

# Saratoga and Miracle Beach Residents Association SAMBRA Annual General Meeting

Thursday, June 13, 2024

Oyster River/Black Creek Fire Hall, 2241 Catherwood Rd., Black Creek, BC

## MINUTES OF MEETING

### *In attendance:*

Chair Person Jonathan Brenner: Directors; Pearl McKenzie; Cathy Bailey

Approx. additional attendees 25

### **Guests:**

Area C Director: Edwin Grieve

General **Manager** -----

Planning and Development Services for the Comox Valley Regional District: Alana Mullaly

Planning and Development: Ton Trieu

**Call to Order** 6:30pm, Jonathan Brenner, Chairperson

**Motion:** To accept the proposed agenda. Moved -Johnathan Brenner, First -Pearl McKenzie/Seconded Cathy Bailey

**Preamble:** Welcome and introduction of Directors, acknowledgement to Comox First Nation, unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land. Thanks to Oyster River Fire Department for hosting.

### **Agenda:**

1. Invitation to invite new membership, Saratoga and Miracle Beach Resident's Association, director or Committee member.
2. Resident Concerns:
  - A. Additional Washroom facility is needed on Saratoga Beach
    - i. Four access points to Saratoga Beach.
      - 1.Pacific Playgrounds Resort parking lot.
      - 2.Eyre road,
      - 3.Seaman Rd. (Saratoga Beach Access Park) Includes: dedicated parking, bicycle parking, washroom, change room and fully accessible trail to beach.
      - 4.Driftwood Rd: Additional toilet needed?

Concern includes:

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- I. Human waste being left behind, no where to change. Swimmers frequent the Driftwood Rd access. The intent is not to use it as a primary access but to improve sanitary conditions.
- II. Who will pay for the additional infrastructure, and what would it look like?
  
- III. Contact SAMBRA with questions or suggestions. Once information is collected, and if facilities are supported, we will enter conversation with CVRD and Ministry of Transportation and Infrastructure (MoTi).

- B. Dogs: Currently allowed to run freely on beach and pathways -Saratoga Beach.
  - i. Risk for elderly people
  - ii. Dog to dog interactions
  - iii. Invading peoples space
  - iv. No control of dogs on beach

This is a Department of Fisheries (DFO) and Moti issue for consideration.

3. Report From Andrew Burger from the Parks department.

4. Report from Beach Committee – Paul Barnett

- A. This is an active committee comprising of volunteer’s who work with CVRD on issues relating to parking, garbage, washrooms and invasive species at all access points to the beach including trails.
- B. Beaches: The committee has seen improvement over the years, the beaches are cleaner. They initiated the dog receptacles for waste, and look after replacement bags, and emptying containment of waste.

Concerns include:

No response from Moti on issues parking, garbage, washrooms and invasive species.

- i. Safety Concern; Will reach out to VIHA regarding unsanitary situation

**Attendee Comment:**

Reach out to MLA if no response is forthcoming from either department.

5. Lower highway speed limit where arterial accesses meet Old Island Hwy or Highway 19A.

- A. Primary Safety Concern by residents.
  - i. Accessing the highway from two arterial roads
  - ii. Vehicles towing trailers.
  - iii. Significant vehicles accessing events at Saratoga Speedway, but a greater issue includes the 168 campsites being developed.
  - iv. Miracle Beach Provincial Park and Campground significantly contribute to the increased high-risk traffic during the summer months.
  - v. Catherwood and Regent Roads also pose a high risk as well.
- B. Residents proposed a reduction of speed limit to 60km/hr, continuing from the current 60km/hr zone to the Oyster River bridge.
- C. Increased tourism, and burden to our supporting Firehall has increased safety concern.

**Chairman:**

Suggestions or concerns, forward comments to SAMBRA for collection of information in support of conversations and actions with CVRD and MoTi.

