: \$13,000 - \$20,000 for a 1,700 sq. ft. field if you need tanks, pumps, sand, pipe, machine, permit and labour. There's also a requirement for land to be available for a 2<sup>nd</sup> field should the first ever fail.
- Hydro connection – Cost: \$496 for overhead wire, 200 Amp connection and one meter. Underground is \$855.
- Distance from Hydro connection. If your dwelling is over 30 metres from an existing power line an additional pole is required and perhaps a transformer. Cost of pole transformer \$3,000; underground transformer about \$5,000. Cost of pole and installation is about \$2,700 for the first pole and \$1,200 for each additional pole.

- Driveway built to a standard to accommodate heavy equipment and construction/delivery vehicles.

### **Special Fees**

If the building site requires a change to the present zoning, an Official Community Plan amendment, a variance, subdivision application or other land use change the application fees can range from \$500 to \$1,900. More information is available at this CRD web site: <https://www.crd.bc.ca/about/about-the-region/juan-de-fuca/development-permits>

Next month's installment will look at some of the taxes and regulations in more detail and why they are considered necessary by various government authorities.

Information in this story comes from the Juan de Fuca Electoral Area, CRD, BC Safety Authority and BC Hydro web sites. Other information was provided by CRD Building Inspection Services, Clay Fischer/Otter Point Electric, D.A. Smithson & Sons Drilling, the Kemp Lake Waterworks District and Sheringham Estate Waterworks. Residential home builders Clarkston Construction and Andrew Collard provided further information and advice.

## **6. EMERGENCY PREPAREDNESS KITS**

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

Hello friends and neighbours in Otter Point, Shirley and Jordan River,

The Otter Point division of JdF Emergency Management Program has undertaken an initiative to promote and assist local residents and businesses in planning and preparing for a potential disaster of any sort which may beset us. “Drop, Cover and Hold-On” is the current mantra for responding to a significant earthquake shaking.

After the shaking stops however, it's time to make like Elvis, and leave the building. Everyone get outside and away from building and power-lines. Subsequent shakes are likely and a still standing structure may collapse on the 2nd or 3rd set of quakes or aftershocks.

On your way out is the time to grab your Disaster Preparedness Kit and that is what this letter is about. Your kit. Your family's kit. The Kit.

Now is as good a time as any, so we are canvassing through the Sooke News Mirror all local businesses to assist in offering local residents a discount on specific items we recommend as the foundation of your Disaster Preparedness Kit. We are compiling a list of 20 -30 items we feel are important to include given our climate and concerns and comparing

with what local retailers are willing to offer at a reduced cost. This way people can purchase items piecemeal and spread the expense over a month or two, or alternately can purchase a reasonably pre-stocked kit with room for your own customizations - something you should do anyway. You may want to add some medications, or personal items not included in a stock kit.

The Mirror has agreed to print our "List of advised Items" which can be cut out and taken to the retailer indicated, make your purchase at a discounted price, have the merchant sign that item off until your kit is complete. As not all items will be discounted it would be nice if you purchase the non-discounted items at that merchant to give them the extra business in consideration of the discount they provided. But that's not a part of the deal, just considerate to them.

While waiting for the program to come into effect - hopefully mid-March or April one thing you may want to do is compile your critical documents and photos on a memory stick. Lots of personal photos but also photos of all your belongings, your house and furnishings, all your family members, insurance and passports, medications / prescriptions, banking info, NOK, wills, business information and documents for family and pets. It takes up very little space and holds invaluable information that can save untold grief, hardship and difficulty in the post disaster and recovery stages (which can last a long time) and they are fairly indestructible.

This initiative benefits us all in several ways - obviously it gets the ball rolling and you and I get our kit together. Secondly it helps support and connect local businesses into the theme of community disaster preparedness for their general sales lines and thirdly this puts far more disaster recovery and self support in place where it is needed (into your hands) to ease the burden on responders and individuals affected.

A list of "harder" items will be published in the near future when the local retailers respond to the upcoming notice. Your kit may be for 1 to 6+ people so size and number, location and contents will all be factors to plan for.

Thanks for your time and support with this.

Al Wickheim

Community Coordinator  
JdF Emergency Management Program - Otter Point

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

## 7. JOINT EMERGENCY SERVICES EXERCISES AT CAMP BARNARD

**The following report was submitted to the OPSRRA newsletter by Scout's Canada – Camp Barnard.**

Spin class? Jogging? Yoga? None of the aforementioned. Saturday February 21<sup>st</sup> saw a morning exercise of Emergency Services at Scout's Camp Barnard in Otter Point. Eighteen Emergency Services personnel and volunteers gathered with three Scouters to hold their first joint Emergency Exercise. This time the drill was a mock fire at Camp Barnard.

