

SAMBRA ANNUAL GENERAL MEETING

Held 7:00 PM on Wednesday, April 14, 2022
Oyster River/Black Creek Fire Hall, 2241 Catherwood Rd., Black Creek, BC
www.sambra.ca

MINUTES OF MEETING

In attendance:

Directors: Curtis Scoville; Bud Bablitz; Marion Waters
22 additional members

Guests:

Bruce Green, Chief, Oyster River Fire Department
Edwin Grieve, Electoral Area C Representative
Alana Mullaly, General Manager of Planning & Development Services, Comox Valley Regional District (CVRD)

Call to order: Curtis Scoville, Chair, called the meeting to order at 7:04 pm.

Curtis introduced the meeting by explaining that the Comox Valley Regional District (CVRD) Public Hearing scheduled for April 27th had been canceled due to the withdrawal of the application for the Saratoga Speedway zoning amendment by the owners. Alana Mullaly's presentation was intended to prepare residents for that hearing, but Curtis explained that Alana was present and that her presentation is relevant for future public hearings.

Curtis then reviewed the agenda and the procedure for nominations for Directors. Curtis reiterated that SAMBRA is an information-dispensing organization, not a platform for taking sides on issues. Questions arose about Curtis's recent presentation at a CVRD meeting in which he urged the Board to approve a public hearing for the Saratoga Speedway zoning amendment application. Several attendees pointed out that it was not clear that he was not representing SAMBRA. Curtis apologized for not making that clear.

Catherine Davidson from the Macaulay Road and Area Neighbourhood Association thanked SAMBRA for the invitation to attend and explained briefly how their organization is structured.

Minutes of April, 14, 2021 Annual General Meeting:

Curtis reviewed the minutes.
Moved/Seconded: Bud Bablitz/Marion Waters
to approve the minutes as presented.

Carried.

Reports

1. Chairperson's Report

- Mosquito Management: This is now an ongoing public service managed by the CVRD and funded through property taxes.
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- SAMBRA Terms of Reference (see below):
Curtis reviewed SAMBRA's Terms of Reference which were last revised in 2012 and recommended reviewing them again with new directors in 2022.
- Watutco & Black Creek/Oyster Bay Water Service (BCOBWS) Integration: Jay Oddleifson was present to answer questions about the water system after the meeting. Limited water supply is still an issue in the area since the new well on the north side of the Oyster River is not producing at the expected level.
- Beach Committee: Paul Barnett praised the Beach Committee for its ongoing successful efforts to reduce garbage on Saratoga Beach. He reported the installation of the dog waste station, garbage cans, new washrooms, and regular beach clean-ups with Miracle Beach School as reasons for the reduction of garbage. They have a good ongoing relationship with the CVRD. Toilets will be installed at Eyre Rd. for the summer months. He suggested a similar committee would be beneficial for Miracle Beach Park.
- Oyster River Fire Hall: Bruce Green, Fire Chief, acknowledged we were meeting on Comox First Nations land. He talked about new fire halls at Mt. Washington and Merville. Merville will launch in May and then they will take over the Mt. Washington role. Currently, Oyster River Fire Hall is servicing all three areas. He recommended checking the website for regular updates www.oysterriverfire.ca. He said the department presently has approximately 75 volunteer members.

2. Treasurer's Report

- Bud Bablitz presented
- Current Balance \$10,695.98
- Expenses included Duka Environmental Services (mosquito abatement program), postal box rental, web domain renewal, BC Society Annual Report Fee, bank fees, postage
- Surplus of funds could be used for a community project. Beach Committee has been approached regarding their needs. The directors will consider a donation to the local foodbank. Please send suggestions to

YourSAMBRA@Outlook.com if you know of any other charities or projects in our community you would like considered.

Moved/Seconded: Marion Waters/Bud Bablitz
to approve the Treasurer's report as presented.
Carried.

New Business

Election of Directors:

Curtis Scoville explained that the SAMBRA directors are the voting members of the association and represent a quorum. There are currently three directors and our bylaws currently allow for up to eleven.

Questions arose about why only directors have a vote and the possible constraints that rule puts on residents who wish to register their opinions on issues.

One resident called for Curtis' resignation as Chairperson of SAMBRA based on comments he had made recently on social media regarding the Saratoga Speedway zoning amendment application. Curtis responded that he and all SAMBRA directors are entitled to their personal opinions. Curtis added that he is willing to step down as soon as a suitable replacement is found.

There was a lengthy discussion about the role of SAMBRA, expectations for Directors, and the need to increase the number of directors. It was explained that new directors can be added during the year, between AGMs.

Elections:

Pearl McKenzie and Bill Crowder are stepping down as Directors. Curtis thanked them for their past services. Curtis called for nominations from the floor 3X.

Proposed Directors list:

Chair – Curtis Scoville
Treasurer – William (Bud) Bablitz
Secretary – Marion Waters
Director at Large – Karin Koschack
Director at Large – Jonathon Brenner

Question asked regarding length of terms. There is currently no length of terms limits or SAMBRA Directors. This will be a topic for future discussion.

