



OPSRRRA'S OTTER POINT, SHIRLEY & JORDAN RIVER NEWSLETTER: OCTOBER 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) 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.

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

1. UPCOMING MEETINGS AND EVENTS

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

OPSRRA has introduced a new service. You can now visit the OPSRRA web site: www.opsrra.ca to view a Calendar of Events which will be updated between issues of the OPSRRA newsletter.

Wednesday Oct 1 st	<p>Shirley & Jordan River Citizens' Committee Official Community Plan Review 7:00 pm at the Shirley Hall</p> <p>Follow this link to read documents: https://www.crd.bc.ca/about/about-the-region/juan-de-fuca</p>
Friday Oct 3 rd	<p>Old Growth Music Concert Fundraiser for JdF Community Land Trust Society</p> <p>'Plain Delight: Music with the Harpsichord' presents 'Evergreen' 7:30 pm at the Holy Trinity Anglican Church 1962 Murray Rd, Sooke</p> <p>Admission by donation (suggested minimum \$10) Net proceeds to the Juan de Fuca Community Land Trust Society</p>
Saturday Oct 4 th	<p>Juan de Fuca Community Trails Society Hike</p> <p>Cedar Grove Trail to Cougar Ridge. This is a 7-8 km difficulty level 3 - through gorgeous East Sooke forest. Meet at Roche Cove parking lot</p>

	<p>(off Gillespie 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 jdf.cts@gmail.com</p> <p>Web site: www.jdfcommunitytrails.ca</p>
Tuesday Oct 7th	<p>Juan de Fuca Emergency Services</p> <p>Monthly Meeting 7:00 pm</p> <p>JdF Search & Rescue Campus Training Bldg. 2028C Idlemore Road, Sooke</p>
Wednesday Oct 8th	<p>Shirley Women's Institute</p> <p>7 pm at the Shirley Hall</p>
Saturday Oct 11thth	<p>Juan de Fuca Parks & Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</p> <p>Sooke Potholes Park to Peden Lake. This is a JDFEA Parks and Recreation Advisory Commission sponsored hike to Peden Lake. The hike is approximately 10 Km at difficulty level 3. Meet at 9:00 am at the parking lot of William Simmons Park or at the Sooke Potholes Regional Park upper parking lot at 9:40 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>
Saturday Oct 18th	<p>Shirley Fire Commission Meeting</p> <p>3:30 pm at the Shirley Hall</p>
Monday Oct 20th	<p>Otter Point Advisory Planning Commission</p> <p>7:00 pm at the Juan de Fuca Local Area Services Building</p>

	3-7450 Butler Rd, Otter Point
Tuesday Oct 21st	Juan de Fuca Land Use Committee 7:00 pm at the Juan de Fuca Local Area Services Building 3-7450 Butler Rd, Otter Point
Tuesday Oct 28th	Books for Breakfast 10:00 am – 11:00 am at the Shirley Hall
Saturday Nov 1st	<p style="text-align: center;">Juan de Fuca Community Trails Society Hike</p> <p>Anderson Cove to Endurance Ridge in East Sooke Park. 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 jdf.cts@gmail.com</p> <p style="text-align: center;">Web site: www.jdfcommunitytrails.ca</p>
Tuesday Nov 4th	<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 Nov 5th	<p style="text-align: center;">Sooke & Electoral Area Parks & Recreation Commission (SEAPARC)</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"> • 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 Nov 8th</p>	<p>Juan de Fuca Parks & Recreation Advisory Commission and the Juan de Fuca Community Trails Society Hike</p> <p>William Simmons Park and Weiland Trail. 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 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 jdf.cts@gmail.com</p> <p>Web site: www.jdfcommunitytrails.ca</p>
<p>Mondays</p>	<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>
<p>Tuesdays</p>	<p>Malahat Art Space</p> <p>Open 2:00 – 4:00 pm.</p> <p>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.</p> <p>More info: Email kwoods@pacificcoast.net, or vero@malahatfarm.com Call: 642-0393 or 642-6868</p>
<p>Thursdays</p>	<p>Shirley Quilters and Crafters</p> <p>Info: Christien Shipton 250-646-2687.</p>

