



Making a difference...together

**REPORT TO CORE AREA LIQUID WASTE MANAGEMENT COMMITTEE  
MEETING OF WEDNESDAY, SEPTEMBER 11, 2013**

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**SUBJECT**                    **BIOSOLIDS ENERGY CENTRE SITING PROCESS PUBLIC  
CONSULTATION FINAL SUMMARY REPORT**

**PURPOSE**

To provide the Core Area Liquid Waste Management Committee with the final summary report regarding the Biosolids Energy Centre (BEC) Siting Process public consultations which took place in June 2013. This report is provided for information purposes only.

**SUMMARY**

Attached is the BEC Public Consultation Final Summary Report based on public open houses and online engagement held in the region from June 17 – 27, 2013.

An Interim Public Consultation Summary Report was provided to the Capital Regional District (CRD) Board on Wednesday, July 3, 2013 for review with the recommendation that the Viewfield Road property no longer be considered as an option for the BEC. The recommendation was accepted by the Board. Direction from the CRD Board was also provided for staff to complete the full consultation summary report and present the information at a later date.

**RECOMMENDATION**

That the Core Area Liquid Waste Management Committee recommend to the Capital Regional District Board;  
That the Public Consultation Summary report be received for information.

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Andy Orr  
Senior Manager Corporate Communications

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J.A. (Jack) Hull, P.Eng, MBA  
Interim Program Director,  
Core Area Wastewater Treatment Program  
Concurrence

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Robert Lapham, MCIP, RPP  
Chief Administrative Officer  
Concurrence

Core Area Wastewater Treatment Program

# Public Consultation Summary Report

**BIOSOLIDS ENERGY CENTRE SITE SELECTION**



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This report serves as a summary of the key findings of the public consultation program for the potential selection of an alternative site for the Biosolids Energy Centre (BEC).

### **Overview of the Process**

The BEC is one of the major components of the CRD Core Area Liquid Waste Management Plan that was approved by the Minister of Environment and will serve the municipalities of Victoria, Saanich, Oak Bay, Esquimalt, View Royal, Colwood and Langford.

The site selection process included two candidate sites, the Hartland Landfill North site currently approved in the Liquid Waste Management Plan, and the alternative Viewfield Road site purchased by the CRD to allow it to be considered as a potential alternative site.

As part of the process of bringing forward a potential alternative site for the BEC, a public consultation program was initiated to determine the degree of public support for the two candidate sites. Eight Open Houses were held across the core area from June 17 through June 27 together with a complementary online information and feedback opportunity.

An advertising campaign was launched two weeks ahead of the Open Houses to inform the community and residents of the sessions, using both paid print and radio advertising. The Open House information was also available on the CRD website. As well, media releases were issued and social media was utilized to inform the public about the sessions.

The purpose of the Open Houses was to inform and educate residents about the proposed BEC facilities and the wastewater treatment program. The sessions provided information and resources on the candidate sites, benefits and challenges of the two sites and an overall cost comparison.

Residents were invited to ask staff questions and fill out a feedback form, either in paper or online through the CRD website. The CRD Board would consider community feedback when confirming the site for the BEC.

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### **Open House Schedule**

June 17 - Esquimalt

June 18 - Saanich

June 19 - Esquimalt

June 20 - Saanich/Juan de Fuca  
(Willis Point)

June 24 - Victoria

June 25 - Oak Bay

June 26 - Westshore

June 27 - Victoria West

# Feedback Summary

Total responses for BEC site preference submitted

In-person sessions: **480**    Online: **209**

Percentages of total responses identifying BEC site preference

Hartland: **61%**    Viewfield: **14%**    Neither/No response: **24%**

Top Ranking Triple Bottom Line Criteria

Economic: **Capital costs**

Environmental: **Terrestrial and habitat impacts**

Social: **Impact on property values**

Overall attendance at in-person sessions:

<b>June 17 - Esquimalt</b>	<b>200</b>
<b>June 18 - Saanich</b>	<b>38</b>
<b>June 19 - Esquimalt</b>	<b>115</b>
<b>June 20 - Saanich/Juan de Fuca</b>	<b>57</b>
<b>June 24 - Victoria</b>	<b>165</b>
<b>June 25 - Oak Bay</b>	<b>46</b>
<b>June 26 - Westshore</b>	<b>32</b>
<b>June 27 - Victoria West</b>	<b>183</b>

