

WHAT ARE WE DOING TO REDUCE THE IMPACTS OF THE TREATMENT PLANT?

The Treatment Plant will be designed to suit an urban setting with design and mitigation measures that address aesthetics, noise and odour in place for both construction and operation of the plant.

CONSTRUCTION:

It is anticipated that construction on the Treatment Plant will begin in 2014 and be completed in 2018. All construction activities will comply with the applicable Township of Esquimalt bylaw for hours of work and noise levels. Work will typically occur on weekdays from 7 a.m. to 6 p.m.

A traffic management plan, approved by the Township, will identify measures to mitigate traffic effects on surrounding neighbourhoods, maintain safety, maintain access to nearby residences and reduce fuel use and emissions. Fencing and warning signs will be installed around construction areas. When required, flag persons will direct vehicles and pedestrians around construction areas.

Other construction mitigation measures include:

- >> A construction plan that includes the use of barges to remove excavated material and deliver construction materials.
- >> Coordination with the nearby Macaulay Elementary School staff and Parent Advisory Council and the implementation of crossing guards during school hours.
- >> A Community Liaison Committee involving representatives from neighbourhood groups, schools, Esquimalt, the contractor and the CRD.
- >> Temporary laydown areas will be located in areas that will not significantly affect native plant life or public access to parkland.
- >> Staging areas will be chosen to minimize visual disturbance.

OPERATION:

During normal operations noise levels will not be audible to Esquimalt residents. Employees who are currently working out of Macaulay Pump Station will be relocated to the Treatment Plant at McLoughlin Point.

ODOUR:

Odour control systems will reduce odour emissions to a level not detectable by humans at the property line. The plant specifications in the Request for Proposals (RFP) require the design of a comprehensive odour control system to contain and suppress odour. These systems have been successfully operating at other CRD facilities, including the Currie Road and Trent pump stations.

For more information:

Seaterra Program staff are committed to ensuring that residents and businesses are informed about the Treatment Plant at McLoughlin Point as it moves through the planning stage and into design and construction stages. Local residents will be notified about information sessions for the design and construction, as well as construction impacts and mitigation.

A Community Liaison Committee will be established once a successful proponent has been selected to ensure community concerns are addressed during construction and operation of the Treatment Plant.

Additional information about the Treatment Plant at McLoughlin Point is available at www.seaterraprogram.ca

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WASTEWATER TREATMENT PLANT AT MCLOUGHLIN POINT



What is the Seaterra Program?

The Seaterra Program (previously known as the Core Area Wastewater Treatment Program) will provide preliminary, primary and secondary wastewater treatment for the core area municipalities of Colwood, Esquimalt, Langford, Oak Bay, Saanich, Victoria and View Royal. The Seaterra Program will bring core area wastewater treatment and disposal into compliance with provincial and federal government regulations.

The Seaterra Program Commission governs the implementation and operation of the Seaterra Program on behalf of the Core Area Liquid Waste Management Committee (CALWMC) and the Capital Regional District (CRD) Board.

The Program includes the following key elements:

- >> Wastewater Treatment Plant at McLoughlin Point
- >> Resource Recovery Centre (RRC) at Hartland landfill
- >> Pumping stations and connecting conveyance pipes

The CRD has secured funding from federal and provincial governments to support this capital project, contingent on completion of the project according to agreed on timelines.

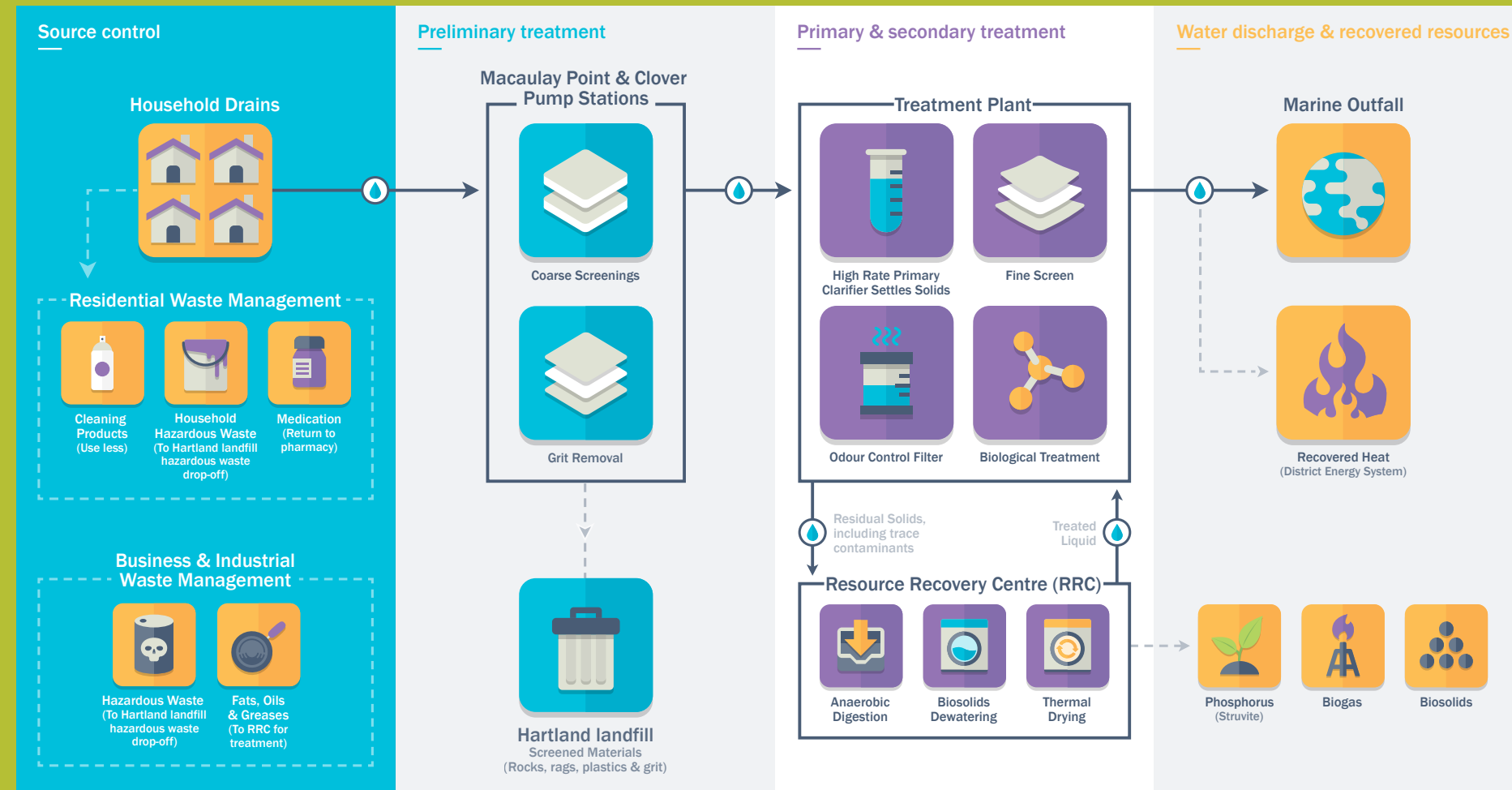
What will happen at the Treatment Plant?