Mondays & Saturdays	<p>Pilates at the Shirley Hall</p> <p>Mondays at 10:00 am Saturdays at 9:30 am</p> <p>Level 1 class, suitable for beginners Contact: Sandra Smith Website: www.svakayoga.com Email: info@sandrasmithyoga.com</p>
Tuesdays & Fridays	<p>Yoga at the Shirley Hall</p> <p>Tuesdays at 6:00 pm – 7:00 pm Fridays at 10 am – 11 am</p> <p>Gentle Flow Class for all levels Contact: Nicole Spackman shirleyhallyoga@gmail.com</p>
Thursdays & Sundays	<p>Nia Dance/Movement Class at the Shirley Hall</p> <p>Thursdays from 6:30 pm – 8:00 pm Sundays 11:00 am – 12:15 pm</p> <p>Contact: Melody Kimmell, 250-646-2995 email movingmelody@gmail.com</p>

2. FORTHCOMING ELECTIONS

Saturday, November 15th will be Election Day throughout B.C. Incorporated communities will elect their municipal mayor and council. Unincorporated areas, such as the Juan de Fuca Electoral Area, will be limited to electing their regional director(s). All areas will vote for school board trustees. In the Juan de Fuca Electoral Area we will be electing our regional director and representatives to be appointed to the Juan de Fuca Land Use Committee and the Advisory Planning Commissions. As a result of a recent change in provincial legislation, successful candidates will now serve a four-year term. In Shirley, Jordan River and Otter Point we will be electing candidates to the following positions:

- CRD Regional Director (1 position for the Juan de Fuca Electoral Area)

- JDF Land Use Committee (1 Shirley/Jordan River & 1 Otter Point position)
- Shirley/Jordan River Advisory Planning Commission (5 positions)
- Otter Point Advisory Planning Commission (5 positions)
- Sooke School District #62 (3 positions from the Milne's Landing Zone)

Nomination for all positions begins on Tuesday, September 30th and closes at 4:00 pm on Friday, October 10th. Nomination forms for Regional Director, the Land Use Committee and the Advisory Planning Commissions can be picked-up from either the JDF Local Area Services office located at #3-7450 Butler Road in Otter Point, from the CRD office located at 625 Fisgard St. in Victoria or by calling the Chief Election Officer at 250-472-0059 to request forms.

Nomination forms for School Trustees are available from the School District #62 office located at 3143 Jacklin Road in Langford.

The CRD and the School District have begun to release information for candidates for local elections. Information for prospective candidates can also be found on this provincial web site. http://www.cscd.gov.bc.ca/lqd/gov_Structure/Elections/

OPSRRA will publish the names of all of the candidates in our November 1st newsletter.

Any local area candidate wishing to have their personal statement distributed in the November issue of the OPSRRA newsletter can do so by contacting the OPSRRA newsletter at: opsrra@gmail.com by October 28th.

OPSRRA will also be hosting an All Candidates meeting in early November. This will be a public meeting and will be well advertised to OPSRRA members and others.

3. B.C. TRANSIT RIDERSHIP STATISTICS FOR ROUTE 63 - OTTER POINT LOOP

September marked the 9th anniversary of the B.C. Transit community bus service through parts of Otter Point (Route 63). The OPSRRA newsletter contacts B.C. Transit each year to find out how well the service is being used.

The average passenger load per day and per trip on the Otter Point loop looks like this:

Year	Average Passenger Load Per Day	Average Load/Trip
2009	24	6
2010	32	8
2011	20	5

2012	27	6.75
2013	23	5.8

The route originates in Sooke and travels west along Otter Point Road to Kemp Lake Road, then down Kemp Lake Road to West Coast Road and back to Sooke. The community bus does 2 morning and 2 afternoon loops (Monday – Friday) through a part of Otter Point. There is a second route (Route 66) traveled by the same bus from Sooke to East Sooke. Sun River was added to the East Sooke loop in 2010; no changes are planned for the Otter Point loop.

