

Sandy Hook Community Association

July 20, 2012

Ray Parfitt
Director of Development Services
District of Sechelt
P.O. Box 129
Sechelt, BC V0N 3A0

Dear Mr. Parfitt:

Re: Eden Pacific Developments Application No. 3370-20 2012-4 and Official Community Plan Bylaw No. 492, 2010 proposed amendment

I am writing to you as President of the Sandy Hook Community Association and as a concerned resident of Sechelt. It recently came to our attention that Eden Pacific Developments is seeking to build a 35-unit housing development above Tuwanek and also is seeking to have the District Council amend OCP Bylaw 492, 2010 with several changes, including allowing consideration of a privately owned and maintained sewage package treatment plant for any residential development.

I am responding in order to meet the July 28 deadline for responses; however, our Association's next regular Board meeting is scheduled for Monday, August 6 at which point the Association may have additional concerns or comments on these proposed changes. At this point I wish to raise the following questions and concerns:

- Are there any existing examples of privately owned and maintained sewage package treatment facilities in the District? If so, what has been their history of problems and issues?
- Does the District have existing regulations for privately owned package treatment plants or would it use regulations, if any, from the SCRDP? Alternately, would the Applied Science Technologists & Technicians of British Columbia Sewage System Regulation be used?
- Will the District ensure that the developer uses a registered planner(s), installer(s), and maintenance provider(s) as well as a qualified private inspector for the system?
- Will the proposed plant treat waste at all three levels (primary, secondary, and tertiary), or only two levels? Will water be discharged into Sechelt Inlet or into a waste field, such as a waste lagoon?

- As I understand it, some of the package plant systems require computer controls and monitors, as well as a high level of maintenance and a reliable source of electricity. How will the developers ensure the proposed plant will be operated safely and maintained properly, given the power outages we experience on the Coast?
- Once the developer leaves, what assurances will the residents of this development, those in the surrounding neighborhoods, and the District itself have that the package plant will continue to operate and be maintained properly? Will the developer post a bond or provide insurance to cover any failures in the system?
- Will other neighborhoods and developers be able to install package treatment plants, either privately or publicly owned and operated?
- Will the residents of Tuwanek be consulted on the proposed Bylaw changes beyond a public hearing?

I realize that, at this point in the process, there may not be answers to some of these questions or issues, and, as I mentioned earlier, our Board may also wish to respond.

Thank you for your consideration.

Sincerely,

Gray Waddell

President

Sandy Hook Community Association

Home Address: 6912 Mt. Richardson Road, Sechelt, BC V0N 3A4

Home Phone: 604-885-5606

Copy: SHCA Board of Directors