Preliminary treatment will take place at Clover and Macaulay Point pump stations. The Treatment Plant at McLoughlin Point will provide primary and secondary treatment for the region's core area wastewater.

Conveyance system upgrades (e.g. pump stations and pipes), will direct wastewater from the Clover and Macaulay Point pump stations to the Treatment Plant at McLoughlin Point. Once the wastewater has been treated it will be released into the ocean through a new 2.1 kilometre marine outfall at McLoughlin Point. Residual solids produced at the Treatment Plant from the primary and secondary treatment process will be piped to the Resource Recovery Centre at Hartland landfill, where resources such as phosphorus, biogas and biosolids will be recovered.

The proponents submitting proposals to design and build the Treatment Plant confirm that a high capacity, architecturally significant facility in harmony with the shoreline and the harbour can be built at McLoughlin Point. The plant will be designed to handle flows past 2040 and its capacity can be further extended as required through the installation of minor treatment processes and operating modifications.

How does wastewater treatment work?



Wastewater refers to liquid waste (sewage and greywater) collected from homes, businesses, industries and institutions via a system of sewer pipes. Wastewater treatment includes a number of physical and biological processes to significantly reduce the impact of wastewater discharges to the environment. The Seaterra Program will provide:

>> **Preliminary treatment:** Preliminary treatment is the removal of coarse solids (rocks, rags, plastics, etc.) and grit (sand and gravel), which are screened out and sent to landfill.

>> **Primary treatment:** Primary treatment is a physical process which uses gravity to settle solids in the wastewater in order to remove them.

>> **Secondary treatment:** Secondary (or biological) treatment involves the removal of dissolved oxygen-demanding organic substances by using bacteria to convert degradable organic matter into bacterial cells.

>> Residual solids are directed to the RRC for treatment and treated liquid is finally discharged through a marine outfall.

The Treatment Plant at McLoughlin Point will allow for the addition of UV disinfection and advanced oxidization.

Tell me about the site – Why McLoughlin Point?

McLoughlin Point is identified as the site for the Treatment Plant in the Core Area Liquid Waste Management Plan (LWMP) which was approved by the B.C. Ministry of Environment in 2010.

The McLoughlin Point site was considered suitable for a number of reasons, including that it was vacant, zoned industrial and was formerly used for a fuel storage facility. It is surrounded by Department of National

Defence (DND) lands and is located away from residential neighbourhoods. The nearest DND residence is located about 70 metres away and the nearest Township of Esquimalt residence about 500 metres away.

The McLoughlin Point site also has the advantage of being sited between, and at the same elevation as, the two main pumping facilities, Clover Pump Station and Macaulay Point Pump Station. These two pump stations will collect

untreated wastewater from the core area municipalities and pump it to the Treatment Plant. The Treatment Plant will be in a central location relative to the population it will serve and is close to existing sewer infrastructure thereby reducing capital costs and operating costs. The waterfront site also reduces the length of the marine outfall.

Why do you need to rezone the McLoughlin Point site?

The McLoughlin Point site in the Township of Esquimalt was zoned for industrial use, which limited the use of the site as storage for bulk oil tanks, its historic use. In July 2013, Esquimalt Council amended their Official Community Plan and adopted a Zoning Bylaw that would permit a Wastewater Treatment Plant at McLoughlin Point. However, the Bylaw contained conditions and limitations that would prevent the CRD from meeting the commitments in the CRD's approved LWMP. As a result, a revised application has been submitted to the Township that consists of:

>> a revised zoning bylaw

>> two agreements described as, *Host Community Impact 5-Year Agreement* and *Community Impact Mitigation and Operating Agreement*

The bylaw and the two agreements describe the zoning terms, the proposed amenities to be provided to the Township for hosting the Treatment Plant and mitigation measures to address impacts.



>> Proposed site at McLoughlin Point.