



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

## **OPSRRA'S OTTER POINT, SHIRLEY & JORDAN RIVER NEWSLETTER: NOVEMBER 2014**

### **CELEBRATING 11 YEARS OF PUBLICATION!**

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**OPSRRA** 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. OPSRRA 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**

Fiona McDannold	President	Marika Nagasaka	Vice-President
Phone: 646-2730		Phone: 642- 2133	
Brenda Mark	Treasurer	Deb 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 which will be updated between issues of the OPSRRA newsletter.

<p><b>Saturday Nov 1<sup>st</sup></b></p>	<p style="text-align: center;"><b>Juan de Fuca Community Trails Society Hike</b></p> <p><b>Anderson Cove to Endurance Ridge in East Sooke Park.</b> This is a 10 km difficulty level 3+ on forest trails. Meet at the Anderson Cove - East Sooke parking lot (off East Sooke Rd) at 9:00 am. 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 style="text-align: center;">Web site: <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a></p>
<p><b>Saturday Nov 1<sup>st</sup></b></p>	<p style="text-align: center;"><b>Jordan River Open House – Update on Official Community Plan (OCP) Review</b></p> <p style="text-align: center;">11:00am – 3:00 pm 11747 West Coast Road, Jordan River</p>
<p><b>Tuesday Nov 4<sup>th</sup></b></p>	<p style="text-align: center;"><b>Shirley Women’s Institute</b></p> <p style="text-align: center;">10:00 am at the Shirley Hall</p>
<p><b>Tuesday Nov 4<sup>th</sup></b></p>	<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. 2028C Idlemore Road, Sooke</p>
<p><b>Wednesday Nov 5<sup>th</sup></b></p>	<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, 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> </ul>

	<ul style="list-style-type: none"> <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>Wednesday Nov 5<sup>th</sup></b>	<p><b>Shirley/Jordan River Advisory Planning Commission</b></p> <p><b>7:00 pm at the Shirley Hall</b></p>
<b>Saturday Nov 8<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>William Simmons Park and Weiland Trail.</b> This is a JDFEA Parks and Recreation Advisory Commission sponsored hike, featuring orienteering in and around William Simmons Park and the Weiland Trail. The hike is approx 8 km with an elevation change of 200m. Highlights include map and compass work, as well as GPS use, beautiful forest and great views of Sooke, the Strait of Juan de Fuca and the Olympics beyond. Meet at William Simmons Park parking lot at 9:00 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>
<b>Sunday Nov 9<sup>th</sup></b>	<p><b>All Candidates Meeting</b></p> <p><b>2:00 – 4:00 pm at the Otter Point Fire Hall</b></p> <p><b>See OPSRRA newsletter story #2 for details</b></p>
<b>Wednesday Nov 12<sup>th</sup></b>	<p><b>Shirley Community Association Meeting</b></p> <p><b>7:30 pm at the Shirley Hall</b></p>
<b>Saturday Nov 15<sup>th</sup></b>	<p><b>School Trustee &amp; Land Use Committee Elections</b></p> <p><b>Voting Polls open 8:00 am – 8:00 pm</b></p> <p><b>Juan de Fuca Local Area Services Building</b></p> <p><b>3-7450 Butler Rd, Otter Point</b></p> <p><b>See OPSRRA newsletter story #2 for details</b></p>

<b>Sunday Nov 16<sup>th</sup></b>	<p><b>Shirley Craft Fair</b></p> <p>10:00 am – 4:00 pm at the Shirley Hall</p>
<b>Tuesday Nov 18<sup>th</sup></b>	<p><b>Juan de Fuca Land Use Committee</b></p> <p>7:00 pm at the Juan de Fuca Local Area Services Building</p> <p>3-7450 Butler Rd, Otter Point</p>
<b>Tuesday Nov 18<sup>th</sup></b>	<p><b>Otter Point Fire Department AGM</b></p> <p>7:00 pm at the Otter Point Fire Hall</p>
<b>Friday Nov 21<sup>st</sup> - Sunday Nov 23<sup>rd</sup></b>	<p><b>All Sooke Arts and Crafts Christmas Craft Fair</b></p> <p>Friday 1:00 am – 8:00 pm</p> <p>Saturday &amp; Sunday 10:00 am – 5:00pm</p> <p>At the Sooke Community Hall</p>
<b>Sunday Nov 23<sup>rd</sup></b>	<p><b>Shirley Fire Commission AGM</b></p> <p>2:00 pm at the Shirley Hall</p>
<b>Tuesday Nov 25<sup>th</sup></b>	<p><b>Books for Breakfast</b></p> <p>10:00 am – 11:00 am at the Shirley Hall</p> <p>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.</p>
<b>Tuesday Nov 25<sup>th</sup></b>	<p><b>JDFEA Parks and Recreation Advisory Commission</b></p> <p>3:00 pm at the Juan de Fuca Local Area Services Building</p> <p>3-7450 Butler Rd, Otter Point</p> <p>Public Welcome. For enquiries call 250.642.1500</p>

