



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

## NEWSLETTER April 2014

### CELEBRATING 10 YEARS OF PUBLICATION!

**The Otter Point, Shirley & Jordan River Residents & Ratepayers Association (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**. Any resident or property owner in Shirley, Jordan River and Otter Point Official Community Plans 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 and on-line registration. Associate (non-voting) memberships are available for persons who do not reside or own property in Shirley or Otter Point, but who wish to support the Association.

Our society's purpose is to:

- 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.
- Co-operate with local government and other public bodies in the furtherance of the objectives of the society and benefits to the community.
- Concern itself with the performance of government agencies.
- Encourage citizens to stand for public office.
- Promote community spirit and sense of identity by organizing or supporting appropriate activities.

Are you an OPSRRRA member? Do you want to receive the OPSRRRA newsletter and notice of meetings directly to your email address? OPSRRRA now emails this newsletter to over **300** of our members as well as local elected representatives, media and archival organizations. Email [opsrra@gmail.com](mailto:opsrra@gmail.com) if you want to receive this membership service.

### OPSRRRA's EXECUTIVE AND DIRECTORS

**Fiona McDannold** President

Phone: 250-646-2730

**Marika Nagasaka** Vice-President

Phone: 250-642-2133

Brenda Mark Treasurer

Phone: 250-646-2598

**Sandy Barta** Director

**Debb Read** Director

Phone: 250-646-9998

Contact any OPSRRRA director at: [opsrra@gmail.com](mailto:opsrra@gmail.com)

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## 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 here and on our website.

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Tuesday  
April 1

### **Juan de Fuca Emergency Services**

#### **Monthly Meeting**

7:00 p.m.

JDF Search & Rescue Campus Training Building  
2028C Idlemore Road Sooke BC

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Wednesday  
April 2

### **Sooke & Electoral Area Parks & Recreation Commission (SEAPARC)**

#### **Monthly Meeting**

6:30 p.m.

Board Room  
SEAPARC Leisure Complex  
2168 Philips Road, Sooke BC

- Regular meetings of the Commission take place at SEAPARC on the first Wednesday of the month and are open to the public.
- Meetings are also held at the call of the Chair.

Agendas and Minutes posted for each meeting at:

<http://www.crd.bc.ca/seaparc/commission.htm>

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Wednesday  
April 2

### **Shirley/Jordan River Advisory Planning Commission (APC)**

7:00 p.m.

Shirley Community Hall

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Saturday  
April 5

### **Juan de Fuca Community Trails Society Hike along the bluffs of Mt. Bluff**

9:00 a.m.

Meet at Scouts Camp Barnard at the end of Young's Lake Road.

An eight km hike. A steep, 260 metre climb on a clear trail to the top of Bluff. Relax after your hard work; the rest is a spectacular view and a gentler way down. Bring a camera—you'll want to linger if the weather is good.

Bring a lunch and dress for the weather.  
Everyone welcome

Contact Rosemary Jorna, [sid2767@shaw.ca](mailto:sid2767@shaw.ca) for details.

Web site:

[www.jdfcommunitytrails.ca](http://www.jdfcommunitytrails.ca)

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Sunday April 6	<b>Shirley Spring Craft Fair</b> 10:00 a.m to 4:00 p.m. Shirley Community Hall
Monday April 7	<b>Otter Point Advisory Planning Commission (APC)</b> 7:00 p.m. JDF Local Area Services Building 3-7450 Butler Road, Otter Point, BC  See newsletter item below.  More information: <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>
Saturday April 12	<b>Juan de Fuca Electoral Area Parks &amp; Recreation Advisory Commission / Juan de Fuca Community Trails Society</b> <b>Hike Sooke Potholes Park, Flower Ridge</b> 9:00 a.m.  Meet at the William Simmons Memorial Park (Poirier Lake) parking lot to car pool to the trail head. (Turn into the Sooke Business Park at 3220 Otter Point Road; the parking lot is behind the berm immediately to the left.)  A recreational hike of difficulty level 3+. Depending on the weather, we plan to do both upper and lower flower ridges for gorgeous bluffs, spring flowers and scenery.  Bring a lunch, water, and dress for the weather. Good footwear a must.  Contact Sid Jorna: Phone: 250-642-2767 or email: <a href="mailto:jdf.cts@gmail.com">jdf.cts@gmail.com</a> for more information
Sunday April 13	<b>Shirley Fire Protection Society</b> <b>Meeting</b> 2:00 p.m. Shirley Community Hall
Tuesday April 15	<b>Juan de Fuca Land Use Committee</b> 7:00 p.m. JDF Local Area Services Building 3-7450 Butler Road, Otter Point, BC
Wednesday April 16	<b>Shirley Fire Rescue &amp; Emergency Response Commission</b> <b>Monthly meeting</b> 7:30 p.m. Shirley Community Hall