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6. The Regional Growth Strategy (RGS) describes this Saratoga Beach Settlement Node “as a Settlement Node, growth would be largely geared towards coastal tourism and residential housing.” Recent property developments in relation to LAP/Regional District Plan include:
  - A. There is a current proposal for the 544 new homes development at the Saratoga Beach properties, formerly know as Emerald Estates. The information in the Staff Report suggests that the proponent return with more information on sewage treatment and water supply.
  - B. This application is to replace an existing Master Development Agreement with a new Phased Development Agreement (PDA) that would enable more housing over more land at a higher density (parkland reduced to 5% from 31%). Please note that the staff report states: “This level of density necessitates connections to a community water system (see Water Service section below) and a community sewage system (see Sewage Service section below).”
  - C. This proposal will take some time to be reviewed and assessed by various stakeholders and government bodies, however, the public is invited to comment through the CVRD online portal.
  - D. Rezoning is a public process. You can contact CVRD Planning and Development Services at 250-334-6000 or by filling in their online contact form. If the application reaches the public hearing stage, you are encouraged to participate in that forum even if you have previously provided input.

**Guest Speaker:** CVRD Director: Edwin Grieve:

Growth is dictated by availability of water. Proposal was turned down: Included Rainwater management. Original proposal included approx. 143 lots with additional dwellings approx. 266. New proposal isn't economically feasible with sewage plant included. Area C includes ALR lands so select places for growth can occur. It includes slow and planned growth.

Q. What does the community want to see happen?

**Comment Chairman:**

Q. Input to local area plan?

Guest speaker; Alana Mullaly: Welcomes a community engagement plan: What does the community want?

Includes 3 Scenarios; Low growth (2 units per parcels), Medium Growth and High Growth,

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## **Comment Chairman:**

An advisory committee needed with representatives 4-8 members.

**Guest Director Edwin Grieve:** Gave report on future housing needed. Includes, age in place, as the highest growth for housing will be the elderly population.

**Attendee:** Q. What does the community look like. Needs community input as the process is important and the residents need to be listened to.

**Guest CVRD Rep Alana Mullaly:** What resonates with the community? As a suggestion a neighbourhood ambassador.

7. Sewage: Comox Valley Regional District (CVRD) Looking at an additional well. Study shows cap 500 new connections. This was one of the concerns raised. Water system have approval to install 2 new wells. (caution) large volume of water. Community planning process from an infrastructure perspective. Emerald estates still has approval for 143 lots. Support was there. This still stands. Rain water; Concern was there for the large proposal. MoT hasn't allowed what was in the proposal. Rain water is a challenge in a rural area. More natural not all pipes. Sewage: Proposal included sewage facility with outfall pipe. MDA – Master development Plan Needs 4500 people for the facility. The vision was to bring in the community.

**Guest CVRD Director Edwin Grieve:** Finding of study of current septic system includes 12 tests with 6 fails to meet standard.

**Guest Speaker CVRD Rep Manager -----** Due to 50% failure rate on private septic systems Inspection of Wells: Proposed Bylaw: Homes in 2 classifications. Low risk, or high risk. Bylaw would require mandatory pump out and inspections.

## **Chairman Q and Guest CVRD Rep General Manager ---- A.**

Q. Who would pay for the inspections and pump outs?

A. Proposed it would be homeowners

Q. Is there talk about a sewage plant?

A. 2006 referendum was defeated in our area.

8. Water supply update:

Regarding the Saratoga Beach properties, the CVRD has recently completed a Water Master Plan for the BCOB Water System that includes recommendations for potential supply and distribution infrastructure improvements necessary to meet demand of the early phases of the proposed development. At full buildout the proposed development would represent a 55 per cent increase in connections for the existing service area, and ongoing collaboration

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will be required to ensure the BCOB system has sufficient supply and distribution capacity in place to support future phases. Staff note that this could be challenging in the context of the phased development agreement tool (i.e. need to make servicing commitments part of a PDA) and this will be part of the discussions with the applicant.

It is our understanding the Saratoga Speedway, 168 site campground, and any further developments made on these 21 hectares of land will also be connecting to the BCOB Water supply system.

## 9. Q and A with CVRD representatives Alana Mullaly and Ton Trieu:

Q. Can the CVRD provide the status of OCP, RGS, LAP and what does the future look like for our community?

A. Area C is busy -10 Applications to increase home occupations, 3 Subdivision applications, 17 development permits and other multiple permits

When can we expect to resume working on the Local Area Plan again and will that include community engagement?

Q. Can you provide any additional feedback regarding any of the issues raised tonight?

A. Road Improvements. MoTi has no further update.

**Attendee Comment:** Suggest bringing a rep from MoTi to next meeting.

**Attendee Comment:** Advised group of the Black Creek water shed committee group.

Chairman: Called this meeting adjourned.

7:36 -Adjourned Cathy Bailey