<b>Thursday</b> <b>Nov 27<sup>th</sup></b>	<b>William Simmons Community Park Management Plan – Open House</b> <b>3:00 pm – 7:00 pm at the Juan de Fuca Local Area Services Building</b> <b>3-7450 Butler Rd, Otter Point</b>
<b>Saturday</b> <b>Nov 29<sup>th</sup></b>	<b>Sooke Fall Fair “Biggest Little Craft Fair”</b> <b>10:00 am – 4:00 pm at the Sooke Community Hall</b> <b>Admission by donation to The Sooke Christmas Bureau</b>
<b>Saturday</b> <b>Nov 29<sup>th</sup></b>	<b>Shirley &amp; Jordan River Official Community Plan Review Community Workshop</b> <b>10:00 am – 4:00pm at the Shirley Hall</b> <b>Tentative date</b> <b>Participants will be required to pre-register</b> <b>Information about the Shirley &amp; Jordan River OCP Review process can be found at: <a href="http://www.crd.bc.ca/about/about-the-region/juan-de-fuca/jdf-official-community-plans/shirley-jordan-river-ocp-review">www.crd.bc.ca/about/about-the-region/juan-de-fuca/jdf-official-community-plans/shirley-jordan-river-ocp-review</a></b>
<b>Tuesday</b> <b>Dec 2<sup>nd</sup></b>	<b>Juan de Fuca Emergency Services</b> <b>Monthly Meeting 7:00 pm</b> <b>JdF Search &amp; Rescue Campus Training Bldg.</b> <b>2028C Idlemore Road, Sooke</b>
<b>Wednesday</b> <b>Dec 3<sup>rd</sup></b>	<b>Sooke &amp; Electoral Area Parks &amp; Recreation Commission (SEAPARC)</b> <b>Monthly meeting 6:30 pm Boardroom, SEAPARC Leisure Complex, 2168 Phillips Road, Sooke</b> <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:</li> </ul>

	<p><a href="http://www.crd.bc.ca/seaparc/commission.htm">http://www.crd.bc.ca/seaparc/commission.htm</a></p>
<p><b>Saturday Dec 6<sup>th</sup></b></p>	<p><b>Juan de Fuca Community Trails Society Hike</b></p> <p><b>Charters River: Upper Owl Trail to the interior of the Sooke Hills Park Reserve.</b> This is an 8-10 km hike on forest trails. The route will depend on the weather. Meet at the parking lot off Sooke River Rd at Charters Creek at 9:00 am. 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>
<p><b>Wednesday Dec 10th</b></p>	<p><b>Shirley &amp; Jordan River Citizens' Committee Official Community Plan Review</b></p> <p>7:00 pm at the Shirley Hall</p> <p>Follow this link to read documents: <a href="https://www.crd.bc.ca/about/about-the-region/juan-de-fuca">https://www.crd.bc.ca/about/about-the-region/juan-de-fuca</a></p>
<p><b>Saturday Dec 13<sup>th</sup></b></p>	<p><b>Juan de Fuca Parks &amp; Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</b></p> <p><b>Pike Point to Iron Mine Bay in East Sooke Park.</b> This is a JDFEA Parks and Recreation Advisory Commission sponsored hike. The hike is a difficulty level 2 (relatively easy) approximately 6 km through mature forest and along the rugged coast by Secretary Island. Meet at William Simmons Memorial Park, parking lot at 3220 Otter Point Rd at 9:00 am to car pool to the trail head. If it is more convenient you can meet at the Pike Rd parking lot about 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 <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>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>Tuesdays</b>	<p><b>Malahat Art Space</b></p> <p><b>Open 2:00 – 4:00 pm.</b></p> <p><b>Malahat Farm, 2675 Anderson Road, in the big garage to the left as you come up the drive. Time to do art and crafts together, learn from each other and have fun. Everyone welcome.</b></p> <p><b>More info: Email <a href="mailto:kwoods@pacificcoast.net">kwoods@pacificcoast.net</a>, or <a href="mailto:vero@malahatfarm.com">vero@malahatfarm.com</a> Call: 642-0393 or 642-6868</b></p>
<b>Thursdays</b>	<p><b>Shirley Quilters and Crafters</b></p> <p><b>Info: Christien Shipton 250-646-2687.</b></p>
<b>Mondays &amp; Saturdays</b>	<p><b>Pilates at the Shirley Hall</b></p> <p><b>Mondays at 10:00 am</b> <b>Saturdays at 9:30 am</b></p> <p><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></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> <b>Fridays at 10 am – 11 am</b></p> <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</b>	<p><b>Nia Dance/Movement Class at the Shirley Hall</b></p>