Percentage of submissions overall by residence:

<b>Esquimalt</b>	<b>37%</b>
<b>Victoria</b>	<b>37%</b>
<b>Saanich</b>	<b>9%</b>
<b>Highlands</b>	<b>4%</b>
<b>Juan de Fuca</b>	<b>4%</b>
<b>Oak Bay</b>	<b>3%</b>
<b>View Royal</b>	<b>2%</b>
<b>Central Saanich</b>	<b>2%</b>
<b>Langford</b>	<b>1%</b>
<b>Colwood</b>	<b>0.7%</b>
<b>Sooke</b>	<b>0.3%</b>
<b>North Saanich</b>	<b>0.3%</b>

\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions.

## Overall Summary of the Issues Expressed

While the in-person attendance sample size was small relative to the population in many communities, the intent of the summary report was to share the feedback from each response received. Feedback tabulated from the feedback form indicated the following themes:

### Site Preference

- The submitted responses indicated a 61% majority preference for Hartland over Viewfield as the preferred BEC site. This trend occurred at all eight sessions with the exception of the June 20th session at the Willis Point Community Hall where the Hartland and Viewfield sites both received an equal 32% share of the 19 responses collected.
- When given the opportunity at in-person sessions, 19% of total responses indicated that neither site was acceptable. In seven of the eight sessions, this percentage was greater than the percentage indicating a preference for the Viewfield site, with the exception of the Willis Point session which showed the highest preference for Viewfield of all sessions at 32%.
- Of those participants from the Victoria, Esquimalt and Saanich sessions, almost all opposed the Viewfield Road location for both general and specific reasons, and through their correspondence they are adamant in their opposition to the siting of the proposed facility in their neighborhood. Strong community opposition was indicated by a protest march by over 200 people at the Monday June 24th Open House at the Burnside Gorge Community Centre.

## Participation By Community

- Esquimalt and Victoria demonstrated the highest overall participation of residents with 37% each of the total responses submitted. Victoria had representation at every sessions and Esquimalt had representation at seven of the eight in-person sessions.
- There was a minimal participation rate from the municipalities of Central Saanich (2%), Langford (1%), Colwood (0.7%) and Sooke (0.3%) and North Saanich (0.3%).

## Ranking Of Criteria Priority

- Overall top-ranked triple-bottom line criteria within each category (economic, social and environmental) were identified as those receiving the highest percentage of 1st place (top priority) designations.
- The most markedly prioritized category was the environmental bottom line where the criteria of **terrestrial and habitat impacts** received 40% – a full 26% higher than the next highest ranked criteria.
- The **capital costs** criteria also received the highest percentage ranking in the economic category at 40%. However, all three criteria in the the category were closely ranked, with the **tax revenue implications** and **annual operating and maintenance costs** criteria receiving 35% and 25%, respectively.
- In the social category, the highest priority was assigned to the criteria of **impact on property value** at 27%, followed closely by **odour potential** at 21%. These were indicated as key social factors by participants across the core area. In particular, these factors were indicated by participants at the Saanich session as key social factors, where **the impact on property values** ranked as 36% and in the Westshore, with **odour potential** at 54% - a full 33% higher than the overall 21%.

- Overall, the comments and correspondence received indicated that most of those participating in the consultation did not perceive that potential benefit in economic or environmental criteria outweighed the perceived social disadvantages of locating the facility near a residential community.

Specific and more detailed feedback included:

- Concern about the impact of the siting of the BEC on property values.
- Proximity of BEC facilities to residential neighbourhoods and schools, and need for a buffer zone.
- Property tax revenue loss to the Township of Esquimalt. Safety concerns about the facilities, including the risk of fire or an explosion.
- Traffic, noise and dust during construction.
- Odour control and noise during the ongoing operations.
- Health concerns including proximity to residential areas and long-term effects.
- Need for a buffer zone.

Other views and considerations:

The Willis Point community has raised concerns about the potential location of the BEC at Hartland Landfill. This is further demonstrated by the feedback on site preference at the Willis Point Open House on June 20th which displayed a 32% preference for both the Viewfield and Hartland site options. This was the highest percentage of preference shown for Viewfield and the lowest for Hartland of all eight sessions.

