

SAMBRA PUBLIC MEETING

Held 7:00 PM Monday November 27, 2023

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

MINUTES OF MEETING

In attendance:

Directors: Jonathan Brenner; Pearl McKenzie; Marion Waters
Approx. 40 additional attendees

Guests:

Bruce Green, Fire Chief, Oyster River Fire Department
Alana Mullaly, District Planner
Ton Trieu, Planning Services

Call to Order 7:02, Jonathan Brenner, Chairperson

Preamble:

Welcome and introduction of Directors, acknowledgement to Comox First Nation, thanks to Fire Dept. Jonathan again expressed that there are only four directors and invited SAMBRA members to become involved in some capacity.

Motion:

To accept the proposed agenda.
Moved/Seconded Jonathan Brenner/Marion Waters

Website:

- Dave Carmichael has been managing the site and has not been receiving updates on a regular basis
- Jonathan and Dave will work together to do some updates

Washrooms at Driftwood Road Beach Access:

- most used area is Eyre Road. Sometimes there is a port-a-potty there? That's the most likely place for a washroom.
- does Beach Committee have any suggestions? Has not been meeting regularly since before pandemic but continues to maintain dog waste bag station. Canadian Shoreline Clean-up has not resumed yet.
- Beach Committee: Paul Barnett; Lorraine Blondeel; John Hyde; Debora Sundberg (Also Vince Kehn expressed interest in joining.)

3-way stop sign needed?

- person who brought up the concern not present to talk to this point
- there are safety concerns BUT some think it would make it more dangerous with stop signs by backing up traffic down towards the old bridge. ALSO people don't stop at the 3-way at McClary so that may also make it more dangerous since people are expecting cars to stop.
- Concerns about damaged pavement along Regent Rd. (and other areas) due to heavy usage during summer
- Stop sign placement needs to be changed on Eyre Road leading onto Henderson (not visible enough)
- Convex mirror needed at curve on Henderson Rd. near golf course?
- Update needed from MOTI

Lower Speed Limit needed along near Miracle Beach Rd.? at Hamm Road

- Collective groan!
- Remove passing lane near Schulz Road?
- invited those concerned to come forward to form a committee or contact SAMBRA directors (Sue Washburn and Cathy Bailey came forward)

Guests:

Alana Mullaly and Ton Trieu, District Planning

1. 400 Saratoga proposed development;
 - 36 Ha (72 acres)
 - Spoke about the new development – application for zoning change from 143 to 544 building lots. Park space would be reduced. CVRD doesn't want park space that is not "needed". Former development allotted over 30% of land to parks. Park space in new developments typically amounts to 5% of land or cash in lieu. (If community would rather have green space then CVRD will opt for that over cash).
- Proposal concerns:
 - o Water
 - Moratorium recently lifted on new connections
 - There is capacity now for some of this development to be serviced
 - o Drainage
 - Concerns about extensive pavement coverage, roofs etc. interfering with drainage
 - o Sewage
 - Sewage treatment plant could grow to serve needs of greater community
 - Outfall may be near Saratoga Beach
 - o Effects on natural land, wildlife
 - o Are 544 units really needed in this area?

2. Saratoga Settlement Node planning work proposed in 2024 financial plan
 - Draft LAP stalled in 2014 and was stalled because of water issues
 - o Alana suggested we do not need an LAP because the Regional Growth Plan is in place. Several residents emphasized the need for the plan so that residents have some influence over future directions for the area.
 - Planning work has continued around subdivisions and flood plains
 - CVRD chose the Saratoga Area as a development node because developers will help with the costs of water and sewer improvements
3. Housing in electoral areas update (i.e. secondary residential use information that was presented at the November 14 CVRD public open house).
 - Rural area B&B's must be housed within primary home and breakfast must be served!
 - Must register properties by May 1st 2024
 - Cannot B&B a carriage home without a special permit

Closure:

Jonathan expressed thanks to those who attended and also thanked Alana and Ton.

Adjourned 8:34

Marion Waters