Tuesday April 22	<b>Juan de Fuca Parks &amp; Recreation Commission</b> <b>Monthly Meeting</b> 3:00 p.m. JDF Local Area Services Building 3-7450 Butler Road, Otter Point, BC
Wednesday April 23	<b>Shirley &amp; Jordan River Official Community Plan Review</b> <b>Meeting</b> 7:00 to 9:00 p.m. Shirley Community Hall  See newsletter item below. Link to 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>
Saturday April 26	<b>ALM Farm Plant Sale</b> 10:00 a.m to 2:00 p.m. ALM Farm 3680 Otter Point Road, Otter Point BC
Saturday May 3	<b>Juan de Fuca Community Trails Society</b> <b>Hike another route up Mt. Wells</b> 9:00 a.m.  Everyone welcome.  Meet at the Park & Ride on Kaltasin Road to car pool to the start.  Another great forest trail hike for five km through late spring flowers that also climbs 200 metres to a great view.  Bring a lunch, wear good footwear, and dress for the weather.  Phone Rosemary Jorna, 250-642-2767 or email <a href="mailto:sid2767@shaw.ca">sid2767@shaw.ca</a> for details. <b>Web site:</b> <a href="http://www.jdfcommunitytrails.ca">www.jdfcommunitytrails.ca</a>
Tuesday May 6	<b>Juan de Fuca Emergency Services</b> <b>Monthly Meeting</b> 7:00 p.m. JDF Search & Rescue Campus Training Building 2028C Idlemore Road Sooke BC

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Wednesday  
May 7

**Sooke & Electoral Area Parks & Recreation  
Commission (SEAPARC)**

**Monthly Meeting**

6:30 p.m.

Board Room

SEAPARC Leisure Complex

2168 Philips Road, Sooke BC

- Regular meetings of the Commission take place at SEAPARC on the first Wednesday of the month and are open to the public.
- Meetings are also held at the call of the Chair.

Agendas and Minutes posted for each meeting at:

<http://www.crd.bc.ca/seaparc/commission.htm>

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Saturday  
May 10

**Juan de Fuca Electoral Area Parks &  
Recreation Advisory Commission / Juan de Fuca  
Community Trails Society  
Charters Creek to Sooke Mountain Park**

9:00 a.m.

Meet at the William Simmons Memorial Park (Poirier Lake) parking lot to car pool to the trail head. (Turn into the Sooke Business Park at 3220 Otter Point Road; the parking lot is behind the berm immediately to the left.)

A hike of moderate difficulty, rated level 3-. The hike explores the Lower, Upper and Higher "Owl Trails" from Sooke River Road to Mt. Manual Quimper. The hike proceeds uphill through lush forest and provides spectacular views of the Charters East Canyon.

Bring a lunch, and dress for the weather. Good footwear a must.

Contact Sid Jorna:

Phone: 250-642-2767 or

email: [jdf.cts@gmail.com](mailto:jdf.cts@gmail.com) for more information

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**Saturday**  
May 10

**Shirley Hill Boogies Present:  
Songs and Stories of Davy the Punk**

7:00 p.m.

Shirley Community Hall

See newsletter item below.

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**Mondays**

**Karate for all ages**

6:30 to 8:00 p.m.

Shirley Community Hall

Contact Alida Long: 250-642-4631

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Mondays

**Pilates**

10:00 to 11:00 a.m.

Shirley Community Hall

Level 1 class (suitable for beginners)

Contact Sandra Smith:

website: [www.svakayoga.com](http://www.svakayoga.com)

email: [svakayoga@gmail.com](mailto:svakayoga@gmail.com)

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Tuesdays

**Malahat Art Space**

2:00 to 4:00 p.m.

Malahat Farm, 2675 Anderson Road

Held 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

For more information:

email [kwoods@pacificcoast.net](mailto:kwoods@pacificcoast.net), or [vero@malahatfarm.com](mailto:vero@malahatfarm.com)

or call 250-642-0393 or 250-642-6868

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Thursdays

**Shirley Quilters and Crafters**

10:00 a.m. to 4:00 p.m.

Shirley Community Hall

[Everyone welcome](#)

Contact Christien Shipton: 250-646-2687

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Saturdays

**Pilates**

9:30 am

Shirley Community Hall

Level 1 class (suitable for beginners)

Contact: Sandra Smith

website: [www.svakayoga.com](http://www.svakayoga.com)

email: [svakayoga@gmail.com](mailto:svakayoga@gmail.com)

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Thursdays &  
Sundays

**Nia Dance / Movement Class**

**Thursdays:** 6:30 to 8:00 p.m.

**Sundays:** 11:00 a.m. to 12:15 p.m.

Shirley Community Hall

Contact Melody Kimmell:

250-646-2995

[movingmelody@gmail.com](mailto:movingmelody@gmail.com)

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## 2. REPORT: OPSRRA AGM AND CONSTITUTION CHANGES

### Annual General Meeting

OPSRRA held its twenty-second AGM on March 22, 2014.

Resolution: To change OPSRRA name.

- The Society name is OPSRRA: Passed

The Society represents residents and ratepayers who reside in the communities of Otter Point, Shirley and Jordan River and who are members of OPSRRA.

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

Other changes which were unanimously approved at the AGM included:

- Increasing the lifetime membership fee to \$10.00
- Approving our new logo

Director Hicks spoke about issues in the JdFEA and answered questions from the audience. As well, he acted as our auctioneer for the auction of the Lighthouses from the two *Welcome to Shirley* signs and very successfully raised \$70.

OPSRRA presented Arnie Campbell with a gift basket and card to thank him for his many years of service to OPSRRA. Arnie has been involved with OPSRRA for over 15 years, serving on the board since 2000. He was President from 2006 – 2013. His knowledge of our communities and understanding of the many issues faced by our area is second to none, and he will be sorely missed on the OPSRRA Board. Luckily he is still willing to answer emails! We wish him the very best in the future.