Priorities at the Willis Point Open House also varied somewhat from those at the other meetings. Under social factors, *operations traffic* was ranked a higher priority at 24% than the top two overall criteria of *impacts on property values* and *odour potential* which received 19% and 14% respectively, at this session.

Under environmental factors, *transmission reliability* was the second highest ranked criteria at 20%. Other environmental concerns raised at the Willis Point Open House included the potential for groundwater contamination and traffic during construction. Following the BEC Open House, a special information session was requested by the Willis Point Community Association with their Electoral Area Director to further inform residents about the potential BEC facilities.

General concerns about the wastewater treatment program and the BEC consultation process included:

- Issues of fairness to the Township of Esquimalt in hosting both of the major wastewater facilities.
- Concern about how the CRD made the decision to purchase the Viewfield Road site.
- Criticism of the CRD's triple-bottom line decision-making process and equal weighting of economic, social and environmental factors.
- Lack of public involvement in process.
- Concern that feedback is not being heard.

A number of respondents were critical of the Open House and BEC consultation process and felt that it was too late. Feedback included comments that the information materials and feedback form were misleading and biased.

Feedback also stated opposition to the need for secondary sewage treatment in the core area, the current Core Area Wastewater Treatment Program, as well as the Liquid Waste Plan Amendment No. 8 approved by the Ministry of Environment.

These voices were represented by a group of individuals who attended every open house session and shared their views with CRD staff and members of the public and provided posters and information in opposition of the proposed location and consultation materials.

# Consultation



### Triple Bottom Line Comparison: A Side By Side Evaluation

CRITERIA	OPTION A: APPROVED HARTLAND LANDFILL NORTH SITE	OPTION B: ALTERNATIVE VIEWFIELD ROAD SITE
<b>ECONOMIC</b>		
<b>Capital costs</b> <i>Construction and land costs</i>	Land: \$2.1 million Infrastructure: \$97.2 million	Land: \$17 million Infrastructure: \$89.1 million
<b>Tax revenue implications</b> <i>Lost property tax revenue over 25 years</i>	CRD already owns the land.	Remove land from Esquimalt's industrial base which currently generates tax revenue.
<b>Annual operating and maintenance costs</b> <i>Cost of annual operations, maintenance and replacement</i>	Higher operating costs due to length of pipeline, power and pump stations. Operating costs: \$5.5 million	Lower costs of \$107,000/year which is 2% less than for the Hartland site, due to shorter pipeline length (2km). Operating costs: \$5.4 million
<b>ENVIRONMENTAL</b>		
<b>Carbon footprint</b> <i>Tonnes of CO2 emitted per tonne of sludge pumped</i>	High footprint due to distance of sludge pumping (18km).	Low footprint due to distance of sludge pumping (2km).
<b>Heat recovery potential</b> <i>Cost of heat pipeline from McLoughlin Point to biosolids facility</i>	Limited opportunity for heat recovery.	Recovery of heat energy from McLoughlin Point for reuse at Viewfield. Potential for heat recovery and proximity to natural gas distribution system.
<b>Energy use</b> <i>Kilowatt hours per year to pump sludge</i>	High energy costs due to distance of sludge pumping (18km) and increased elevation (189m).	Less energy to pump sludge over 2km and 17m of elevation gain.
<b>Transmission reliability</b> <i>Risk of sludge transmission, length of pipeline and number of pump stations</i>	Risk due to distance of sludge pumping, length of pipeline and number of pump stations. Pipeline route includes 10 waterway crossings and 12 major road crossings.	Less risk to pump sludge over 2km and 17m of elevation gain and no pump stations.
<b>Site remediation</b> <i>Potential site remediation</i>	Low risk of site remediation, known uses.	Low risk of site remediation, known uses.
<b>Non-renewable resource use</b> <i>Energy use during construction and operations</i>	Long distance to operations at McLoughlin Point.	Close proximity to operations at McLoughlin Point.
<b>Terrestrial and habitat impacts</b> <i>Impact on local environment</i>	Removal of small area of forest to construct facility.	Site is disturbed, with no natural plant communities, wildlife or wildlife habitat. Low, or no impacts are expected.
<b>SOCIAL</b>		
<b>Impact on property values</b> <i>Perceived loss in property values</i>	Nearest residence is 1.2km away, not visible from road.	Nearby residential and business properties.
<b>Operations traffic</b> <i>Impact of operations traffic on existing site traffic</i>	Minor increase in traffic on Willis Point Road.	Vehicle traffic at site would be less than existing traffic.
<b>Operations noise</b> <i>Noise impact on nearby residents and businesses</i>	Nearest residence is 1.2km away, not visible from road.	Nearby residential and business properties.
<b>Odour potential</b> <i>Odour nuisance to nearby residents and businesses</i>	Nearest residence is 1.2km away, not visible from road.	Nearby residential and business properties.
<b>Visual impacts</b> <i>Loss of open water or land view to community</i>	Nearest residence is 1.2km away, not visible from road.	Existing industrial facility on site.
<b>Construction disruption</b> <i>Traffic disruption during construction</i>	Construction process to build facility and 18km pipeline route that includes 12 major road crossings.	Minimal construction process to build facility and 2km pipeline.
<b>Impacts on future development</b> <i>Loss of developable land adjacent to plant</i>	Unlikely that future development will occur on surrounding lands.	Loss of industrial and future development lands in Esquimalt.
<b>Loss of beneficial site use</b> <i>Assessed land value</i>		
<b>Compatibility with designated land use</b> <i>Delay due to converting site zoning</i>	Current planning and policies in line with use.	Current planning and policies align with industrial use.
<b>Cultural resource impacts</b> <i>Delay due to cultural resource find</i>		No archaeological potential identified on site.