Moved/Seconded: Bud Bablitz/Marion Waters

That the directors be elected as listed.

Carried.

Guest Presentation:

Alana Mullaly, General Manager of Planning & Development Services

Alana reviewed the CVRD's Policy Framework

- Regional growth strategy (RGS) pertains to the entire Regional District (<https://www.comoxvalleyrd.ca/RGS>)
- Official community plans (OCP) pertains to all 3 rural electoral areas (A,B, and C) and must harmonize with the RGS (<https://www.comoxvalleyrd.ca/projects-initiatives/strategies/rural-comox-valley-official-community-plan>)
- Local Area Plan (LAP) are specific to geographical areas such as the Settlement Nodes of Saratoga and Miracle Beach, Mt. Washington, and Union Bay
- Zoning is a tool that identifies and enforces specific land use plans
- Development Approval Process – used when a proposal does not comply with current zoning. Owners can apply for zoning changes.
- Zoning Amendment or change – used when owners want to change something, such as density or usage
- Decisions in the 3 rural electoral areas are made by the Electoral Area Services Committee (EASC) whose only members are the 3 rural Area Directors.
- Anyone who feels they might be impacted by an application for rezoning can submit their opinions
- Directors endeavor to work with applicants towards success
- All steps, all submissions are public and are presented at the Public Hearing

Purpose of the Public Hearing:

- A venue for the public to express their opinions on the application.
- Speakers register to speak (advisable to talk to staff first to get some basic questions answered rather than take up time at the meeting)
- If you can't attend, you can still send in your written opinions and they will be considered.
- Public Hearings: <https://www.comoxvalleyrd.ca/about/board-directors/public-hearings>.

Following the Public Hearing

- The EASC (Rural Area Directors) make the decision for hearings in the rural areas and the CVRD Board affirms or challenges their decision
- Entire process can take up to a year, depending on complexity of the application. At any time, anyone can register to speak at the Electoral Area Services Committee meetings. Curtis asked how people know what will be

discussed at the upcoming meetings. Alana recommended a phone call as the best way because agendas may change at the last minute.

Closing Remarks:

Edwin Grieve, Area C Representative

Edwin commented on the diminishing pool of people involved in public service. He further commented that this was a good meeting because people got involved and expressed their opinions. Policy is set by those who show up! Democracy is at work. Renewal is important.

A question arose about the status of the LAP. Edwin explained it has been put on hold because of water issues and the constraints that imposes around the area being a settlement node. The third well is on line but not producing as expected. Staff is currently investigating current and future water uses and systems.

\$600,000 in federal emergency funds have been awarded to do flood modeling in the area.

Next Meeting TBA

Adjournment: Karin Koschack 9:17 p.m.

Please see below:

- **Treasurer's Report**
- **SAMBRA Terms of Reference**

Treasurer's Report - April 19 2022

Current Balance

10,653.83 in Chequing (March 31 statement)
42.15 in Savings (Member Equity Shares)
10,695.98 total

2021 Income

Jan 31 -interest and dividend 0.40
May 21 -deposit 10,800.00 – CVRD Rural Community Grant
June 22 -deposit 11,134.00 – Dean Wyatt's mosquito abatement fundraising
Sept 17 -deposit 150.00 – Dean Wyatt's mosquito Abatement fundraising

2021 Expenses

40.00 -BC Society Annual Report Fee
16,195.24 -Duka Environmental total over 6 months -Mosquito Abatement
10.76 -Postage
181.65 -Postal box annual rental
29.95 -Web Domain registry renewal
30.00 -Bank Statement print service fee's

2022 projected budget:

40.00 -BC Society Annual Report Fee
10.00 -Postage
181.65 -Postal box annual rental
29.95 -Web Domain registry renewal
30.00 -Bank Statement print service fees

SAMBRA (Saratoga/Miracle Beach Residents Association)
Terms of Reference

From Meeting held December 11, 2007
Amended January 11, 2011, Reviewed April 20, 2012

SAMBRA'S Mandate as a community society:

1. Facilitate communication between the Comox Valley Regional District and members of our community.
2. Monitor and promote understanding, adherence to and support of our Local Area Plan and relevant laws and regulations.
3. Facilitate stewardship of beaches and the entire waterfront contained in the Local Area Plan.
4. Facilitate stewardship of community and regional parks and associated facilities within our local area.
5. Facilitate a Comox Valley Regional District grant in aid for enhanced security patrols during the months of May through October in the SAMBRA area.
6. Monitor property development activities within our local area and facilitate public communication relating to these activities.
7. Promote the creation and stewardship of a variety of community assets when SAMBRA members identify the need to do so. This could include:
 - Parks and Greenways
 - Sensitive Habitat
 - Walkways
 - Bicycle pathways
 - Recycling centers
 - Beach accesses
 - Parking and traffic control
 - Public toilets
 - Public water supply and quality
 - Storm water management
 - Lighting (light pollution) control
 - Community planning resources
 - Indigenous wildlife and their habitat

Note: many of the above examples are included in the Local Area Plan.