**& Sundays**

**Thursdays from 6:30 pm – 8:00 pm  
Sundays 11:00 am – 12:15 pm**

**Contact: Melody Kimmell, 250-646-2995 email  
[movingmelody@gmail.com](mailto:movingmelody@gmail.com)**

## **2. OPSRRA HOSTS ALL CANDIDATES MEETING NOV 9<sup>TH</sup>**

**Date:** Sunday, November 9th

**Time:** 2:00 – 4:00 pm

**Place:** Otter Point Fire Hall (3727 Otter Point Rd. – Otter Point Rd. @ Kemp Lake Rd.)

This All Candidates meeting is for candidates running for election for the following positions:

- Sooke School District #62 School Trustees (Milne's Landing Zone) – 3 positions. Candidates have been invited to present their statements and to answer questions from the audience.
- Otter Point representative to the Juan de Fuca Electoral Area (JDFEA) Land Use Committee – 1 position. Candidates have been invited to present their statements and to answer questions from the audience.
- Juan de Fuca Regional Director will make a short statement
- Shirley/Jordan River representatives to the Juan de Fuca Electoral Area (JDFEA) Land Use Committee will be introduced.
- Representatives for the Otter Point Advisory Planning Commission and the Shirley/Jordan River Advisory Planning Commission will be introduced.

The following candidates filed nomination papers by the October 14<sup>th</sup> deadline. Incumbents are identified by the asterisks (\*).

### School District #62 (Milne's Landing Zone) – 3 to be elected

- 1.Arthur (Russ) Chips
- 2.Doris Gulmans

3. Benula Larsen
4. Robert (Bob) Phillips\*
5. Neil Poirier\*
6. Margot Swinburnson\*

Juan de Fuca Electoral Area Regional Director - 1 to be elected

1. Michael Hicks \*

**Note:** 1 person nominated. No election necessary.

Otter Point Representative to the JDFEA Land Use Committee - 1 to be elected

1. Heather Phillips\*
2. Sandy Sinclair

Shirley/Jordan River Representative to the JDFEA Land Use Committee - 1 to be elected

1. Ron Ramsay

**Note:** 1 person nominated. No election necessary.

Representatives to the Otter Point Advisory Planning Commission - 5 to be elected

1. Sid Jorna\*
2. Anne Miller\*
3. Al Wickheim\*
4. Bud Gibbons\*
5. Steven Hirst Smith

**Note:** No election necessary. Five positions filled by acclamation.

Representatives to the Shirley/Jordan River Advisory Planning Commission - 5 to be elected

1. Dominique Bernardet\*
2. Sonja De Wit\*
3. Pasquale Knoglinger\*
4. Fiona McDannold \*

**Note:** No election necessary. Four positions filled by acclamation.

For a complete list of candidates nominated to elected positions in the JDFEA visit this CRD web site: [www.crd.bc.ca/about/how-we-are-governed/elections-other-voting/juan-de-fuca-land-use-committee-and-advisory-planning-commission-nominees](http://www.crd.bc.ca/about/how-we-are-governed/elections-other-voting/juan-de-fuca-land-use-committee-and-advisory-planning-commission-nominees)

### 3. CANDIDATES' PERSONAL STATEMENTS

OPSRRA offered all of the candidates running for election in Shirley, Jordan River and Otter Point an opportunity to submit a personal statement. The statements have been included as a separate attachment with this newsletter.