The importance of this joint effort by Scouts, RCMP, Otter Point Fire Department, Sooke Fire Department and the Juan de Fuca Emergency Operations Centre is to stay true to the Scouts motto – BE PREPARED! Everyone gathered to be prepared for the Scouts Pacific Jamboree 2015 (PJ2015) which will be held at Camp Barnard starting July 11<sup>th</sup>, 2015. At this point, registrations are indicating about 2600 people will be arriving for a week of fun activities celebrating the Salish Seas.

So, in preparation, the morning exercise started with a call to the Otter Point Fire Department. Fire! Fire! Fire! Response time was an amazing 4 minutes, with mutual aid arriving from the Sooke Fire Department and RCMP within the following 5 minutes. A realistic scenario of fire movement and suppression was enacted within the hour long exercise and included by acting out the need for evacuation of our invisible 150 youth, road closures and contact with utility companies.

Although limited to an hour long exercise at the Camp, there was more. Over at the JdF Emergency Operations Centre, we continued with an hour long debrief. The room was filled with a variety of Emergency Services personnel and volunteers, lots of great observations, significant learning and helpful problem-solving approaches. How rewarding to experience this first multi-agency exercise!

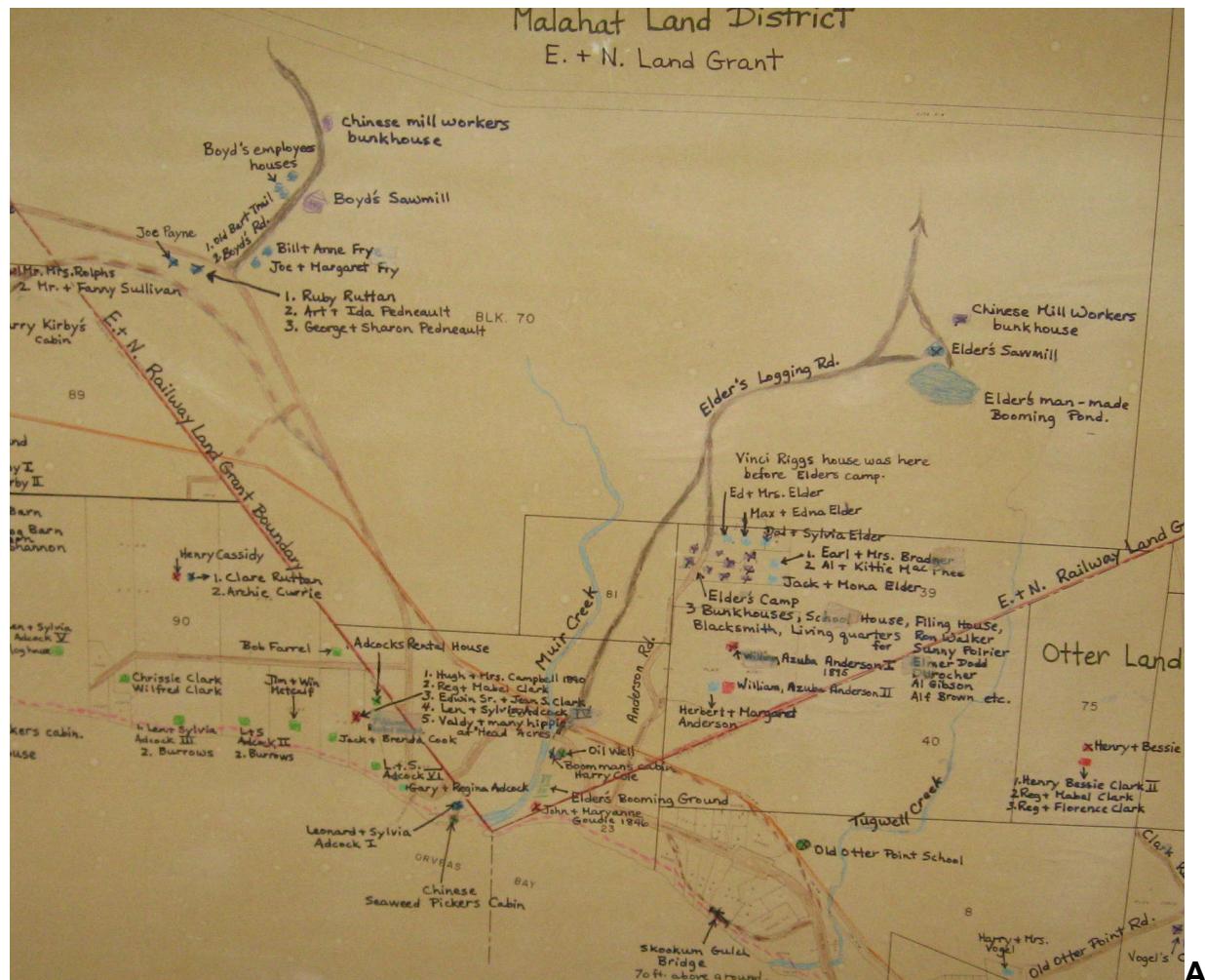
But that's not all folks. In May, we will be doing a Norwalk Virus exercise with the BC Ambulance Services. Then, in July, just before the Jamboree starts, we will be doing a Missing Person exercise with the RCMP and Juan de Fuca Search and Rescue. Our thanks to everyone who committed their time to the developing the Camp Barnard Emergency Management Plan and to those who participated in this event and to others who will be participating in future exercises. Knock on wood – here's hoping that we will never have to utilize these emergency plans. But it's reassuring to know that there are those in the community who are committed to the safety of children and youth - not just for the Jamboree, but on a daily basis. Thanks again to each and every one of you!