POSITIVE  NEGATIVE

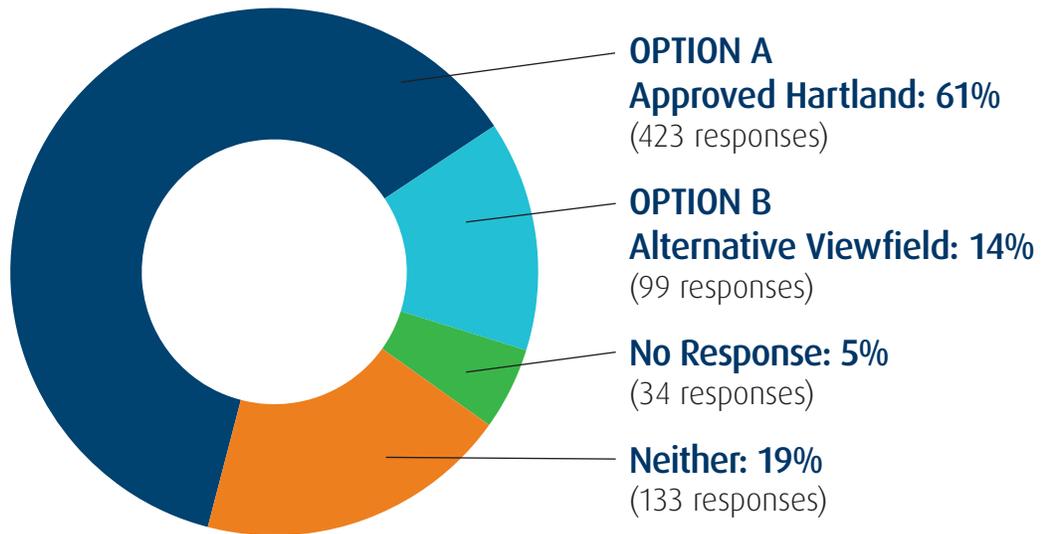
# Feedback Data

# Overall Feedback Summary

Please indicate your preferred site for the Biosolids Energy Centre.