### 4. GET OUT AND VOTE

**IN 2011 ONLY 22.2% OF THE ELIGIBLE VOTERS IN THE JUAN DE FUCA ELECTORAL AREA TURNED-OUT. BECOME A STATISTIC: VOTE!**

You will have 4 opportunities to vote for **School Trustees, Juan de Fuca Land Use Committee representative and Otter Point Advisory Planning Commission** in the up-coming elections:

1. **Mail Ballot Voting** – go to [www.crd.bc.ca/about/how-we-are-governed/elections-other-voting/voting-opportunities-mail-ballot-voting](http://www.crd.bc.ca/about/how-we-are-governed/elections-other-voting/voting-opportunities-mail-ballot-voting) for more information about how to register.
2. **Advance Poll** - Wednesday, November 5<sup>th</sup> – 8:00 a.m. to 8:00 p.m. at the Sooke Community Hall, Eustace St., Sooke or School District #62 Offices, 3143 Jacklin Rd., Langford.
3. **Advance Poll** - Wednesday, November 12<sup>th</sup> – 8:00 a.m. to 8:00 p.m. at the Sooke Community Hall @ Eustace St in Sooke or at School District #62 Offices @ 3143 Jacklin Rd in Langford.
4. **On General Election Day** – Saturday, November 15<sup>th</sup> – 8:00 a.m. to 8:00 p.m. Juan de Fuca Electoral Area voters can vote at the Juan de Fuca Electoral Area Building Inspection and Planning Services Office #3-7450 Butler Rd.

Voter Qualifications :

Qualified Resident and Non-Resident Property Electors are eligible to vote.

Resident Elector: You are entitled to vote as a Resident Elector if you are 18 years or older on voting day (Nov. 15, 2014), are a Canadian Citizen, have resided in British Columbia for the past six months and within the boundaries of the appropriate sub-region for the past 30 days. If registering on voting day, you must provide two documents proving identity and residency (one must have a signature).

Non-Resident Property Elector: If you are 18 years or older on voting day (Nov. 15, 2014), are a Canadian Citizen, have resided in British Columbia for the past six months, have owned and held registered title to property within the boundaries of the appropriate sub-region for the past 30 days, do not qualify as a Resident Elector, you may vote as a Non-Resident Property Elector provided that you a) have registered on or before Sept. 23, 2014, or b) register at the time of voting. The following information is required at the time of application for registration:

- a recent title search, state of title certificate, or property tax notice, showing the names of ALL of the registered owners,
- 2 pieces of identification proving identity and residency (one must have a signature), and • in the case of more than one owner of the property, a completed consent form signed by the majority of the owners (original signatures only; facsimiles not accepted) designating you as the person entitled to vote for the property.

Information on acceptable classes of documents for proof of identity is available on the CRD website <http://www.crd.bc.ca/about/elections/voting.htm>

For questions regarding voting and voter registration, call 250.360.3129 or Toll Free 1.800.663.4425 local 3129. For questions regarding the election of nominees, please call 250.360.3127 or toll free 1.800.663.4425 local 3127, or Tom Moore at 250.472.0059.

Note: Bring proper identification with you when you go to vote.

## **5. OPSRRA SEEKING NEW DIRECTORS**

The OPSRRA Board of Directors is currently actively seeking new Board members. We have been a lean group these last couple years and 2 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. Anyone interested please email us at [opsrra@gmail.com](mailto:opsrra@gmail.com).

## **6. CRD REQUIRED TO CONSIDER PROVINCIAL FLOOD HAZARD GUIDELINES**

Hello, who's that knocking on my door? Well if you have waterfront property on the Strait of Juan de Fuca and are still around in the year 2100, the province says it could be the ocean. Public opinion surveys find British Columbians remain unaware (unconcerned?) about provincial climate change policies until it personally affects them. Human nature perhaps, but Mother Nature is about to get our attention if the climate change science is correct. And the province wants the Capital Regional District (CRD) to become involved.

Multiple studies commissioned by the provincial governments and others project sea level rises of about half a metre over the next 35 years and a full metre by the year 2100. The purpose of the provincial government studies and the subsequent reports to local governments is to determine design requirements for buildings, subdivisions and zoning in identified flood hazard areas along our coast. Sea rise will not happen evenly and will have different consequences on developed areas depending on factors such as elevation above sea level, dykes, proximity to tidal rivers, storm surge and areas of known beach erosion.