### Elections

OPSRRA elects a new board of directors at its Annual General Meeting.

Elected for a one-year term:

President: Fiona McDannold  
Vice-President: Marika Nagasaka  
Treasurer: Brenda Mark  
Directors: Sandra Barta, Debb Read

### Annual Reports to Members

#### OPSRRA Treasurer's Report: April 8, 2013 to February 28, 2014

##### Debits

Hall rentals	\$35.00
Office Supplies	\$79.57
Society Registration and other Fees	\$126.00
Miscellaneous AGM expenses	\$20.00
Map gift to CRD	\$105.30
Coast Capital Share	\$5.00
Bank Fees	\$13.85
Advertising	\$38.49

**Total debits: \$423.19**



**Credits**

Memberships	\$55.00
Donations	\$131.00
Interest	\$5.03
BC Government Fee Refund	\$11.00
JdF Community Trails cheque for their portion of map gift	\$52.64
<b>Total credits</b>	<b>\$254.67</b>

**EXCESS OF EXPENDITURES  
OVER REVENUE** **\$168.52**

Chequing account balance:	\$550.04
Savings account balance	\$974.99
Petty cash balance:	\$49.36

**Total OPSRRA assets: \$1574.39**

Brenda Mark: Treasurer. Submitted March 23, 2014

**Membership Report 2013/2014**

<b>Membership as of:</b>	<b>2013 AGM</b>	<b>2014 AGM</b>
Otter Point	316	319
Shirley	73	74
Jordan River	-	21
<b>Total Voting Members:</b>	<b>389</b>	<b>431</b>
Associate Members:	34	17
<b>Total Membership:</b>	<b>423</b>	<b>431</b>

Non-members who receive our newsletter: 12

Note: Associate members do not reside in Otter Point and Shirley, do not have any voting privileges, but support the association and wish to receive the monthly newsletter.

Submitted: Sandy Barta, March 23, 2014

**President's Report: Summary of OPSRRA Activities since March 2013 AGM**

1. OPSRRA directors held 9 monthly directors' meetings.
2. 11 monthly newsletters were sent to about 300 members and 25 non-members on e-mail.
3. Continued to up-date the OPSRRA web page ([www.opsrra.ca](http://www.opsrra.ca)), with the addition of information regarding Jordan River. New maps were added and work is ongoing.
4. Maintained 27 Community Notice boards in Otter Point, plus the 2 Welcome to Shirley and 3 Welcome to Otter Point signs. Continued to maintain plantings at the bases of the signs.

5. Conducted on-line surveys on JdFEA Governance and the OPSRRA Newsletter and prepared reports on the outcomes of some of the surveys for elected representatives and JDFEA Planning Services.
6. Welcomed the residents and ratepayers of Jordan River as full members of OPSRRA following the changes to the OPSRRA Bylaws in April 2013.
7. Directors met with the candidates for the Juan de Fuca riding prior to the May 2013 provincial election to review local concerns. Questions included JdFEA governance, concerns with Highway 14, local land use planning and water issues.
8. Directors attended meetings of the Shirley/Jordan River OCP review committee and prepared a submission emphasizing the protection of groundwater and the environment.
9. Continued to report on the progress of the JdF Services Building.
10. Sponsored a public Town Hall meeting attended by local area elected representatives.
11. Queried BC Hydro regarding the number of power outages experienced over the previous year and reported to members.
12. Queried CRD Water Services regarding a potential increase in cost for water delivery as well as the proposal to close the Leech Lake watershed area.
13. Attended meetings of the JdFEA Land Use Committee, Advisory Planning Commissions, Agricultural Advisory Planning Commission, Parks & Recreation Commission, Sooke Region Museum, Economic Development Commission, Kemp Lake Waterworks District, Shirley Fire Commission and the Otter Point Fire Commission.
14. In partnership with the JdF Community Trails Society, OPSRRA presented a 1935-era map of "Sooke Bay" which shows much of what is now Otter Point and Shirley to the JdFEA to recognize the opening of the new JdF Services Building.
15. Worked on a change to the OPSRRA constitution.
16. Finalized a new logo for OPSRRA
17. Created a Face book page for OPSRRA

Submitted March 23, 2014

Fiona McDannold, President, OPSRRA

### 3. **SURVEY RESULTS: MEDICAL MARIJUANA FACILITIES**

Last month's OPSRRA survey asked your opinion about the establishment of medical marijuana facilities in our community as well as questions about location, setbacks from property lines and spot zoning. Your participation in the survey was anonymous. The results will be sent to the JDFEA Regional Director and the JDFEA Land Use Committee. The survey results will be posted to the OPSRRA web site: [www.opsrra.ca](http://www.opsrra.ca)

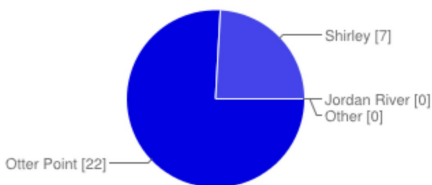
**Note:** We did a preliminary test of the survey and 3 of the 29 respondents answered a slightly different version of the questionnaire, resulting in a discrepancy in the number of participants in some of the answers.



