

NOTES

- Check out your Local Area Plan! *Bylaw No. 2100, Electoral Area 'C' Land Use Plan and Saratoga-Miracle Beach Local Area Plan*
- There was a 1% increase in the unit sales of homes in the Comox Valley in 2003/2004 and an average increase in price of 24%!
- The Oyster River is the 10th largest drainage on the East Coast of Van Island, it is 53 km in length and has 7 main tributaries.
- Black Creek is one of only 15 streams in the province designated as a Sensitive Stream under the Fish Protection
- SM Beach has a large amount of appropriately zoned land that is undeveloped— your community will grow and mainly near the foreshore.

Saratoga and Miracle Beach Residents Association SAMBRA Dean Wyatt, Chairperson, dwyatt@island.net 337-1902

Liquid Waste Local Area Committee Eric Kay, Chairman erickay@kayassociates.com 337-5096



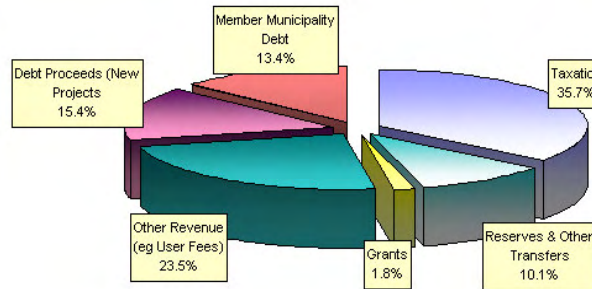
600 Comox Road, Courtenay BC V9N 3P6
 Telephone (250) 334-6000 Fax (250) 334-4358
 TOLL FREE IN AREA CODE 250
 1-800-331-6007
www.rdc.bc.ca
 Contact: Russ Hotsenpiller 250-334-6005

Check out IMAP our easy to use map viewer found on our website.

Tax Facts

The RDC-S can only tax for a specific service, we can't put money into 'General Revenue' like a municipality can. Our bylaws ensure your tax dollars go directly to the services you receive. Area C represents 5% of the RDC-S geographically, 8% of the population and your tax requisition represents 4% of the total RDC-S budget

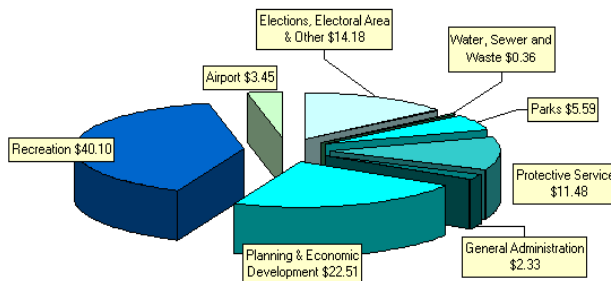
Regional District of Comox-Strathcona
 2005 Proposed Budget
 Revenue by Source Type



for 2005. The above chart shows where we get revenue to provide services to the community. The following chart indicates what % of funding is spent on which service.

If you have further questions about our services, check out our website or call us at the numbers provided.

If your tax notice says AREA C CMXSTRATH RD Based on Proposed Budget January 2005
 every \$100 of tax collected is distributed as follows:



**Saratoga-Miracle Beach
 COMMUNITY UPDATE
 March 2005**

OPEN HOUSE
 APRIL 2

Sewers?

Water improvements?

Taxation & Services?

Fire Protection?

What's going on?

Sewer development studies, water upgrades, new fire hall, this leaflet is to let you know what projects the RDC-S has underway in Saratoga-Miracle Beach. Most importantly, it is to assist you in making informed decisions when it comes time to make choices. Take a look at the back panel where we outline our revenues and budget for 2005. Visit with us in April at a Saratoga-Miracle Beach Open House and have your questions ready.

