Saratoga Miracle Beach Draft Local Area Plan

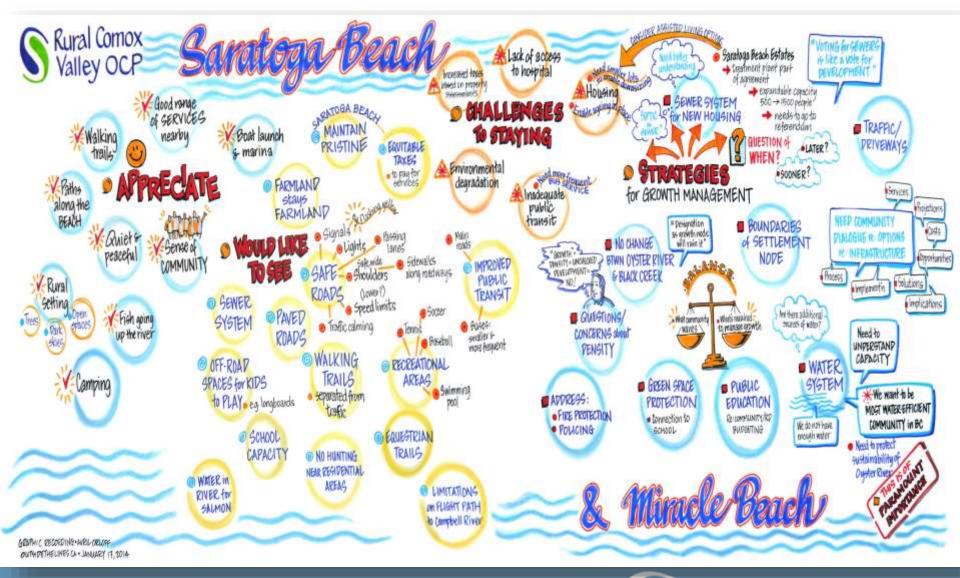


Community Input to Date

- 2014 3 open houses during the official community plan review
- Jan 20, 15 Watutco Water user group meeting
- Feb 10, 15 SAMBRA AGM
- Feb 11, 15 Watutco Water user group meeting
- Feb 26, 15 Oyster River Fire Hall public meeting
- Jul 11, 16 CVRD electoral areas services committee presentation
- Aug 4, 16 Open house for those in proposed mixed medium density residential/commercial designation
- Aug 12, 16 Meeting with the chairperson of SAMBRA's local area plan committee