This timetable shows the key timing points along the route. Other stops are made at marked locations.

Stop Location	Sooke Road @Townsend Road	Kemp Lake Road @ Otter Pt. Road	West Coast Road @ Grant Road	Dufour Road @ Whiffin Spit Road	Sooke Road @ Townsend Road
Time	8:18	8:33	8:42	8:47	8:53
Time	10:42	10:57	11:06	11:11	11:17
Time	2:18	2:33	2:42	2:47	2:53
Time	4:33	4:48	4:57	No stop	5:00

Note: Use of the community bus bike rack is limited to daylight hours.

Property owners in Greater Victoria who have access to bus service in their community pay an annual tax to BC Transit on their property taxes. In Otter Point we are assessed 26.29 cents per \$1,000 of assessed property value. For example, a property assessed at \$500,000 in 2014 paid \$131.45 to BC Transit. Shirley and Jordan River don't have bus service in their communities and therefore don't pay this tax.

Based upon what we have heard from the membership, OPSRRA supports the following changes to public transit in our communities:

- Operating early enough in the morning and late enough in the afternoon to accommodate regular transit users who commute to Victoria.
- Adding a route to Gordon's Beach and eventually to Shirley.
- Adding service in two directions in Otter Point.
- Adding bus pull-off areas at bus stops.
- Extending HandyDART service to Shirley.

4. A SERIES ON GOVERNANCE IN THE JDFEA: THE JDFEA LUC AND APCs

This is a story about the Juan de Fuca Land Use Committee (JDF LUC) and the Advisory Planning Commissions (APC). It is the seventh and final installment in a series on governance in the Juan de Fuca Electoral Area (JDFEA) leading up to local elections on November 15 for JDFEA Regional Director and Sooke School District #62 School Trustees and appointees to the JDFEA Land Use Committee and Advisory Planning Commissions. To date we have looked at:

- The differences between the JDFEA Parks & Recreation Commission and SEAPARC. (January, 2014)
- Elected and appointed commissions and committees in the JDFEA. (February, 2014).
- The role and responsibilities of the JDFEA Regional Director. (March, 2014)
- How property taxes are determined (April, 2014)
- Who makes land use decisions for the JDFEA (May, 2014)
- The role and responsibilities of elected school trustees (June, 2014)

The Board of the Capital Regional District (CRD) has overall responsibility for governance and the administration of services in the JDFEA. Eligible residents of the JDFEA elect one representative to the 24 member CRD Board of Directors. Land use decisions are made by two panels of CRD Directors created by provincial Order in Council.

Because unincorporated electoral areas have limited elected representation, efforts have been made to provide alternatives for community input into governance in the JDFEA. One of the most important was the creation of a civic voting procedure to help CRD Directors identify who to appoint to Advisory Planning Commissions and the Juan de Fuca Land Use Committee.

Background:

The present structure of the JDF LUC dates from 2009 after the BC Supreme Court corrected the CRD Board's interpretation of how land use decisions would be voted on at the Board level.

In 2006, the CRD interpreted the *Local Government Act* (LGA) to mean that if one or more of the incorporated areas also participated in JDFEA land use decisions, directors from those municipalities could vote with the JDFEA Director and with this interpretation initiated a voting procedure different from the Voting Panel A /Voting Panel B procedure prescribed by Order in Council in 2001.

In December 2008, some property owners in the JDFEA successfully challenged six land use bylaws that had been adopted by the 2006 voting procedure. The BC Supreme Court upheld that these bylaws were invalid because of the voting procedure. In early 2009, the CRD returned to the Voting Panels prescribed by the Order in Council and revised representation on the JDFEA Land Use Committee. On Voting Panel A, CRD directors

from Sooke, Metchosin, Colwood and Langford vote with the JDF Regional Director for matters affecting East Sooke, Otter Point, Shirley, Jordan River, Port Renfrew and the Rural Resource Lands. Voting Panel B is a similar arrangement using CRD directors from Saanich, Central Saanich, Highlands, Langford and the JDF Regional Director for the remainder of the JDFEA that used to be in the Langford Electoral Area, including the Malahat and Willis Point.