Sewer Development

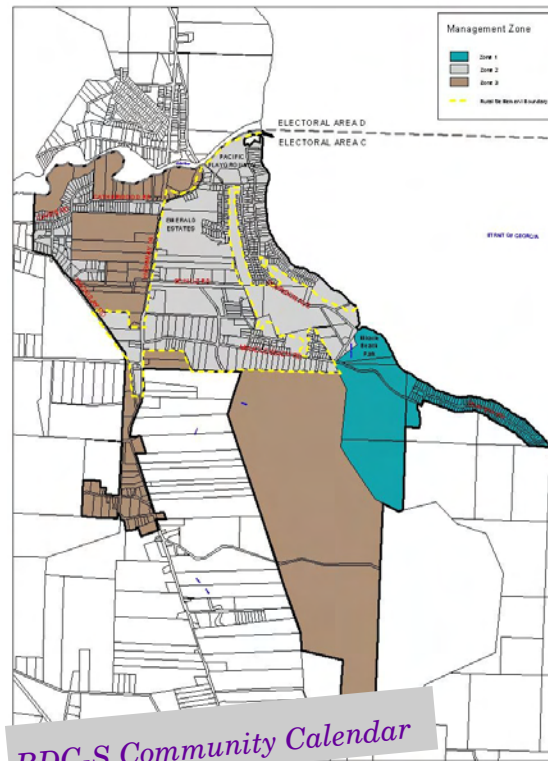
The Liquid Waste Management Planning process initiated 2 years ago is progressing. The LWMP is determining the sewer needs of Saratoga-Miracle Beach. Why? Poor soils, sensitive environment, high densities, large summer populations, lots of developable land—take your pick. Stage 1 of the LWMP has been approved. Stage 2 which includes all the science: treatment plant, discharge method and location, environmental assessment, etc. is 2/3 complete, and will be presented to you in the spring. Associated Engineering is undertaking the project. In the spring we will return to the community with:

1. A recommended sewer option
2. All of the capital and maintenance costs
3. Details on how the community votes for the sewer project
4. Time frame on financing, construction

PLEASE ATTEND ANY PUBLIC MEETINGS REGARDING THIS PROJECT OR CONTACT THE RDCS!

How does this effect you? Take a look at the map. Green and grey areas are being studied for potential sewers.

Will all lots in these areas be on a sewer if it is approved—NO! Some areas have larger rural lots and are just fine on septic fields.



RDC-S Community Calendar

<p>Feb</p> <ul style="list-style-type: none"> •Associated Engineering in the field 	<p>Mar</p> <ul style="list-style-type: none"> •Marine study •Liquid Waste Local Advisory Committee meeting 	<p>April</p> <ul style="list-style-type: none"> •Review of water Development Cost Charge Bylaws
<p>May</p> <ul style="list-style-type: none"> •Big Sewer Public Info Meeting •Macaulay Rd water line installation 	<p>RDC-S OPEN HOUSE</p> <p>APRIL 2 Old Fire Hall 1-4 p.m.</p> <p>Staff on hand to answer your questions on sewer, water, taxes, services, composting and Pesticide Plans, see model of new fire hall, —it doesn't get better than this! Check paper for reminder.</p>	

Water System Upgrades

The RDCS provides water to 896 lots through the Black Creek-Oyster Bay Local Service Area. There have been no upgrades to the water system since 1980 (see below). In order to provide a sufficient volume of clean water for today and for the 'build-out' community of the future, upgrades are required, including:

- New main on Macaulay Road from Hamm Rd to reservoir, improve fire protection flows
- Raising of Macaulay and Kelland reservoirs to increase water pressures, improve storage
- Fire pump at Black Creek Pump Station
- New main from Driftwood Road to Miracle Beach Drive
- Improvements to Well No. 1, development of Well No. 2, to ensure clean supply
- Set-up Supervisory Control and Data Acquisition (SCADA) system



Current water treatment building

Do we need to do this? Yes. Does this include areas not on the current system, ie, developable lands? No. Is this a good thing? Yes, for relatively little cost the RDC-S will secure your water quality and quantity into the future, but we have to act now.

NEW FIRE HALL

Congratulations on the new Fire Hall at Cathertwood and Old Island Highway. Come out on April 2 and see the model of the building and ask any questions. The new fire hall and water improvements will modernize and improve fire safety for Saratoga-Miracle Beach.