The Juan de Fuca Electoral Area (JDFEA) has the largest oceanfront exposure in the CRD. Port Renfrew, Jordan River, Shirley, Otter Point and East Sooke front on the Strait of Juan de Fuca; Willis Point and the Malahat are located on opposite sides of Saanich Inlet. Federal studies indicate that most of our area is less likely to experience change from rising sea levels and places us in a moderate to low risk zone. However, one of the Laws of Physics is that water will find its own level and can be persistent in doing so. The province is aware of this and wants local government to consider changes to protect private property as well as public infrastructure such as roads, water services and sewer systems.

The CRD Board of Directors began a discussion of the provincial guidelines at their October 8<sup>th</sup> meeting. CRD Planning Services supplied the Board with a background report which questions some of the provincial flood hazard guidelines. Here is a summary of their comments:

- Present flood hazard requirements are designed to address periodic flooding – not a slow and steady permanent rise.
- The provincial guidelines don't address what to do about utilities and roadways.
- Provincial legislation addresses flooding through two different and possibly conflicting means: the Local Government Act designates local government to be the authority in the Juan de Fuca Electoral Area while the Community Charter designates the building inspector.
- New construction and additions in areas designated as flood hazard areas will be exempt from any provincial disaster assistance unless the structure is properly flood protected.
- Under the present provincial legislation local governments can designate hazard areas within their boundaries. This could lead to inconsistencies across the province, especially if local governments don't want to see parts of their community ineligible for provincial disaster assistance if designated a flood hazard area.
- Who can property owners speak to about concerns re reduced property values, increased insurance or the ability to build additions, secondary suites, etc.?
- Will the province continue to build new and maintain existing infrastructure in flood hazard areas?

- Who will pay for mapping flood hazard areas?
- What impact will abandoned buildings have on the local government's tax base?

JDFEA Regional Director Mike Hicks spoke to the provincial flood hazard guidelines at the October 8<sup>th</sup> meeting. Here is an excerpt from his presentation.

“Generally speaking, the waterfront properties, building sites and homes in the Juan de Fuca, including Willis Point are located above the year 2100 and year 2200 projected natural boundaries. Port Renfrew's beach camp, Pacheedaht Nation, a few homes at Jordan River and the residents of Gordon's Beach will be affected. Currently they are required to re-build 1.5 metres above the natural boundary; adding a metre to new construction might be acceptable without causing extreme hardship. However, the government has added high tide, storm surge, wave effects during a storm surge and freeboard resulting in close to a 5 metre standard replacing the 1.5 metre.

“At most, I believe that the few JDF residents affected by the possible rise of global sea levels will be able to raise their foundations, design tsunami resistant break away foundations or create dykes in Port Renfrew. Currently we use professional geotects and engineers in the JDF to advise, case by case/property by property, the best way to counter the power of the ocean. I think we should continue this practice rather than adopting the general regulations suggested by the Provincial government, which will cause its own economic and social tsunami.

Next month's newsletter will consider the provincial tsunami guidelines and Director Hick's comments regarding his point-of-view that increased setbacks for waterfront properties on the Strait of Juan de Fuca are unreasonable.

**Note:** The provincial flood hazard guidelines, related documents and the CRD Planning Services staff report are attached to the agenda for the October 8<sup>th</sup> CRD Board meeting. Use the following link to locate:

<https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/capitalregionaldistrictboard/20141009/agenda-october-8-2014-capital-regional-district-board.pdf?sfvrsn=10>

## 7. UPDATE ON THE SHIRLEY & JORDAN RIVER OCP REVIEW

The Shirley/Jordan River OCP Review Citizens' Committee met for meeting #12 on October 29<sup>th</sup> 2014 at 7:00 pm at the Shirley Community Hall. Present were planners Emma Taylor, Tracy Olsen and 6 Committee members. There were no members of the public present.

