

**Saratoga/ Miracle Beach Residents Association  
(SAMBRA)**

**Minutes of Meeting**

Held Tuesday, February 12, 2013  
7:00 PM – Miracle Beach School Library

27 People In attendance. Note: To protect their privacy, these Minutes have been amended to delete the names of people participating in the meeting.

Call to order: The Chairperson called the meeting to order at 7:00 p. m.

**Minutes of Meeting** held October 9, 2012 – M/S/C: That the Minutes be approved as read.

**Financial Report:** The Treasurer reported SAMBRA's bank balance is currently \$1,151. 35.

**Old Business:**

- Proposed placer gold mining project – no activity during the winter
- Proposed merger of ORWMC and the Oyster River Enhancement Society – still in discussion. Website address: <http://www.oysterriverenhancement.org/>

**New Business**

**1. Update on Saratoga Beach Estates** – Information presented:

- Background: 75 acres bounded by Regent, McLarey, and Old Island Highway. In-ground infrastructure was put-in in the 1990s. Saratoga Beach Estates made first development application in 2006, concluded master agreement with CVRD in 2012.
- One half of site has been rezoned for 143 homesites. Lot size averages 50 X 100 with 25 foot buffers on either side. Completed re-zoning end of January, 2012; negotiated agreement with CVRD for a sewage treatment plant (membrane-based class A effluent) which will discharge near potable effluent which will go to a disposal field on site. In the future, may be marine outfall.
- Phase 1 of the Saratoga Beach Estates development is expected to be about 20 homes (possibly 50 people?), growing into the 143 home sites may take 5 to 10 years.
- Working on design and structure for the sewage plant (situated in southwest corner) with expectation that CVRD will take it over, own it as a public facility and eventually serve 4500 people living in the area. Initial capacity will be 1500 people, many times more than the development's own needs. Asking CVRD to create local service area to make application under waste water discharge regulations, Ministry of Environment.
- First lots (50 X 100 feet approximately) will likely go on sale next year for about \$110,000. Not yet decided where first site will be located in the development.
- Access and egress from Old Island Highway will be required for emergency and service vehicles. At end of day there should be no access from McLarey

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other than for emergency vehicles. During the building stage, McLarey may be used for construction vehicles but the development will try to use Regent access road for heavy work. Ultimately, Oyster River Way will access development.

- The development has worked with CVRD park staff to ensure connectivity of local parks and trails.

**2. SAMBRA Annual General Meeting** will take place on April 9, 2013. The Chairperson asked anyone who may be interested in serving on the Executive to contact him by phoning 250 337-1986.

**3. Ditching on Saratoga Beach Foreshore** – A resident of Saratoga Beach presented concerns about work being carried out off Saratoga Beach near the Oyster River estuary and Pacific Playground. A ditch has been constructed that drains the lagoon or pond created by high tides in the area. Concerns are concerned that existing aquatic plants will be damaged by the pond drying out and that seabirds and migrating waterfowl will be more vulnerable to dogs.

### **Committee Reports:**

**SAMBRA Local Area Plan (LAP) Participation Committee** – The Chair of LAP Committee and the administrator of the new SAMBRA website reviewed some background info for this committee:

- Formed in spring of 2012, as a sub-committee of SAMBRA, with the objective of ensuring a flow of information between local residents and the Comox Valley Regional District, especially during development of our Local Area Plan.
- This work is important as the Saratoga/Miracle Beach area is designated a “settlement node” in the Regional Growth Strategy.

Rights have been secured to the name: [www.sambra.ca](http://www.sambra.ca); the website is designed to be user friendly, quickly delivering information. There are links to info about SAMBRA, to contacts, the LAP Committee and to public services. Notices and minutes of SAMBRA meetings will be posted on the website in the future with names of meeting participants deleted.

Please review the website and direct all comments and suggestions for the SAMBRA and LAP Committee websites to the website administrator at [yoursambra@hotmail.com](mailto:yoursambra@hotmail.com).

It was noted that people might find it easier to find relevant information about the Saratoga Miracle Beach area on the SAMBRA website than the CVRD website due to the need to contain less information.

The LAP Committee is waiting for the Official Community Plan to be completed before beginning discussion on the local area plan. Volunteers who are

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interested in public process are needed. Please consider participating in the CVRD's design for your community. Contact the Chair of the LAP Committee at [yorelwest@telus.net](mailto:yorelwest@telus.net) if you are interested in joining this committee.

Note: link to CVRD map of the area covered by the Local Area Plan is:  
[http://www.comoxvalleyrd.ca/uploadedFiles/Property\\_Services/Planning/Bylaws/2042/Schedule\\_C/2042\\_OCP\\_SchC\\_Map04\\_AreaC.pdf](http://www.comoxvalleyrd.ca/uploadedFiles/Property_Services/Planning/Bylaws/2042/Schedule_C/2042_OCP_SchC_Map04_AreaC.pdf)

**Adjournment:** M/C to adjourn the meeting at 8:15 PM.

**Next SAMBRA Meeting will be our annual general meeting: 7 PM, Tuesday, April 9, 2013 at Miracle Beach School.**

Contact the SAMBRA Chairperson if you are interested in being on the Board of SAMBRA, have items you would like placed on the agenda of the next meetings or have questions. Phone 250 337-1986 or email: [yoursambra@hotmail.com](mailto:yoursambra@hotmail.com)