

SAMBRA MEETING

Held 7:00 PM on Tuesday, Nov 14, 2017

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

MINUTES OF MEETING

In attendance: 34 Residents of the Saratoga and Miracle Beach area. Names recorded on separate sign-in sheet. Directors: Curtis Scoville; Neil Ross; Jane Bentley; Doug Hoodikoff, Marion Waters (recorder)

Regrets: Pearl McKenzie

Guests: Vince Van Tongeren, CVRD Policy and Sustainability Analyst; Mark Harrison, CVRD Parks Planner; Brian Chow, CVRD Rural Planner; Edwin Grieve, Electoral Area C Director.

Call to order and Welcome: Curtis Scoville, Chair, called the meeting to order at 7:12 p.m.

Minutes of May 14, 2017 Annual General Meeting: Neil Ross/Jane Bentley voted to approve the minutes as read.

Reports

- **Chairperson's Report:** Welcome; overview of the Agenda
- **Treasurer's Report:**
 - **Income:** Regional District Grant received - \$600 deposited
 - **Expenses:** mailbox \$170.10; BC Society Registry Fee \$40.00; annual website fee \$31.45
- **Beach Committee** – (Paul Barnett was absent so Curtis read the report): 22 volunteers helped clean up the beach on July 26. Paul would like to thank those who helped with the organization of the cleanup. He also mentioned their affiliation with the Great Canadian Shoreline Clean-up.

Old Business

Seaman Road Amenities Plan – Vince Van Tongeren, CVRD Policy and Sustainability Analyst; Mark Harrison, CVRD Parks Planner

- Have received License of Occupation from Ministry of Transportation for development of Seaman Road area. (Eyre Road was deemed not appropriate.)
- Plans were presented for a proposed comfort station and parking for the Seaman Road area east of Clarkson. Feedback is welcomed.
- May construction timeline; completion by end of June– tight timeline so feedback requested by end of month (November)
- Ongoing maintenance funding for this development will be provided by CVRD.
- Port-a-potty will remain in place until construction is complete.

Questions:

- Will garbage pickup from the Eyre Road container continue after Seaman Road is completed? – not sure at this point
- Will the washrooms be open 24/7? – yes that is the plan unless issues arise
- Is there any plan to improve road access to the marina? It is very congested and difficult to use. - no plans to improve that area at present. Recommended calling Ministry of Transportation to speak to area manager about this concern.
- What is the design of the toilet considering the wet/sensitive area? – will be a self-contained tank
- Concern raised about plenty of parking at Miracle Beach – why build more?
- What about signage indicating beach accesses including new Seaman Road area? – haven't planned this yet

Mosquito Abatement

- Bat houses in place in Driftwood Park
- Issue is being monitored but no further action is planned at this point
- email Vince Van Tongeren with any concerns vvantongeran@comoxvalleyrd.ca

Oyster River Flood Risk Assessment – Brian Chow, CVRD Rural Planner

- Plan takes into consideration the entire SAMBRA area, not just OR
- Current bylaw for flood plain setbacks from 2005 are still being used. Bylaw could be changed to reflect the effects of predicted climate change.

Local Area Plan & Wetlands – Brian Chow, CVRD Rural Planner

- Brian reviewed basics of the proposed LAP. The LAP approval process is continuing with completion expected in the spring.
- The plan covers next 5-7 years and reflects the results of several studies
- 200 year flood plain expectations are shown on the map
- Ground water study results – E. coli found in several samples
- Property owners on the opposite of Clarkson from the beach resorts may be able to apply for re-zoning to 'Tourist/Commercial' if they wish to do so.
- Employment lands are identified (business areas)
- Environmental firm is researching wetlands area and connecting creeks, etc.
- Formal consultation meeting will take place regarding the LAP before it is finalized.

Questions:

- What can local citizens do to prevent high density development? - this is an area of growth (one of three CVRD growth nodes). The plan needs to address this growth. Present plan is for low growth for the next 5-7 years.

- What is happening with Saratoga Beach Estates - negotiations with regard to modifying the Master Development Agreement have been proceeding. The results of those negotiations will be made public as early as next week"

Black Creek Oyster Bay Water Service- Neil Ross, SAMBRA Director; Edwin Grieve, Area C Director

-The test well for our new production well is complete and 'looks good'. According to Kris LaRose (Senior Manager of Water/Wastewater) they are aiming to have the new well connected before the March deadline. Negotiations with the Strathcona Regional District are progressing. Also, the report on the viability of connecting the Watutco system to our system is near completion and will be reported soon.

- public information will be sent out shortly when results of tests are known

- Edwin Grieve commented on LAP – applauded “soft” growth approach and the proposed developments that will improve the community

Area C:

- Auxiliary fire hall in the works for Merville area
- Referendum conducted RE: fire protection in Mt. Washington area
- Bus service for farm areas – infrequent bus schedule has been implemented. Regular bus deviates up to 1 km off its route to pick up people in farming areas

New Business

New Societies Act; New SAMBRA Constitution and Bylaws – both will be reviewed and discussed at the AGM in the spring.

Correspondence - none

Next Meeting – AGM will take place in the spring depending on LAP – to be announced

Adjourn: Neil Ross 8:33 p.m.

Contact Curtis Scoville 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 SAMBRA@outlook.com.

Reminder: check SAMBRA's website: www.sambra.ca for more info and links to other websites.