Discussed were agenda items:

- The upcoming Open House in Jordan River on November 1<sup>st</sup> 2014
- The upcoming Community Workshop at Shirley Hall, tentative date November 29<sup>th</sup> 2014 from 10:30 am– 4:00 pm. Participants will be required to preregister, and the results of the workshop will be reported back to the Committee at the December 10<sup>th</sup> OCP Review Committee Meeting.
- The Final Report of the Sensitive Ecosystem Inventory
- Review of Revised OCP Mapping
- Partial review of Rough Draft OCP #2

The review of Rough Draft #2 was not able to be completed at Meeting #12 due to time constraints and because the Committee required clarification of details of Land Use Designations. The Committee agreed to hold a meeting in November to allow Planning to provide needed information to enable the review of Draft #2 to be completed. The date of the Community Workshop is now tentative, dependent on the completion of the review by the Committee.

The Open House in Jordan River is November 1<sup>st</sup> 2014 from 11:00 am to 3:00 pm.

## **8. WILDLIFE SURVEY LINK**

Please take the time to fill out our survey about wildlife interactions. Follow this link to the survey: <http://goo.gl/forms/qao8c1bv6c>

## **9. UPCOMING HOLIDAY CRAFT FAIRS**

Support your local crafters and artisans at the upcoming craft fairs in our area. This is probably your best chance to shop local arts and crafts for the holiday season!

Shirley Craft Fair is Sunday Nov 16<sup>th</sup> from 10:00 am to 4:00 pm at the Shirley Hall.

All Sooke Arts & Crafts 39<sup>th</sup> Annual Christmas Craft Fair is open for shoppers 3 days November 21<sup>st</sup> - 23<sup>rd</sup>. Hours: Friday 1:00 am to 8:00 pm, and Saturday and Sunday from 10:00 am to 5:00 pm. 80+ vendors.

Sooke Fall Fair “Biggest Little Craft Fair” is November 29<sup>th</sup> from 10:00 am to 4:00 pm.

Hope to see you there!

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

Did you know that there was a Canadian Army Camp located in Otter Point?

In 1939, as Canada prepared for war, the federal Depression era relief camp at the intersection of Kemp Lake and West Coast Roads became a Canadian Army training camp. Initially used by the 1<sup>st</sup> Battalion Canadian Scottish Regiment before World War II began, it remained in use throughout WWII as a barracks and training centre for local regiments as well as soldiers from other parts of Canada, such as the Dufferin & Haldimand Rifles and the Sault Ste. Marie & Sudbury Regiments from Ontario. The No. 7 Company of the Canadian Forestry Corp was also stationed at the camp while they were outfitted with kit and undertook some training before being shipped to Camp Valcartier in Quebec and then overseas. It was during this time that the west side of the site was filled in to expand the camp; a process which continued after the War to further extend the area where the Otter Point Resort is presently located.



**1942 aerial view of the Otter Point Army Camp. This photo came from a collection presented to the Sooke Region Museum by Peter Clegg. SRHS #6907**

In the above photo, Kemp Lake Road is top centre. The 1930s extension of West Coast Road from west of Sooke to west of Gordon's Beach (where it connected with the old Otter Point Road) can be seen passing the Camp. The area directly below the Kemp Lake Road intersection, where the parade square and Bell tents are shown, would be the location of the present day Otter Point Resort. The Kemp Lake



Store and Café is now located centre right, about where the entrance to the Camp can be seen coming off West Coast Road, between two clusters of buildings. Vehicle tracks can be seen in the field, across West Coast Road, on the former Poirier property. This field remains and is now on the Seabrook property. Also, notice what appears to be a large pond of water on the property at the bottom of Kemp Lake Road. This area remains prone to flooding.

After the war the federal government sold the property and it became the site of an auto court and a marina during the 1950s and 1960s. It is now the site of the Olympic View Home Park, the Otter Point Resort and the Kemp Lake Store and Cafe. Some of the original army buildings have been incorporated into those developments and one is occupied by the Kemp Lake Store and Café.



**1942 aerial view of the Otter Point Army Camp looking east. The cedar fence at top left was built by Joseph Poirier Jr. Present day Carpenter Road would now be located at the top left and the Olympic View Home Park occupies much of the area in the centre of the picture. This photo also came from a collection presented to the Sooke Region Museum by Peter Clegg. SRHS #6908**

During the time that the Army occupied the property there were often training exercises happening in Otter Point. Route marches would take place up Kemp Lake Road and along Otter Point Road. There was an infantry training area on the north side of Tugwell Road near Goudie Road and evidence of old trenches and tank traps were seen in that area as late as the 1970s. Practice aerial “bombing” runs

during WWII using sacks of flour happened in the Tugwell Road area, at Gordon's Beach and on bridges crossing Tugwell and Muir Creeks.

