

Shorewood San Pareil Residence Association

Meeting Agenda

Thursday, February 2, 2023, 7:00 pm

In Attendance: Betty Price, Iain Donaldson, Cindy Shelest, Barbara Lowden

Regrets: Peter Staton, Jo Dunn

Update on Greig Road Proposed Development:

The Greig Road Society is preparing information to be presented at the Public Hearing on February 13, 2023. They have received to date, 1,825 Petition Signatures, of which 984 are from Parksville Residents. The Society has prepared an ad for the PQB Newspaper to be run on February 1st and 8th, advising of the Public Hearing date. Also 2,100 cards will be mailed out to select Parksville postal codes within the next few days.

Iain and Cindy will be attending the Public Hearing as a delegation from SSPORA. They will be opposing the development and speaking on the issue of increased traffic flow, lack of water in the Englishman River and the pressure this may put on the two San Pareil wells.

Length of Time Trucks Working on Concrete Removal on Nature Trust Land:

The permit for the digging on the foreshore is valid until February 15, 2023. The rocks and cement will be placed on the property away from the shoreline and will eventually be trucked off the property. There is no deadline on how long it will take for the debris to be trucked off the property.

Damage to Local Roads From Trucks:

SSPORA has a concern that the amount of trucks traveling along Plummer Road and San Malo may damage the roadways. Nature Trust advised the roadways are not their concern, but a Ministry of Transportation and Highways concerns.

Home Based Businesses:

SSPORA received a recent inquiry concerning Airbnb's.

A response was received from the RDN, Planning and Development Department advising, short term rentals like Airbnb's are regulated through the Home Based Business regulations Bylaw 500. In order to have a bed and breakfast it must meet the home based business regulations and the bylaw definition of a bed and breakfast:

As Stated in Bylaw 500. "Bed and breakfast means the economic activity of providing bedrooms within a dwelling unit and the first meal of the day for the temporary accommodation of the traveling public; provided that the occupancy by a member of the traveling public does not exceed 120 days in any calendar year;"

Bed and breakfasts must be contained wholly within a dwelling unit up to a certain number of bedrooms only. The permanent resident of the parcel must also be living in the dwelling unit where the bed and breakfast is located in order to conduct the home based business. The regulations also states that bed and breakfasts/home based business is not permitted within a secondary suite and bed and breakfasts are not permitted on a parcel that contains a secondary suite.

This information along with a copy of RDN Bylaw No. 500 will be posted on the SSPORA Website and the San Pareil Facebook page.

Maple Lane Park Report:

The next meeting of the Maple Lane Park Committee will be held on February 22, 2023. A \$2,500 grant has been received and a list of items to be bought will be discussed further at the meeting.

Other grants through the Vancouver Foundation have been identified and Peter will follow-up to see if Maple Lane Park meets the criteria.

Treasurer:

Jo has been in touch with CCCU and arranged for signing authorities to be changed. We are currently waiting for confirmation that this has been completed by CCCU.

Website:

The Geeks on the Beach prepare a monthly website summary and will be forwarded to Betty, Peter and Cindy. The invoices will be forwarded to Cindy.

Membership:

The SSPORA Board will be working on increasing Membership.

RDN Budget:

The proposed RDN budget is complete. The information will be placed on the San Pareil Facebook page and there will be information on how the community can prepare feedback to the RDN.

There will be an RDN Budget Meeting to discuss the 2023 to 2027 Financial Plan, to be held on February 8th, 2023.

Highway/Plummer Rd Intersection:

Nothing further to report at this time.

Wilson Nature Park:

Tom Reid, from Nature Trust, presented an Open House for our community on January 27, 2023, which was attended by 70 people. Everyone had a chance to ask questions. Approvals have been received from the Department of Fisheries and Oceans and Ministry of Environment. North West Hydraulics did a study concerning the foreshore and advised that everything is fine. They will not, however, release their report to the public. Tom Reid did advise that the shoreline won't change and that sediment will continue to run north. Most sediment now comes from Rathrevor Park.

The rip rap is being removed from the ocean side first and will continue to the estuary side. The property will be sloped away from the shoreline. This process helps the wave action dissipate over a large area, rather than hitting a concrete wall.

Updates:

Maple Lane Park, the RDN will be conducting a Survey in 2024.

San Malo Park's metal fence has been removed. The SSPORA Board understand that trees will be planted in the park.

Next Board Meeting March 2nd, 2023