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

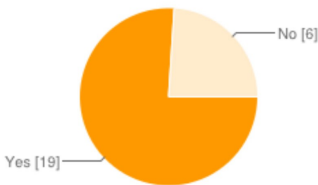
**Medical Marijuana Survey Summary**  
based on 29 responses

**Where do you live?**



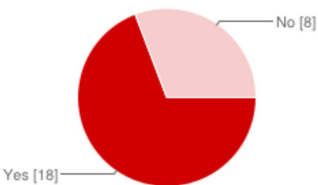
Otter Point	22	76%
Shirley	7	24%
Jordan River	0	0%
Other	0	0%

**Do you agree that medical marijuana facilities should be located in the Juan de Fuca Electoral Area?**



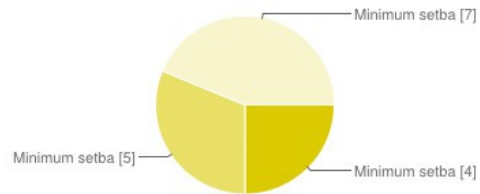
Yes	19	76%
No	6	24%

**Should medical marijuana facilities be classified as intensive agriculture?**



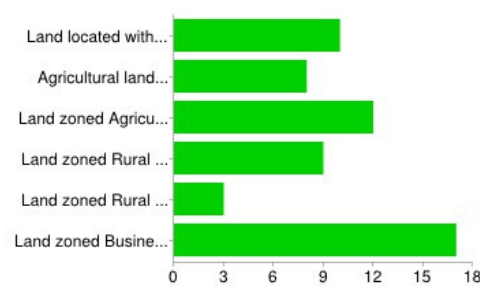
Yes	18	69%
No	8	31%

**If you answered YES to the previous question what should be the minimum setbacks?**



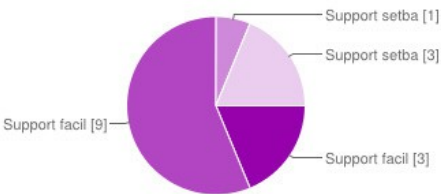
Minimum setback from the property line of 30 metres front and 15 metres sides and back.	4	25%
Minimum setback from the property line of 30 metres front, sides and back.	5	31%
Minimum setback from the property line of 90 metres front and 30 metres sides and back.	7	44%

**Where would you support the location of medical marijuana facilities in the JDREA?**



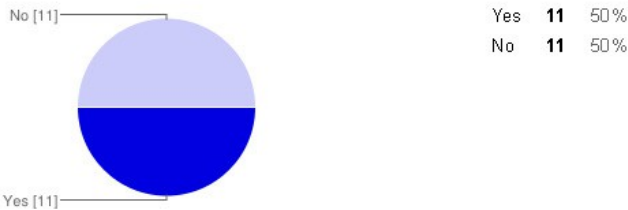
Land located within the Agricultural Land Reserve (ALR)	10	17%
Agricultural land outside the ALR	8	14%
Land zoned Agriculture where intensive agriculture is allowed	12	20%
Land zoned Rural where intensive agriculture is allowed	9	15%
Land zoned Rural where intensive agriculture is not allowed	3	5%
Land zoned Business/Industrial Park	17	29%

**What setbacks would you support on land in the Agricultural Land Reserve (ALR)?**

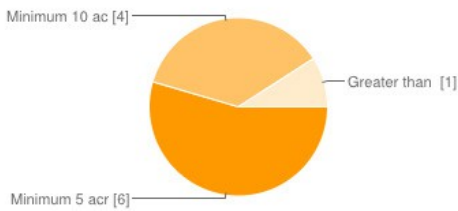


Support facilities with a minimum setback of 30 metres front and 15 metres back and sides.	3	19%
Support facilities with a minimum setback of 90 metres front and 30 metres back and sides.	9	56%
Support setbacks that are in proportion to the size of the building.	1	6%
Support setbacks that are in proportion to the size of the property.	3	19%

**Should medical marijuana facilities be located on land zoned Rural?**

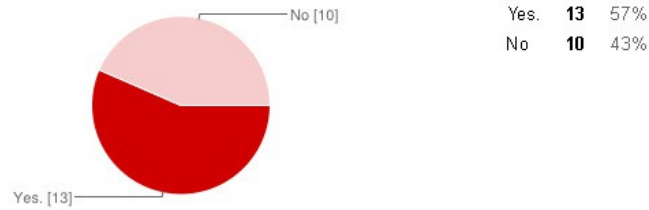


**If you answered YES to the previous question, what should be the minimum property size.**



Minimum 5 acres.	6	55%
Minimum 10 acres.	4	36%
Greater than 10 acres.	1	9%

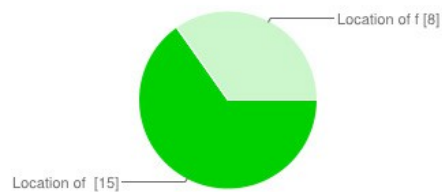
**Do you support spot zoning of medical marijuana facilities?**