## In-Person and Online Feedback

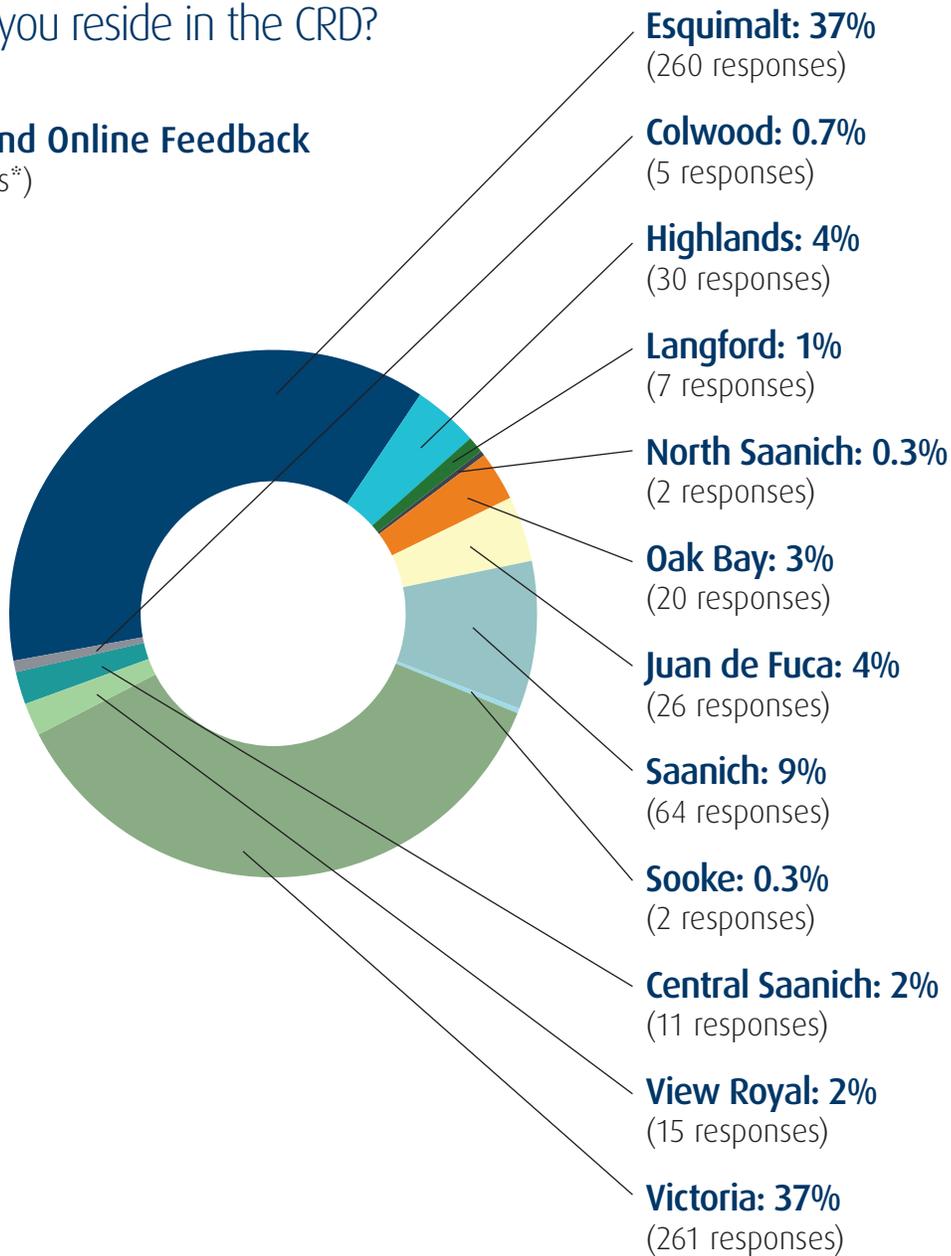
(689 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

## Where do you reside in the CRD?

### In-Person and Online Feedback (703 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

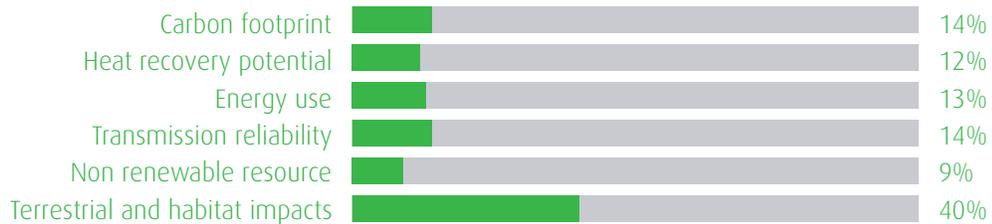
Which triple bottom line criteria were most important to you when selecting your preferred site? Please rank the level of importance for each criteria (1 being most important).

The results\* below display the relative ranking of the criteria within each category based on the average percentage of 1st place (the percentage of total respondents ranking each criteria as the top priority) designations received at all eight sessions and online.