## **8. DID YOU KNOW THAT?**

Did you know that at one time Chinese workers were employed by local logging and saw mill companies in almost every aspect of their forestry operations?

From the early 1900s until the 1950s many Chinese workers were employed in other than the stereotypical jobs of cook, servant or general labourer. They were also hired to build and maintain logging railways, work in the forest as fallers and as skilled tradesmen in the saw

and planner mills. During this time segregation by race was still common and accepted by most, so they continued to live in their own camps as shown on the map below.



portion of the Shirley's First People map created in the 1970s by Jean Robinson as a project for the Shirley Women's Institute. The map is located at the Shirley Hall. Of additional interest on this map: The Chinese Seaweed Pickers Cabin at the mouth of Muir Creek and the location (bottom centre) of the oil well, on the east side of Muir Creek, mentioned in last month's Did You Know That?

There were at least three local forestry operations employing Chinese workers. Boyd's mill (top left on the map) was located in the Blueberry Flats of Shirley District. In 1935 its steam powered mill employed about 40 workers – mostly Chinese. Their separate bunkhouse was located at a distance from the other company housing. Elder Logging Company (top right) had a similar arrangement. A company owner said the Chinese insisted on having their own living quarters for personal privacy and a separate cookhouse to accommodate their different cuisine. Milligan's logging operation and saw mill near French Beach, in Shirley, also used Chinese fallers and lodged them separately.

Many of the Chinese workers were hired (and fired) through a Boss Chinaman. In addition to their valued skills the Chinese workers were favoured because they didn't bring family

with them; a savings to employers as they didn't have to provide company housing for spouses and children.

Unfortunately, the names of most of the Chinese workers are lost to history. One notable exception was Yat Fan who operated his own logging and milling company and at different times in the 1920s and 30s had camps and saw mills in the East Sooke, Saseenos and Otter Point areas. And yes, he employed non-Chinese workers.

Material for this month's **Did You Know That ?** came from 4,000 Years: A History of the Rainforest , The Sooke Story – The History & the Heartbeat compiled and published by the Sooke Region Museum and the Shirley's First 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](mailto:d.acampbell@shaw.ca)

## **9. SOOKE REGION HISTORICAL SOCIETY AGM REPORT**

The Sooke Region Historical Society, operator of the Sooke Region Museum and the Visitor Information Centre, held its Annual General Meeting on February 1, 2015. An estimated 40 members filled the meeting room to hear reports and discuss and vote on the auditor's report and important changes to the society's constitution.

The society operated on a budget of \$388,183 in 2014, compared with \$386,205 in 2013. It had a deficit of \$2,380 in its overall operation as a result of the amortization of capital and reduced donations. Donations were down by \$58,652 from 2013; however this figure is misleading as there was a substantial bequest received in 2013. The operation of the museum is supported by donations, fund raising, gift shop revenues, sale of memberships, exhibition fees, government grants and an annual tax levy from the residents of the Juan de Fuca Electoral Area and the District of Sooke. The tax levy was approved in two referendums by the ratepayers of the JDFEA and District of Sooke. The levy collected \$155,000 in 2014; the portion of this paid by ratepayers in the JDFEA through their 2014 property taxes was about \$60,000 or \$17.00 for an average household.

### **Museum Highlights:**

- The museum had 35,422 visitors last year, an increase of about 3,000 over 2013.
- A successful night market was operated from June until September and will be repeated this year.
- A summer camp for youth was introduced and plans are to offer it again this summer.
- Participation in Leechtown Gold Rush Day, the Flowline exhibit, annual museum Salmon BBQ & Open House.
- Continuing renovation and improvements to buildings and grounds.
- Priority given to reorganizing the storage of archival material.

### **Directors with one year remaining in their term are:**

Ray Vowles – President

Shirley Vowles – Director

Joan Titus – Director

**Elected to the Society's Board of Directors for a two year term were:**

Liz Johnson – Vice President Lorne Christensen –Treasurer

Pete Wilford – Director

Dino Vieira – Director

Wendy Milne – Director

Al Beddows -Director

**Elected to the Society's Board of Directors for a one year term was:**

Darryl Randolph – Secretary

**Appointments to the Board of Directors are:**

Rose Dumont – T'Sou-ke Nation

Zach Doeding – Juan de Fuca Electoral Area (non-voting)

Brenda Parkinson – District of Sooke (non-voting)

## **10. 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

Migration Design

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

## 11. 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.**