**On a scale of 1 to 5 how important are medical marijuana facilities to the economy of our area?**



**Should the location of medical marijuana facilities be public knowledge?**



Location of facilities should be public information. **15** 65%

Location of facilities should not be advertised. **8** 35%



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

## OPSRRA Medical Marijuana Survey Comments

### Do you agree that medical marijuana facilities should be located in the Juan de Fuca Electoral Area?

#### Otter Point

- OK if confined to indoor grow-ops.
- I believe medical marijuana facilities should only be located in areas which have sewers. Marijuana is heavily treated with chemicals which could be damaging to our ground water. That doesn't apply to any area in the Juan de Fuca. There are many areas in BC or even in Canada which would be more suitable.
- It should be considered industrial and should NOT be allowed on agricultural or residential land.
- but only on industrial zoned land not rural, ALR
- M M Facilities, because they are intense farming, will pay almost no taxes. That means that the rest of [JDFEA] will be subsidising the facilities to cover fire protection and policing, they will pay no school or road tax. Even if the facility is in the industrial park, it still will pay almost no taxes! I do not think it is fair that all the other companies in the industrial park pay there [sic] fair share of taxes, and will have to help subsidise a grow op.  
This is one sweet deal for whoever gets a licence to have a grow ops [sic].

#### Shirley

- I believe if there must be such a facility it should be in an industrial area. I am soooooooo sick of breathing pot smoke when my neighbours vent there [sic] facilities on a daily basis.

#### Jordan River

No responses

### What should be the minimum setbacks?

#### Otter Point

- Each property should be considered in its own right as setbacks are too limiting and do not necessarily ensure a secure environment.
- Setbacks should be the same as any other industrial enterprise.
- 30 metres all around would be prohibitive on a smaller parcel.

- I am more than 90 metres from a grow- op now and the stench when venting carries for more than 90 metres so bad I go inside the house to avoid the smell neighbours driving by often ask where the smell comes from permeating inside their cars, even a 3 year old asks his mom what the smell is.

#### Shirley

- I don't know enough about this issue to feel I can have an informed opinion. As I understand it there is a project hopefully planned for the industrial park in Otter Point. This seems an appropriate place. I don't see that it needs agricultural land at all.
- I do not believe these operations should be located on agricultural land. Plants being grown inside buildings do not need to be on farm land, they should be located elsewhere. Even use of the word "facility" shows it is not farming, it is not called a medical marijuana farm.

#### Jordan River

No responses

### Where would you support the location of medical marijuana facilities in the JDFA?

#### Otter Point

- Most definitely NOT within the ALR.
- Since I expect that the federal government will require that the growing be done in a building rather than in a field I don't see what difference it makes.
- Put them on federal land or on military bases.
- I think there will be people applying for small grow-ops so they could be done indoors or on smaller land plots.

#### Shirley

- Medical marijuana production is a commercial manufacturing operation, NOT farming. It is done in an enclosed building and does need to use the sun nor the soil to grow. It is all done by artificial light and raised beds. Having this type of operation on on ALR or agricultural zoned land is a total waste of our very limited amounts of land which have good soil for field crops. It is similar to hothouse vegetable growing which again should not be put on agricultural land. Agricultural land should be limited to uses which require outdoor soil and sunshine and rain.
- since the facilities are highly regulated about how they can operate; and are in concrete and steel bunkers it is an industrial use of land and should only be on land zoned for industrial land use; these facilities should never be considered to be rural or farm use.

#### Jordan River

No responses

### Do you have any further comment about setbacks?

#### Otter Point

- Setbacks are ridiculous and have no bearing on security or anything else for that matter. If a



property is appropriate for this purpose then it should be allowed. Why have a setback at all?

- I do NOT support any such facilities within the ALR.
- 30 meters all around
- I do not believe that we should use ALR land for this purpose.

Shirley

- read my above comments those setbacks are not far enough away from property lines.

Jordan River

No responses

#### Further comments

Otter Point

- If you advertise the location of facilities then the security is compromised.
- This is a ridiculous question! ALL activities within a community should be public knowledge. This is not the USSR!!
- I put down # 1 above , but I wish you had a zero!
- I think before they issue licences all neighbouring properties should have a vote or say on the grow-op and if they do not comply with strict emission standards they should be shut down immediately.
- Thank you for doing a survey on this topic. I am very much in support of this type of facility being located in our community.

Shirley

- As these manufacturing operations are conducted in "bunkers" it is pretty obvious what is happening...it is much better to be open and above board with information.
- we live in a free and democratic society and it's citizens have the right to know what is taking place in our neighbourhoods; we know about prisons and detention facilities why not MMF's?

Jordan River

No responses

## 4. DUMPING IN OUR COMMUNITY

Illegal garbage dumping is a problem in our community.

The OPSRRA newsletter will feature stories and pictures as we collect more information from our members and acquire a better understanding of the scope of the problem. We've had numerous responses to date and continue to encourage members to come forward to help us identify sites and also help to guide us towards figuring out solutions to this on-going problem.

We are going to start a map of local dumping "Hot Spots" in Otter Point, Shirley and Jordan River, (as suggested by a member at our March 23, 2014 AGM) to

record local sites, which will be useful when going to local agencies and stakeholders to help address the problem.

Watch for a dumping survey in the OPSRRA newsletter in the coming months.

Regarding the Otter Point site that is close to DeMamie Creek: the property owner (TimberWest) is following up on dumping at that location, and is looking at moving the gate. No news yet as to the clean-up of the site.