The Voting Panels are only mandated to make decisions that come under Part 26 of the LGA:

- The preparation, amendment, adoption or repeal of an Official Community Plan.
- The preparation, amendment, adoption or repeal of a Land Use [Zoning] Bylaw.
- The issuance or refusal of: a temporary industrial permit; a temporary commercial use permit; a development permit or; a development variance permit.
- Whether the CRD Board should accept, reject or discharge a covenant under Section 219 of the Land Titles Act given in connection with an application under Part 26 of the Local Government Act.

These are the matters that are referred to the JDF LUC and the APCs for community consultation and for recommendations to the Voting Panels.

How JDF LUC and APCs Work Now:

The LUC meets monthly at the JDFEA Local Area Services Building in Otter Point. All meetings are open to the public, the agenda is advertised the week before and staff reports can be reviewed on the CRD web site: <https://www.crd.bc.ca/about/document-library/Documents/committeedocuments/juandefucalandusecommittee>.

The role of the committee is sometimes confused with that of an elected municipal council. While the role of LUC is extremely important within the narrow range of matters it is permitted to discuss and make recommendations upon, it doesn't have anywhere near the governance powers and responsibilities of an elected municipal council. LUC provides a comprehensive overview of land use planning issues, Planning Services reports and recommendations by residents of the JDFEA; however its role ends with recommendations to the CRD Board of Directors.



Current members of the Juan de Fuca Land Use Committee. L - R, front row: Art Wynans (Willis Point), Mike Hicks (JDFEA Regional Director and committee Chair), Heather Phillips (Otter Point and Vice Chair). Back row: Kara Middleton (East Sooke), Roy McIntyre (Port Renfrew), Ted Dixon (The Malahat). Missing: Harold Shipton (Shirley & Jordan River). Photo taken by Arnie Campbell on January 21st, 2014 at the inaugural meeting of JDF LUC in the new JDFEA Local Area Services Building located in Otter Point.

The five member Advisory Planning Commissions (APC) from Otter Point, East Sooke, Shirley/Jordan River and Willis Point provide another means for consultation within each of the JDFEA communities. There is no APC for the Rural Resource Lands Official Community Plan (OCP) area and for the past three years, there have been no active APCs for Port Renfrew or the Malahat. The APC meetings are advertised, meet in the community they represent, are open to the public and there is an opportunity for submissions and public participation. Their recommendations go to LUC and the Voting Panels.

During the past year, the committee and commissions have considered and made recommendations on dozens of matters. Their recommendations can affect a single landowner (a rezoning or variance application), a community (an Official Community Plan) or even the whole electoral area (where a legal marijuana business can operate).

Candidates for appointment to the LUC or APCs are identified through an election process. People who wish to serve are nominated by residents of the OCP area that they seek to represent. Voters get to mark a ballot for the candidates they prefer.

When deciding whom to vote for as your community's representative on the LUC or APC, please consider whether that person knows the issues in their neighbourhood, can see and represent different points of view, understands land use legislation, can read staff

reports and will show up at LUC/APC meetings to participate in a considerate and knowledgeable manner.

5. UPDATE ON THE SALE OF THE ADMIRAL'S FOREST IN OTTER POINT

The September issue of the OPSRRA newsletter had news that Trustees for the estate of the late Admiral John Charles had accepted a conditional offer on the property known as the Admiral's Forest. The sale was finalized on September 23rd and the new owner is Michael Charles, a family member. This is good news for the community. In this day and age, with families scattered across the continent and around the world, it isn't always possible for a family to maintain such a property. Michael and his family will continue operating the property as a private managed forest. At this time, the directors of the Juan de Fuca Community Land Trust Society (JDF CLT) congratulate him on his success in purchasing this property.

While the property was held in trust for the Admiral's estate, the JDF CLT targeted it for its first land acquisition. Our directors' primary concern was to conserve the forest as habitat and for recreation for the community. As a non-profit society our intent was to fund raise and, if successful, establish public ownership through the society or by turning the property over to government as parkland.