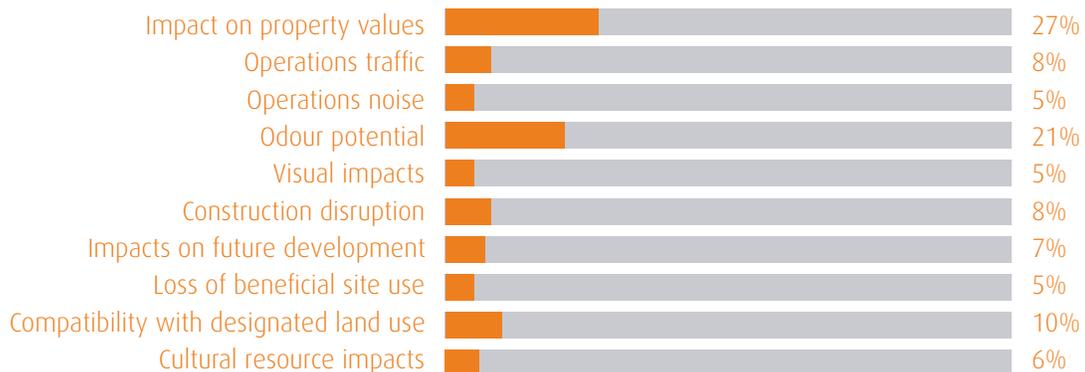
### Economic Comparison



### Environmental Comparison



### Social Comparison



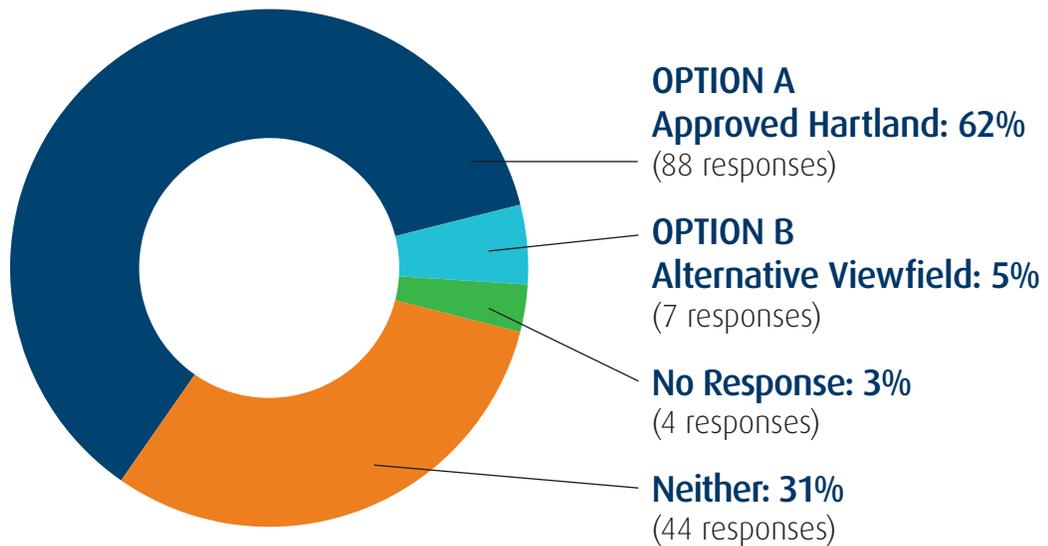
\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

## Session Specific Feedback

Please indicate your preferred site for the Biosolids Energy Centre.

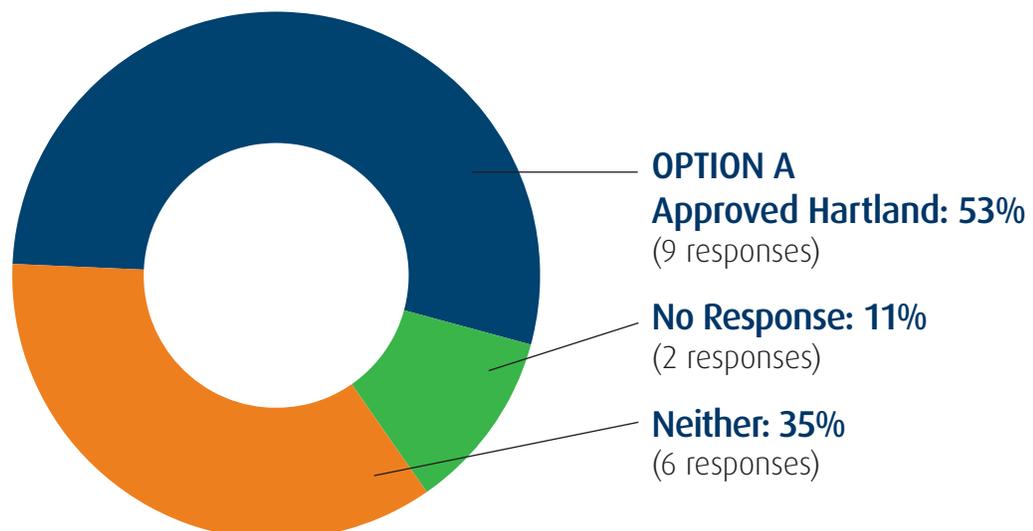
### Esquimalt - Royal Canadian Esquimalt Legion