For the information of our members, all dumping complaints should be directed to Don Brown, Manager of Bylaw Enforcement and Animal Control at (250) 478- 0624 or by email to [drbrown@crd.bc.ca](mailto:drbrown@crd.bc.ca)

Please feel free to share your dumping observations, photos and site locations with OPSRRA, as well as thoughts about how to deal with our garbage-dumping problem. You can contact us by email at: [opsrra@gmail.com](mailto:opsrra@gmail.com)

## **5. REPORT: SHIRLEY ANNUAL GENERAL MEETING**

The Shirley Community Association held its Annual General Meeting on March 12, 2014.

The following were elected as directors for the coming year:

President: Fiona McDannold

Vice-President: James Powell

Treasurer: Nick Wilde

Directors: Melody Kimmel, Ron Ramsay

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

- Owns and maintains a hall for public use and private events.
- Organizes events throughout the year to celebrate community spirit.
- Maintains Pioneer Park for public enjoyment.
- Provides a home base for the Shirley Volunteer Fire Department.
- Provides a facility for JDF Emergency Response, Shirley Chapter.
- Serves as a reception centre in case of disaster.
- Serves as a conduit for communication between various government agencies and local residents
- Provides a forum for local residents to raise their concerns/comments.

SCA memberships are \$10 per person per year.

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

email [sca@shirleycommunity.org](mailto:sca@shirleycommunity.org)

## **6. REPORT: JDF COMMUNITY TRAILS SOCIETY AGM**

Submitted to the OPSRRA newsletter:

The Juan de Fuca Community Trails Society AGM was on March 4, 2014.

Barb Broster (JdF Ground Search and Rescue) was the guest speaker.

Elected by acclamation to the Board of Directors were:

President – Sid Jorna

Vice President – Howard Taylor  
Treasurer – Paul Schoemaker  
Secretary – Brenda Mark  
Hiking Director – Rosemary Jorna  
Equestrian Director – Joyce MacKinnon  
Biking Director - Stephen Hindrichs  
Director at Large – Mark Ziegler

Two motions were approved: Motion #1 set the membership fees for 2015. Motion #2 was support for the acquisition of the Admiral's Forest by the Juan de Fuca Community Land Trust.

Discussed under New Business were: Community Trails Society Recreational Hiking Program, Whiffin Spit Broom Bash in May and JdFEA Parks and Recreation Commission Parks and Trails Master Plan consultation.

## 7. FIRE SEASON BEGINS IN OUR COMMUNITIES

Yes it was a cool and wet spring, but the weather is warming and fire season in Shirley and Otter Point is from April 1 to October 31.

Contact the volunteer fire department in your community for details on fire permits, restricted hours of burning, setbacks from flammable material, the size of fires you can have, etc.

For more information:

Otter Point residents:

Otter Point Fire Department web site: [www.otterpointfire.bc.ca](http://www.otterpointfire.bc.ca)  
**Non-emergency** phone 250-642-6211 and leave a message.

Shirley residents:

**Non-emergency** Shirley Fire Hall phone: 250-646- 2107

## 8. WHERE IN THE JUAN DE FUCA?

In January, we began a new feature called **Where in the Juan de Fuca?** We present a picture and ask you to identify where the object is located, what it is or any significance it might have.

There were three correct guesses to last month's picture. Michael Doerfler, Pia Carroll and Pat Phillips correctly identified the former Shokie's Drive-in in Jordan River.





The picture of Shakies on the left was taken in February 2014. The picture on the right was taken by a resident of Jordan River about 14 years earlier.

Shakie's Drive-In, in Jordan River, was owned by Les Wade who had operated a local cedar shake mill at the top of the hill on the Shirley side of Jordan River, thus the name for his drive-in. He opened the popular location on the site of a former Shell gas station in response to the increased tourism coming to the area. It remained a popular spot to eat for surfers, campers, local residents and travellers on the road to Port Renfrew until 2012.

### **This month's Where in the Juan de Fuca?**



Tell us where the building pictured above was located, who lived there or why it's significant. 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 April 30, 2014 to: [opsrra@gmail.com](mailto:opsrra@gmail.com)

## **9. GOVERNANCE SERIES: JDFEA 2014 BUDGET**

This is the fourth in a series on governance in the Juan de Fuca Electoral Area (JDFEA) leading-up to elections in November, 2014 for JDFEA Regional Director and School District #62 (Sooke) 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).

Next month's feature on governance in the JDFEA will look at how land use decisions are made.

### **This month's installment: property taxes.**

Property owners in the Juan de Fuca Electoral Area (JDFEA) received their 2013 property assessment from the B.C. Assessment Authority in January, 2014. Various taxing authorities use these valuations to determine individual property taxes due July 1, 2014.

Because the JDFEA is unincorporated, the province collects property taxes from us on behalf of the province, the Electoral Area, the Capital Regional District (CRD) and Sooke School District #62.

The JDFEA Regional Director has the responsibility to work with CRD Financial Services to oversee the budget for taxable items directly attributed to the JDFEA. This portion of the budget is then reviewed by the Electoral Area Services Committee of the CRD Board of Directors before being approved by the full CRD Board.