The Admiral allowed his neighbours access to the many trails on his property and while the property was held in Trust, JDF CLT directors had liability insurance and permission to escort visitors on the trails. A reminder is therefore in order: please be aware that any agreements for access made with the previous owners do not permit access under the present owner. Active logging will be happening on the property; neighbours and others need to remain clear of the presenting dangers. The new owners will make their own decisions about letting neighbours use the trails or access the property for recreation. They are welcomed as neighbours and will discover their place in our community.

With the concern for partial conservation of the Admiral's Forest relieved, the JDF CLT will now assess its readiness for the next opportunity to create more public green space. Because development in the Juan de Fuca Electoral Area often involves large lot subdivisions, the local parks inventory and budget are limited. Community parks are acquired when the 5% park dedication kicks in and are often very small. Such parkland comes from the parcels being subdivided and may not be the best choice for recreation or the conservation of habitat.

The various local governments in the Capital Regional District recognize the value of green space for public health and for the environmental benefits that green space provides. There is a CRD tax levied to build up a parks acquisition fund for regional parks. Area residents were relieved when the CRD tapped out the fund to purchase parkland and beach access in Jordan River from Western Forest Products. However, these properties were already in use for public recreation. The purchase kept them open to the public but did not add to the areas open to the public.

The JDF CLT has a mandate as a registered charity to acquire land for parks and for multipurpose recreation. The society will continue to work with the community towards fulfilling this mandate. More information about JDF Community Land Trust Society can be found on our web site: www.jdflandtrust.ca or by emailing jdflandtrust@gmail.com

6. OLD GROWTH MUSIC CONCERT FUNDRAISER FOR JUAN DE FUCA COMMUNITY LAND TRUST SOCIETY

Friday, October 3rd 7:30 p.m.

Holy Trinity Anglican Church, 1962 Murray Rd, Sooke

Admission with Donation. (Suggested minimum: \$10)

Net proceeds go to the Juan de Fuca Community Land Trust Society

The concert is organized by Shirley resident Mary Brown, a former long-time choral-singer and an experienced harpsichordist, who has put on several 'Plain Delight' concerts in Sooke since 2004.

Joining Mary in a solo role will be Shirley violinist Sue Innes-Martin, best known locally as the Principal 2nd Violinist of the Sooke Philharmonic Orchestra.

Another leading soloist will be Sooke professional soprano Nancy Washeim, who has appeared in every 'Plain Delight' concert since their inception. Many local music-lovers have become familiar with Nancy's exquisite voice and delightful stage presence through her appearances with the SPO and other West Coast orchestras and Mary is delighted she has very kindly agreed to appear in this forthcoming concert.

Also performing in ensemble are four other well-known members of the local musical community. They include Gerda Alderson (recorder), Theo Holzken (recorder) and Warren Moore (recorder and voice), all members of Sooke's 'Pothole Pipers.' They, too, have regularly appeared in 'Plain Delight' concerts and this time they'll be joined by Fred Andrews (guitar and voice), who, like Warren, is a regular member of Sooke's leading choirs.

Because the harpsichord was an important keyboard instrument for 350 years before the arrival of the pianoforte in the late 1700s, the concert will consist of 'old growth' music (usually known as 'Early Music'), which is nevertheless still as fresh and 'green' as ever.

The evening's programme will feature a 'greenwood' theme and will include short works by popular baroque composers, two instrumental pieces based on once-popular 16th century English songs and vocal ensemble items with a distinctly folksong character.

7. OFF GRID HOUSES GENERATE ZONING CHANGES

This story began several months ago with an interest in the construction of two “off the grid” homes at the entrance to the Business Park in Otter Point and located within The Woods at Otter Point subdivision. The idea of building and offering for sale a home that used solar energy instead of hydro-electricity and relied entirely on rainwater capture instead of a well was certainly different and perhaps unique for our area. What wasn’t realized at the time (by either the builder or Juan de Fuca Planning Services) was the difficulty presented by the development. And it had nothing to do with the houses being designed and built to operate off of the grid. Instead, other land use matters arose which necessitated bringing three proposed amendments to CRD Zoning Bylaw 2040 to the September 16th meeting of the Juan de Fuca Electoral Area Land Use Committee (JDFEA LUC). So what happened?