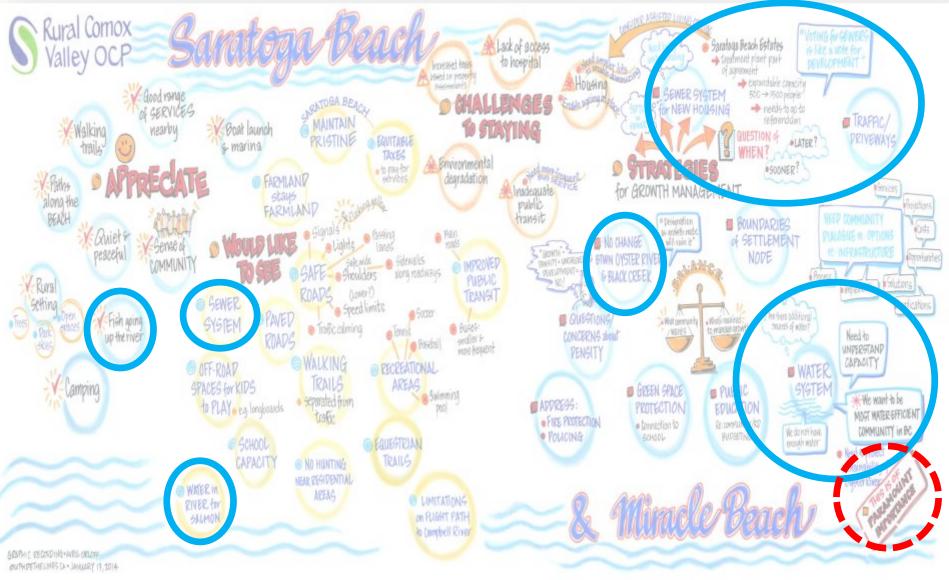


2014 OCP Review





Water is a Common and Important Theme





Saratoga Miracle Beach Local Area Plan Objectives

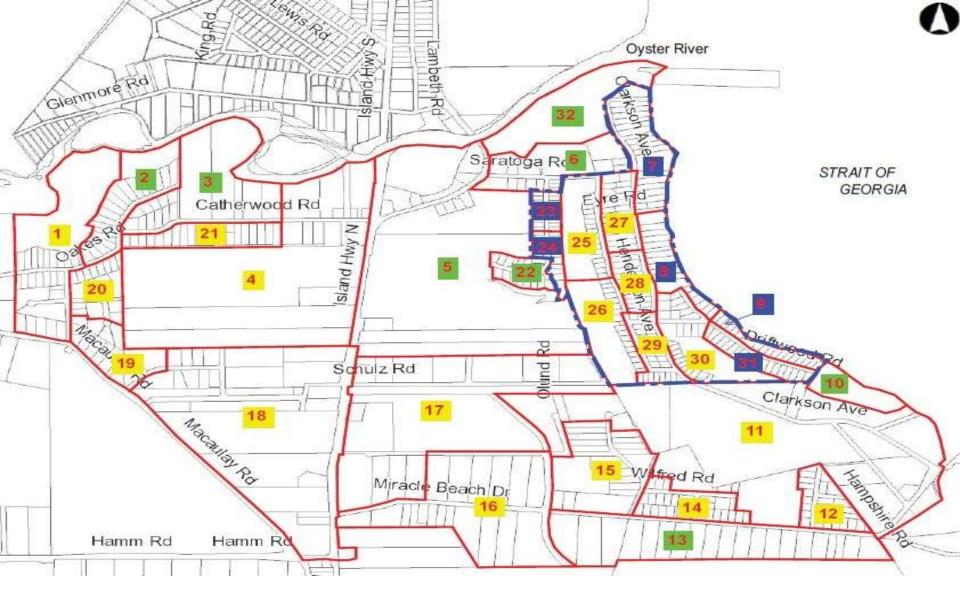
Socioeconomic

- Maintain and protect existing rural community character
- Support compact growth with seaside tourist commercial
- Retain existing service centres
- Provide affordable housing options
- Clarify community priorities and amenities
- Develop a land use map to guide future land use decisions

Environmental

- Ensure development proposals consider aquifer and water capacity
- Clarify future water and sewer servicing
- Consider climate change adaptation strategies
- Enhance and protect existing network of parks and greenways corridors
- Continue engineering studies to identify additional capacity of BCOB service