In 2011, OPSRRA encouraged our Regional Director, Mike Hicks, to post budget information to the JDFEA web site. OPSRRA also helped to draft the detailed explanation of the JDFEA budget process which is available at:

<https://www.crd.bc.ca/about/about-the-region/juan-de-fuca/property-tax-budget-information-for-the-juan-de-fuca-electoral-area>

Director Hicks now prepares an annual tax report for the JDFEA showing what services you are taxed for and at what rate per \$100,000 of assessed property value. This information is available at: [Tax Report](#). The following is an excerpt from the Tax Report showing the 2014 draft budget:

<b>Costs Shared by all JDFEA Communities</b>	<b>2014 Budget</b>	<b>2014 Cost Per Average Residence</b>	<b>Cost Per \$100,000 Assessment</b>	<b>Increase/ Decrease in Requisition</b>
<b>Administration</b>	\$50,640.00	\$13.12	\$3.37	25%
<b>Grants-in-Aid</b>	\$19,980.00	\$5.18	\$1.33	100%
<b>Economic Dev. Comm.</b>	\$740.00	\$0.00	\$0.00	(96%)
<b>House Numbering</b>	\$12,710.00	\$3.29	\$0.00	0%
<b>Soil Removal</b>	\$15,060.00	\$3.90	\$1.00	0%
<b>Planning Services</b>	\$645,610.00	\$167.28	\$43.02	5%
<b>Emergency Services</b>	\$68,730.00	\$17.81	\$4.58	0%
<b>Search &amp; Rescue</b>	\$62,000.00	\$16.06	\$4.13	0%
<b>Community Parks</b>	\$154,000.00	\$39.93	\$10.27	(3%)

The Tax Report on the JDFEA web site will be updated later in April, once the 2014 EA's budget is approved by the CRD Board of Directors.

**Note:** The province and the CRD determine their portions of the property tax using a separate process which is beyond the direct control of the

JDFEA Regional Director. The budget for SD #62 is also determined by the province.

Director Hicks provided the OPSRRA newsletter with the following *comparisons* of 2013 property taxes in each area of the JDFEA. These figures are from the 2013 Tax Rate bylaws and to his knowledge include everything except school, water, sewer and garbage taxes.

Community	Property Tax Per \$100,000 Assessment
Jordan River	\$284.00
Metchosin	\$289.00
Port Renfrew	\$334.00
Otter Point	\$346.00
Shirley	\$396.00
East Sooke	\$445.00

#### 10. JORDAN RIVER FEDERAL ELECTORAL BOUNDARY CHANGE

The community of Jordan River will be split in half as the result of a recently approved change to federal riding election boundaries.

Every 10 years there is a redistribution of Canada's federal election boundaries, based upon population shift and growth identified in the federal census. An election boundary commission in each province recommends changes to a national boundary commission, which then recommends changes to Parliament. As a result, the present *Esquimalt–Juan de Fuca* riding will disappear and parts will be redistributed to two new ridings: *Saanich–Esquimalt–Juan de Fuca* and *Cowichan–Malahat–Langford*. The dividing line between the two new ridings in our area is River Jordan. Therefore, East Sooke, Sooke, Otter Point, Shirley and that part of Jordan River on the east side of the river will be in the new *Saanich – Esquimalt–Juan de Fuca* riding and that part of Jordan River on the west side of the river, as well as the Rural Resource Lands and Port Renfrew will be in the new *Cowichan–Malahat–Langford* riding.

A federal election is anticipated in 2016.

#### 11. UPDATE: OTTER POINT OCP REVIEW

The Otter Point official Community Plan (OCP) review, which began in October 2000, moved step further towards completion on March 25, 2014. A Juan de Fuca Electoral Area Planning services staff report requesting the Capital Regional Board's determination on consistency of the proposed OCP with the CRD's Regional Growth Strategy was considered at the CRD's Planning, Transportation & Protective Services Committee March 25, 2014 meeting. The committee moved the staff recommendation as follows:

That the Planning, Transportation & Protective Services Committee recommend to the Capital Regional District Board:

That the proposed Otter Point Official Community Plan (Bylaw No. 3819) be reviewed as it relates to the Regional Growth Strategy and deemed consistent with the Regional Growth Strategy.

There were no questions and the motion passed unopposed.

The OCP should be considered by the full CRD Board at their April 9, 2014 meeting. Confirm the agenda for that meeting on Monday, April 7, 2014, by following this link:

<https://www.crd.bc.ca/about/document-library/Documents/committeedocuments/capitalregionaldistrictboard>

Follow this link to read the staff report to the PTP committee:

<https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/planningtransportationandprotectiveservicescommitte/20140326/agenda-2014-march-26-planning-transportation-and-protective-services-committee-including-reports.pdf?sfvrsn=4>

Note: You will need to scroll almost to end of the agenda and staff reports to find the Otter Point OCP report.

## **12. UPDATE: SHIRLEY & JORDAN RIVER OCP REVIEW**

The Shirley/Jordan River Official Community Plan (OCP) Citizens' Committee met at 7:00 pm on Wednesday, March 26, 2014. Eight of ten committee members attended, as well as two staff and three public members.

This was a working session for the Citizens' Committee; CRD staff guided the group through Resource Themes of agriculture and forestry. They looked at the goals, objectives, policies and development permit areas in these sections that CRD staff reworked from the old OCP to try to align the information and values that were identified by the committee and members of the public during the Open House held in Shirley January 26, 2014.

There is a special meeting to review the draft of the Sensitive Ecosystems Inventory (SEI) scheduled for 7:00 pm on Wednesday, April 9, 2014, at the Juan de Fuca Local Area Services Building, 3-7450 Butler Road (note location).