One of two “off the grid” houses under construction at the entrance to the Business Park in Otter Point.

The two buildings are located on a two-acre property divided by Butler Road, which provides access from Otter Point Road to the Business Park. Under current zoning the property isn’t large enough to subdivide and allow separate title on each of the dwellings; however the JDFEA land use bylaw (CRD Bylaw 2040) allows creation of smaller lots in identified zones if a public road divides the property. No problem here, as Butler Road splits the property, except upon reviewing the application Planning Services realized that when the new zone RR-A was created in 2007 and later assigned to The Woods at Otter Point in 2009, the land use bylaw was not properly updated to add the RR-A zone to the list of zones where “effective subdivision” of a property split by a public road would be considered. A simple amendment to include the RR-A zone on the “effective subdivision” list will permit the subdivision.

However, when the builder was told he could not immediately go ahead and apply to subdivide, he suggested that another solution, for him, would be to register the two dwellings as a building strata; thus avoiding the need for a subdivision. In this case one of the two houses would be declared the principal

dwelling and the other a detached secondary suite. This creative thought presented two very complicated problems.

First Complication: Planning Services informed the builder that the size of the proposed accessory building exceeded the allowable maximum for a detached secondary suite. However, a closer look at the definitions in the land use bylaw identified an omission as to what gets included when measuring allowable floor space for a detached secondary suite. If you are building a principal dwelling, then the garage, carport, or uncovered deck(s) attached to the dwelling are not included in determining the allowable floor space. However, garages and carports that are not attached to the principal dwelling are intended to be included in calculating the floor area of accessory buildings. This was not clear in the definitions.

Second complication: Although not illegal, building stratas are discouraged in the recently approved Otter Point Official Community Plan.

Solutions: JDF LUC has approved three Planning Services recommendations to go forward for consideration by Voting Panel A of the CRD Board of Directors.

1. That the RR-A zone be added to the Bylaw 2040 “effective subdivision” list.
[amendment to Part 1, Sec. 3.10 (6) (b)]
2. That, as the intent of the provisions for suites is to have a principal dwelling and the suite exist on the same parcel and title, two new regulations be added to the bylaw which state: ***As a detached accessory suite is accessory to a principal dwelling, a detached accessory cannot be registered as a building strata.***
[amendment to Part 1, Sec. 4.20 & similar wording for Sec. 4.19]
3. That new definitions of Floor Area be included in the bylaw to clarify calculation.
Floor Area – Principal Residential Buildings means the space on any storey and/or basement of a principal residential building from exterior wall to exterior wall; excludes attached garages, carports and uncovered decks; includes all habitable areas;
Floor Area – Accessory Building or Structures means the space on any storey and/or basement of an accessory building or structure; includes attached garages and carports, but excludes uncovered decks.
[amendment to Part 1, Sec. 2.0]

Upon the recommendation of the JDFEA LUC, CRD Board members on Voting Panel A will refer these proposed amendments to relevant CRD departments and agencies for comment. This includes referrals to the Otter Point, Shirley/Jordan River and East Sooke Advisory Planning Commissions for community comment.

8. UPDATE ON THE SHIRLEY & JORDAN RIVER OCP REVIEW

The Shirley/Jordan River OCP Review Citizens' Committee met for Meeting 10 on September 24, 2014 at 7:00 pm at the Shirley Community Hall. Present were planners Emma Taylor, Tracy Olsen, 5 Committee members plus 1 Committee Member who attended the final part of the meeting.

The object of the meeting was to review the Revised OCP – Rough Draft 1. Covered were Parts One, Two, Three and Four up to Policies for Settlement and local Economy.

The next meeting will be October 1, 2014 at 7 PM at the Shirley Community Hall to complete the review of Rough Draft #1.