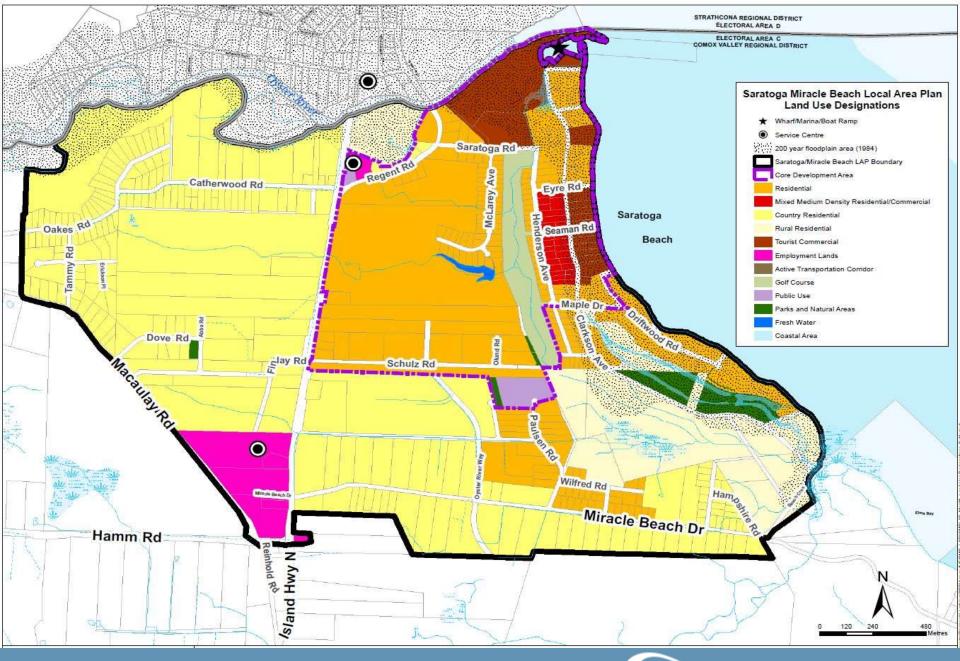
2015 Ground Water Monitoring Program



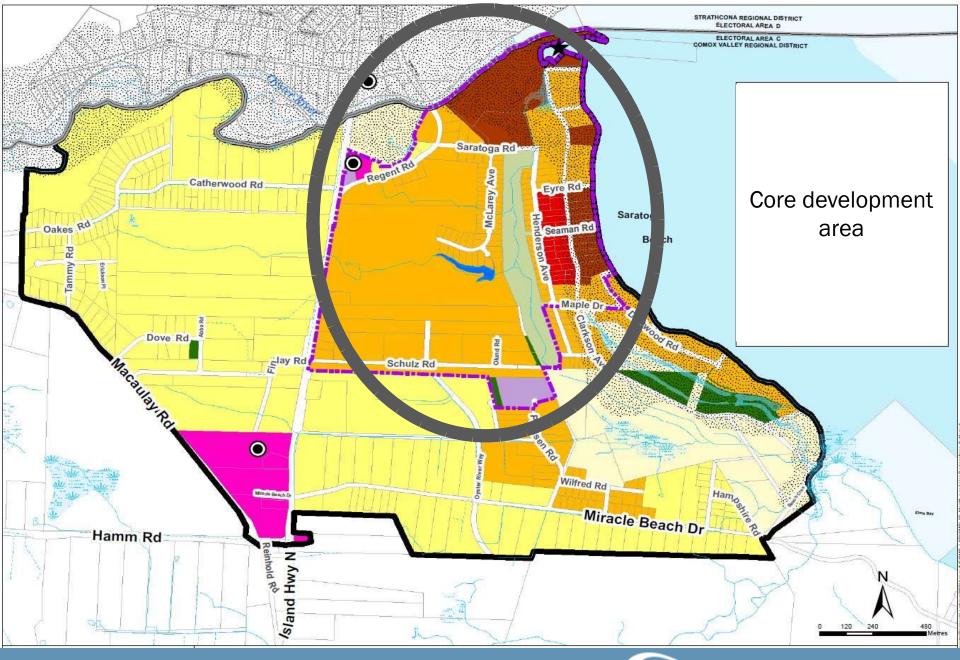


1 Metre Contour Map Completed





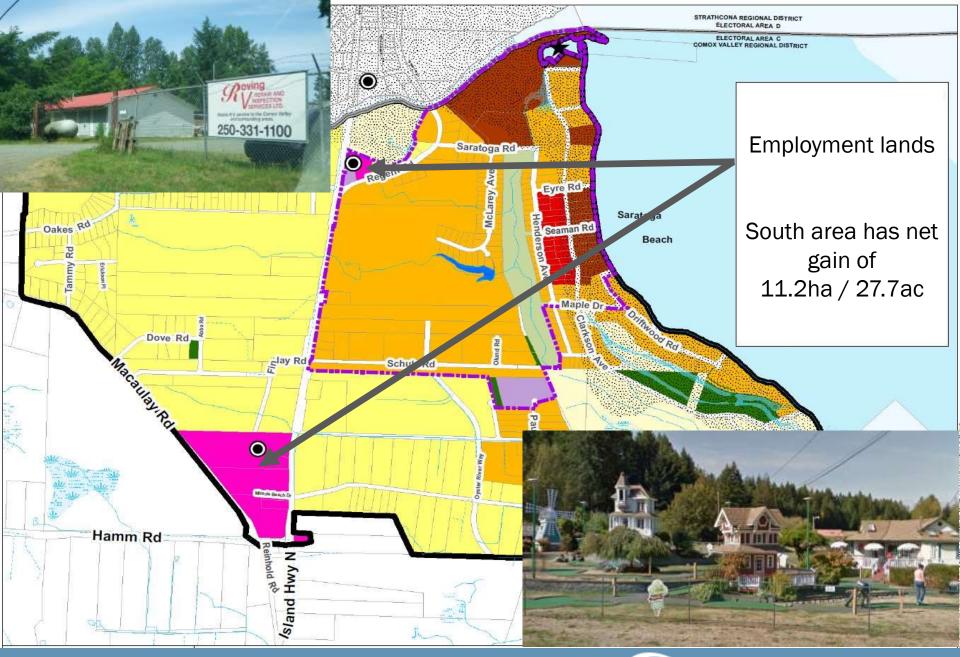




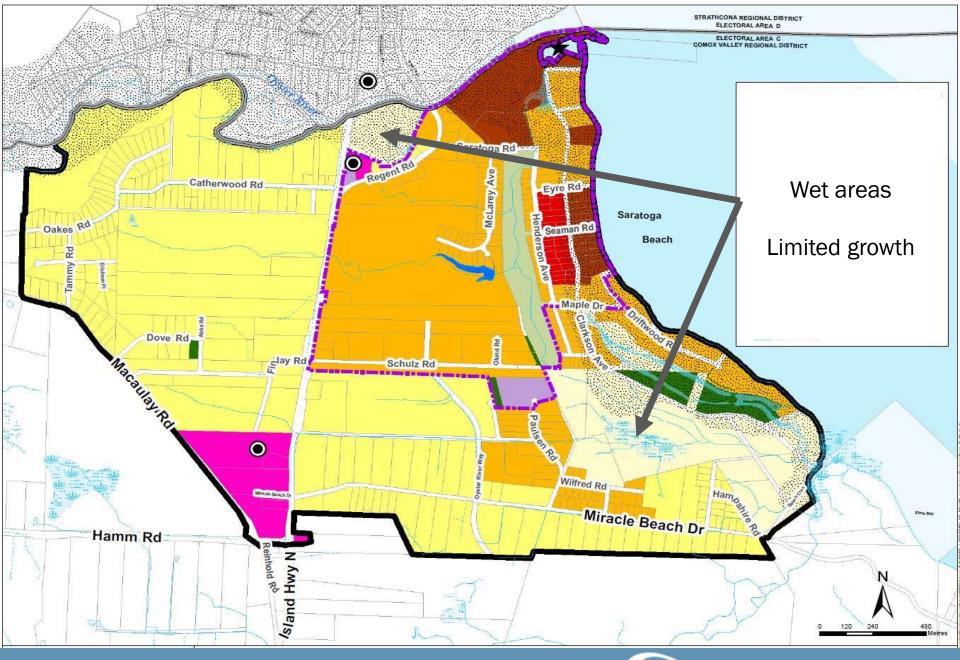














Phase 2 of Black Creek Oyster Bay Hydrological Study

- Phase 1 investigated existing water sources and their relationships
- Phase 2 currently underway to determine long term capacity
 - Production well #1 was cleaned, resulted in a 10-15% production increase; test well #1 had a pump test
 - Ground penetrating radar (GPR) was done throughout the park and the consultants are creating a model, analyzing data, and preparing a report with recommendations on another water source
- Until we know more about long term water capacity, the draft LAP is a low growth plan for the next five to seven years



Other Topics

Comfort station at Eyre Road

- Planning for improved facility underway to include a shelter with two portable washroom units
- Opportunity for year-round comfort station service being assessed this fall

Mosquito study

- Larval monitoring study completed in spring/summer 2016
- Low larval counts in most areas, higher counts observed near Black Creek estuary
- Full study results available in late fall



Other Topics (Cont'd)

Proposed cycling/pedestrian network improvements

- benefits include reducing traffic and parking, increasing tourism and recreation, improving residents' health and mobility and reducing greenhouse gas
- Upgraded shoulders in most areas, potential for separated roadside greenway in some areas
- Initial focus on route between Miracle Beach Provincial Park to Oyster River bridge
- Future phases may include Miracle Beach Drive, Paulsen Road and Regent Road



Next Steps (2016)

Fall	 Results from phase 2 of BCOB hydrological study
	 Open house (tentatively Nov 22 evening at Oyster River Fire Hall)
	 Development of development permit area guidelines
Winter	Start of bylaw process



Questions and discussions

Website: www.comoxvalleyrd.ca/smblap