The next Citizens' Committee meeting is scheduled for 7:00 pm on Wednesday, April 23, 2014, at the Shirley Hall. The agenda and minutes will be available on the JdFEA website under Hot Topics: <https://www.crd.bc.ca/about/about-the-region/juan-de-fuca>

## **13. SHIRLEY MARKET CALL FOR VENDORS**

Submitted to the OPSRRA newsletter:

The Shirley Country Market is currently accepting applications for new market vendors for the season. The market will run from May 4 through September 28. The market is looking for full time vendors to take a permanent spot every Sunday but will also consider part time, drop in vendors. For more information regarding becoming a vendor please contact Larry at: [shirleymarket@gmail.com](mailto:shirleymarket@gmail.com)

## **14. SHIRLEY HILL BOOGIE SATURDAY, MAY 10, 2014**

Submitted to the OPSRRA newsletter:

Shirley Hill Boogies presents Bob Bossin with his new show **Songs and Stories of Davy the Punk**.

Doors 7:00 pm

Show 7:30 pm

Tickets \$18 until May 3--\$20 May 4-10

Ticket sales end 6:59 pm May 10

Tickets available at Shirley Delicious, The Stick, Shoppers or call Guy: 250-646-2730.

Check out trailer and reviews at [www.davythepunk.com](http://www.davythepunk.com)

Refreshments available.

## 15. DID YOU KNOW THAT ...

**By the 1890s all of the property that we now know as Otter Point was pre-empted by as few as a dozen individuals?** Pre-emption refers to the occupation of government land for settlement and agriculture; it began in British Columbia in 1850 and lasted until 1970. Someone pre-empting crown land had to meet certain provincial requirements such as surveying the property, making improvements and establishing residency. Once these conditions were satisfied the individual could purchase the land at a discount or be even given it for free. If the owner defaulted on their taxes the land reverted to the crown.

One of the first settlers to pre-empt land in Otter Point was Arthur Hereward Floyer. We know a little about him. He was born in Martin, Lincolnshire, England in June, 1857 to Wadham J. Floyer and Augusta Gilliat. He came to East Sooke in the early 1880s and shared a building there with four former English schoolmates—Jack Gordon, Ted Gordon, Joseph Dales and Jack Dales. All bachelors, the building they lived in was called Buckingham Place and eventually became part of the Seagirt resort. Ted Gordon bought the Tugwell farm at Gordon's Beach and married Kitty Gilland, and Arthur joined Ted as a partner at the now renamed Gordon farm. There is also mention of him driving stage coach to Victoria.

It's unknown whether Arthur Floyer stayed on the property, but in about 1908 he formed a partnership with a Major Percy Byng Hall (ret'd) from Victoria and together they sold real estate and insurance, specializing in property at Port Edward, south of the Skeena River in northwestern BC.

Arthur Floyer passed away in Sooke on March 5, 1933 at the age of 76.





all of Section 37 (130 acres) and part of Section 36 (57 acres) immediately north of the Gordon farm. Section 37 straddles Otter Point Road just west of present day King Road and is now provincial Crown land. Section 36 is a private managed forest that adjoins the "Admiral's Forest".

Information for this month's **Did You Know That?** came from *101 Historical Buildings* and *The Sooke Story—the History and the Heartbeat*, both written and published by the Sooke Region Historical Society, *Imperial Vancouver Island: Who Was Who 1850-1950* by J. F. Bosher, and *Otter Point Heritage and Areas of Historical Interest* by Arnie Campbell with the assistance of the Sooke Region Museum.

Do you have a question or historical information about Shirley, Jordan River or Otter Point that you want to share? Contact [opsrra@gmail.com](mailto:opsrra@gmail.com)

## 16. OPSRRA SMALL BUSINESS LISTINGS

**Do you operate a small business?** Are you an OPSRRA member? OPSRRA is offering 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 anticipate having 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 an on-line 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 has more information about the following business listings**

1001 Welding & Equipment Repair

Accent in Grooming

A Point of View B & B

ALM Organic Farm

Beaches West B & B

Bear Home Remodelling

Birds Edge Press

Coastal Crunch Granola

Eco Craft Lights

Eagle Cove Beachfront Guest Suites

Farmer Notary—Shawna Farmer, Notary Public.

Full Circle Seeds  
Glen's Gardening Company  
Heron's Rest B & B  
"In A Fix" Bookkeeping & Accounting Services  
Jambo Pet Sitting Service  
Kemp Lake Store Cafe  
Knotty Beds by Nature and Cedar Surfboards  
Le Sooke Spa  
Malahat Farm Heritage Cottage  
Ocean Wilderness Inn  
Otter Point Beach House  
Otter Point Electrical Service  
Perfect Grade Plumbing  
Reflexology by Marlene Barry  
Road's End Construction  
Sandy's Drywall Ltd  
Stick in the Mud Coffee House  
Straitview Ridge Bed & Breakfast  
Three Sisters Farm  
Tugwell Creek Honey Farm  
Tugwell Creek Meadery  
Welcome Wagon  
Wildewood Custom Homes  
Wood Visions

## **17. BACK ISSUES OF THE OPSRRA NEWSLETTER**

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

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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: [www.opsrra.ca](http://www.opsrra.ca).  
To have an item you would like to have considered for placement in the newsletter, or

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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 got it wrong we will acknowledge that and make a correction as quickly as possible.

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