Follow this link to read documents: <https://www.crd.bc.ca/about/about-the-region/juan-de-fuca>

9. SHIRLEY WOMENS INSTITUTE CELEBRATES 90TH ANNIVERSARY

On September 21, the Shirley Women's Institute celebrated its 90th anniversary by planting a Magnolia tree in Pioneer Park in Shirley. The brief ceremony attracted about 30 people and was followed by homemade refreshments in the Shirley Hall where an exhibit, assembled by the Sooke Region Museum, was on display detailing the history of the Shirley Women's Institute.

The Shirley Women's Institute is the oldest organization in Shirley. It meets monthly and promotes self-sufficiency and companionship for rural women. We hold regular workshops on topics relating to handicrafts and food preservation. For more information, please email stephaniecroft@hotmail.com.

10. NOTICE OF APPLICATIONS FOR MEMBERSHIP ON THE JUAN DE FUCA PARKS & RECREATION COMMISSION

Residents of our area are appointed to two years terms as commissioners on the Juan de Fuca Parks & Recreation Commission.

JDFEA Parks & Recreation submitted the following notice to the OPSRRA newsletter.

The Capital Regional District (CRD) invites applications from residents interested in sitting on the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission to provide advice on parks and recreation in the Juan de Fuca Electoral Area.

- East Sooke 1 position

- Malahat 1 position
- Otter Point 1 position
- Port Renfrew 1 position

Where representation from the areas above cannot be achieved, a representative may be selected from the Juan de Fuca Electoral Area at large.

Appointment will expire December 31, 2016.

Meetings are held at 3:00 pm on the fourth Tuesday of each month at the Juan de Fuca Local Area Services Building, 3-7450 Butler Rd, Otter Point, BC.

Send us a one-page summary telling about yourself, your area of knowledge and why you would like to volunteer on the Commission.

Deadline for receipt of applications is Friday, October 10, 2014.

Mail, fax or email your application to:

Juan de Fuca Electoral Area Parks and Recreation Advisory Commission

3-7450 Butler Rd, Sooke, BC V9Z 1N1

E: jdfinfo@crd.bc.ca T: 250.642.8100 F: 250.642.5274

11. BOOKS FOR BREAKFAST RESUMES

For the third year in a row, the Sooke Region Literacy Project is supporting a Books for Breakfast program at the Shirley Hall. Once a month, preschool children and their parents are invited to come for an hour of stories, snacks, songs and play, with each family taking home a free book. Books for Breakfast will be held the last Tuesday of each month, from October to May (excluding December). Please email Stephanie at sookeliteracy@gmail.com for more information or to register.

12. COLD SHOULDER CAFÉ OPENS IN JORDAN RIVER

The Cold Shoulder Cafe is open in Jordan River!! Please let your friends know.

<https://www.facebook.com/pages/Cold-Shoulder-Cafe/851898014820534>

13. WHERE IN THE JUAN DE FUCA?

Where in the Juan de Fuca? is a continuing feature of the OPSRRA newsletter. We present a picture and ask you to identify where the building or object is located and perhaps what it is or any significance it might have.

Last month's picture was correctly identified by Michael Doerfler of Otter Point as a painting by Erik Sellars - St. Clair which hangs in the Meeting Room at the Juan de Fuca Local Areas Services Building.



Mary Brown of Shirley submitted an account of how the acquisition of the picture came about to the OPSRRA newsletter.

On clean-up day (June 20th, 2009), a volunteer helping to clear the little chalet that was Erik's final home discovered this painting on a wall behind a door. A Parks staff-person advised her to throw it into a skip like everything else but the

volunteer felt this wasn't quite the right thing to do. So she spoke to Regional Director Mike Hicks, who said she could look after the painting if she wished. However, the volunteer didn't really want to keep the picture for herself. She felt it should remain in the public domain as part of Erik's legacy to the CRD, and ideally hung in some public space in the JDFEA where local residents could appreciate it as a heritage item. So, she approached Louise Paterson, who was volunteering at the clean-up, and suggested the painting be handed to the Juan de Fuca Parks and Recreation Commission, which could then take the matter further. Louise greeted the proposal with enthusiasm, as did Arnie Campbell - president of OPSRRA at that time. That is why they happen to be holding the painting in the photograph. The volunteer took the painting home until such time as it could be conveniently handed over and during this period she decided it should be better framed.