Monday, June 17, 2013 (143 responses\*)



### Saanich - Greek Community Hall

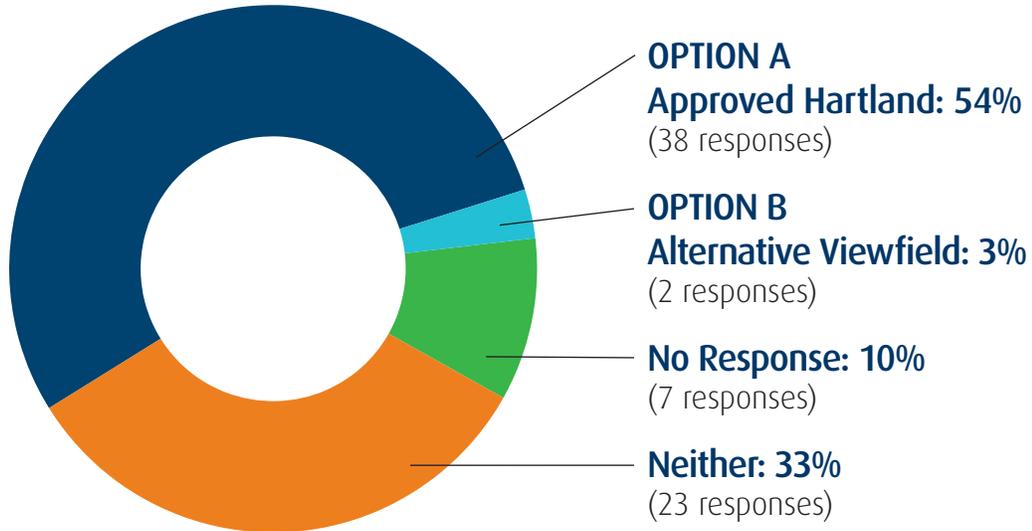
Tuesday, June 18, 2013 (17 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

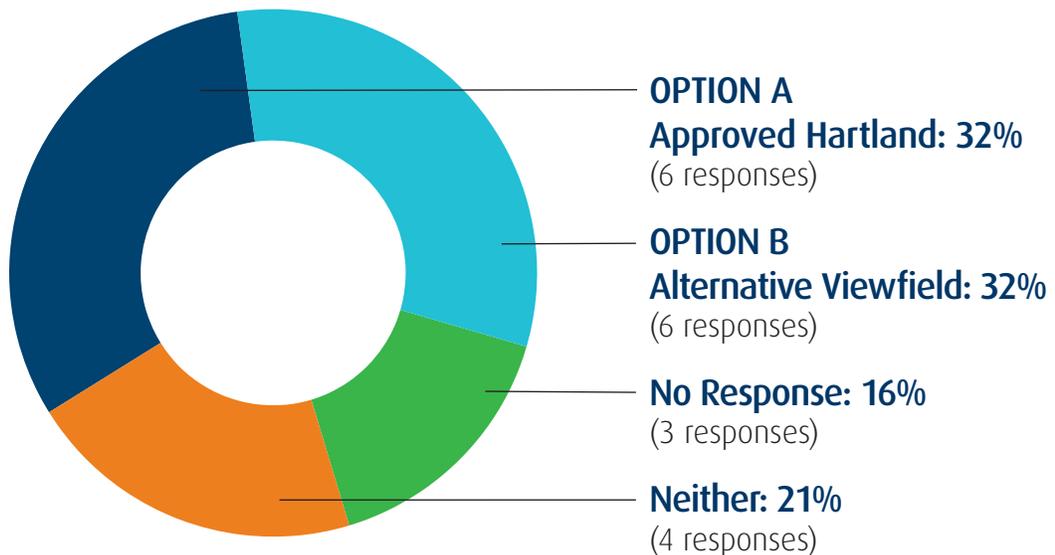
### Esquimalt - Royal Canadian Esquimalt Legion