Information for this month's **Did You Know That?** came from Otter Point Heritage Sites & Areas of Historical Interest, a local history written by Arnie Campbell with the assistance of Elida Peers – Historian with the Sooke Region Historical Society and the following web site:

<http://freepages.genealogy.rootsweb.ancestry.com/~jmitchell/cfc37.html>

## 11. NOVEMBER IN THE GARDEN

It has been a phenomenal year with lots of heat in the summer and a fairly mild fall. We still have a few tomatoes in the ground that continue to ripen (albeit slowly and somewhat half-heartedly; but still pretty impressive to have tomatoes in the ground in November).

Other plants are also taking advantage of the unseasonal warm and bright fall. Lettuces I transplanted in the greenhouse 2 weeks ago have grown well and I will start to harvest off them lightly next week if I need to, to make our salad goals. We continue to transplant starts that I seeded into soil-block trays end of September through October. They include winter hardy lettuces, sweet and spicy salad brassicas and other "fancy" salad items including mache and claytonia, and other greens such as spinach and bok choy, all of which will be transplanted into our cold frames and reside there from now until into the spring. I will probably start the last batch of greens this week or next. I might use our seedling cabinet for this last batch to supplement light (and a bit of heat doesn't hurt at this time of year, either) depending on what the weather does during their germination period and the 2-3 weeks of growth before I plant them out.

We're also working away at cleaning up the fields which includes getting irrigation lines out, rock picking, taking out plant debris, mulching, etc.

With the rain starting to fall I appreciate being able to go inside one of our many greenhouses when it gets really nasty. I am always amazed at how much of a difference a layer of plastic can make for gardeners and farmers in our region. We are able to enjoy salad greens year round with the use of the greenhouses through the winter. Just as helpful and useful to us here at ALM farm would be the row cover that we use extensively for a variety of reasons. It helps retain moisture, protects new transplants, regulates the temperature for successful summer salad growing, as well as protects crops from insects when used correctly (we use it successfully against carrot rust fly).

This is a good time to start to reflect on gaps you might have had in your crops so you can make changes for the next season. As well starting to get a good picture of what the crop rotation is for 2015 will help you decide how to deal with different areas to put them to rest for the winter with intention and be as ready to go and healthy as possible for the next seasons crops. We have good stands of green manure established in many areas. We are currently liming areas for next years crop needs and also planning areas to add seaweed to, deciding where we

are going to build composts and also what types of mulch we are going to use in different areas (they each achieve different goals). We generally use spoiled straw, leaves, seaweed (especially for chard and beet beds) as mulch, and we have also been using black plastic (agricultural type that doesn't break down when exposed to UV) quite effectively in areas to get rid of perennial weeds and also to aid in sheet composting.

## 12. WHERE IN THE JUAN DE FUCA?

This is the final installment of **Where in the Juan de Fuca?** The 10 month series featured a picture taken somewhere in the local area; we then asked you to identify where the building or object was located and any significance it might have. Some month's I stumped you; others not. I hope you enjoyed discovering things about our community. I did. - Arnie.

Last month's picture was correctly identified by Michael Doerfler of Otter Point as the Remembrance Day cenotaph located in Pioneer Park next to the Shirley Community Hall.

**The Remembrance Day cenotaph located in Pioneer Park in Shirley. Photos by Arnie Campbell, taken September, 2014.**



The cenotaph was built in 2000 by the Shirley Community Association (SCA). It was a Millennium project in partnership with the federal government. The SCA and the government each contributed 1/3 of the cost of materials and labour and the Shirley community provided additional free labour as the remainder. The stonework was done by Martin Swift who was already on site doing the rockwork for the Millennium Pavilion project in Pioneer Park. The present cenotaph replaced a small rock monument and sign constructed by Bill Bell. The plan is to erect a flag

pole adjacent to the cenotaph in time for this year's November 11<sup>th</sup> Remembrance Day event.

Information for this month's **Where in the Juan de Fuca?** was provided by Chuck Minten, Project Manager for the Pioneer Park Millennium Pavilion project.

### 13. 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	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  
Jambo Pet Sitting Service  
Kemp Lake Store Café  
Knotty Beds by Nature and Cedar Surfboards

Tugwell Creek Meadery  
Welcome Wagon  
Wildewood Custom Homes  
Wood Visions

## **8. 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.**