She consulted local artist Elizabeth Tanner, then proprietor of South Shore Gallery in Sooke, who recalled Erik well and was most helpful over re-framing. The cost of the work was not excessive and a few public-spirited, residents - mostly fellow-members of OPSSRA, were invited by the volunteer to supplement the amount she and her husband were prepared to donate towards it. Generosity prevailed, with the JDF Community Trails Society donating as a group.

Meanwhile local resident, Sheila Whincup, kindly translated the very positive meaning of the Chinese words seen in the painting on the sails of the boats. Once framed, with a note on the back to explain its provenance, the painting was handed over to Louise Paterson and the Park Commissioners at the next Volunteer Appreciation Dinner, in the presence of JDFEA Alternate Director, Wally Vowles, and several guests and CRD Parks staff.

The volunteer concerned is very pleased to see Erik's painting now hanging in the Meeting Room of the new JDFEA Office in Otter Point. Thanks to those who made that decision. And in case readers wonder why I can relate this story with confidence? Well, guess who the volunteer was!

More pictures from the day of the clean-up and information about the park can be found on the OPSRRA web site by following this link:
http://www.opsrra.ca/Poirier_Park.htm

Here is this month's picture. Tell us where the following is located and its significance. No prize for the winner(s), but we'll give you credit for your "find" if you're okay with us using your name. The answer will be in next month's newsletter. Send your guess, by October 30th to: opsrra@gmail.com.



14. WHERE TO FIND WATER SURVEY RESULTS

We had quite a good response to our water supply survey—83 responses so far. This won't be the final total because the survey doesn't close until after the newsletter is complete.

Two to seven percent of respondents reported that their water supply ceased and quite a few reported that their water supply diminished and that they had to supplement their water supply. About four to five percent reported that their water quality suffered.

We'll publish the complete results on our web site in a few days: <http://www.opsrra.ca/Surveys.htm>

15. BEAR BUZZ: ELECTRIC FENCE WORKSHOP A SUCCESS

On Friday Sept 19, Debbie Read, the community coordinator for WildSafeBC, hosted an Electric Fence Workshop outside the Sooke Region Museum. Frank Ritcey, the Provincial Coordinator for WildSafe BC, taught 30 participants how to build a complete Electric Fencing system.

People attended from all over the CRD region, wanting to learn how to prevent conflict with wild animals such as bears, cougars and deer. Many in attendance have experienced problems with wildlife and wanted to learn how to minimize

human-wildlife conflict.

Whether it is chickens, fruit trees, bees or other livestock, we have a responsibility to manage them in such a manner that is sustainable and has minimal impact on the wildlife that shares the landscape with us.

WildSafeBC strives to learn and to share information about how we can reduce human-wildlife conflicts in all of our day-to-day activities. This electric fence workshop will help people in our community. The electric fence is a sure way to discourage wildlife. If everyone in the community used an electric fencing system for their attractants (chickens, livestock, fruit trees and bees) wildlife would move out of our yards.



The solution is to either manage the attractant or set up a barrier between the attractant and the wildlife. Preventing these conflicts makes our communities safer and more sustainable. The program strives to educate in order to prevent wildlife from lingering in our urban areas.

Debbie Read *Capital Regional District WildSafe BC Community Coordinator*

Office: [\(250\) 646-2997](tel:(250)646-2997) Email: capitalregionaldistrict@wildsafebc.com

Website: www.wildsafebc.com

Facebook: <https://www.facebook.com/pages/WildSafeBC-Capital-Regional-District/481287361939169>

16. 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	Sandy's Drywall Ltd
Farmer Notary—Shawna Farmer, Notary Public.	Stick in the Mud Coffee House
Full Circle Seeds	Straightview 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

8. 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.