Wednesday, June 19, 2013 (70 responses\*)



### Saanich/Juan de Fuca - Willis Point Community Hall

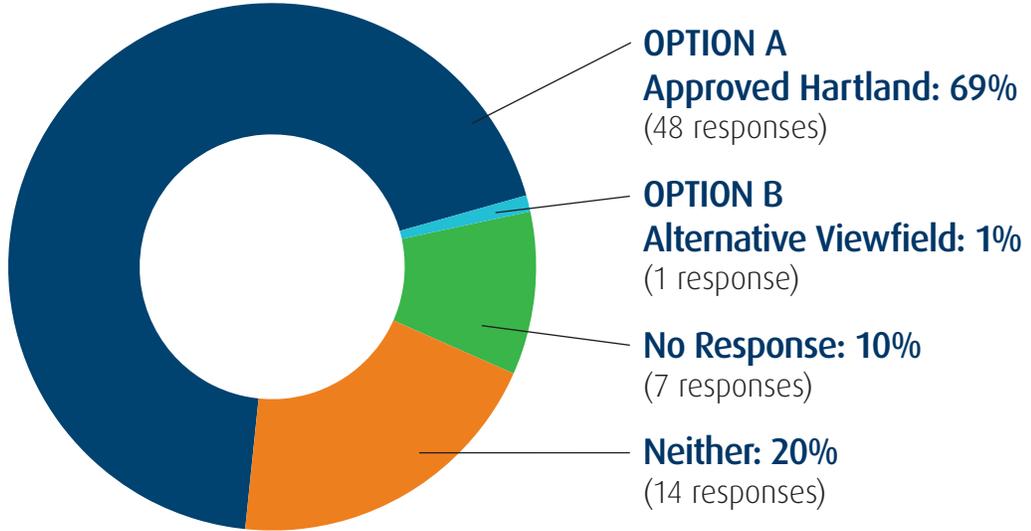
Thursday, June 20, 2013 (19 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

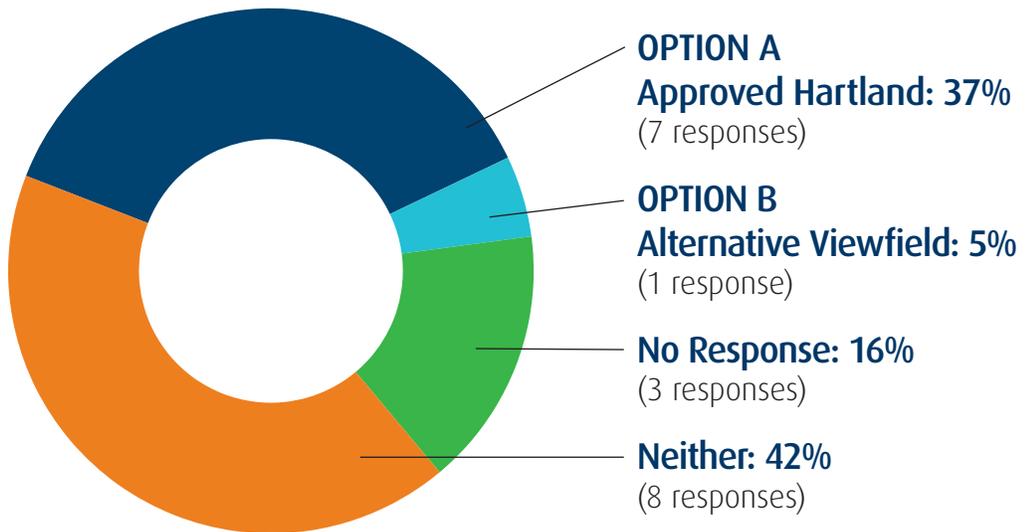
### Victoria - Burnside Gorge Community Centre

Monday, June 24, 2013 (70 responses\*)



### Oak Bay - Windsor Pavilion

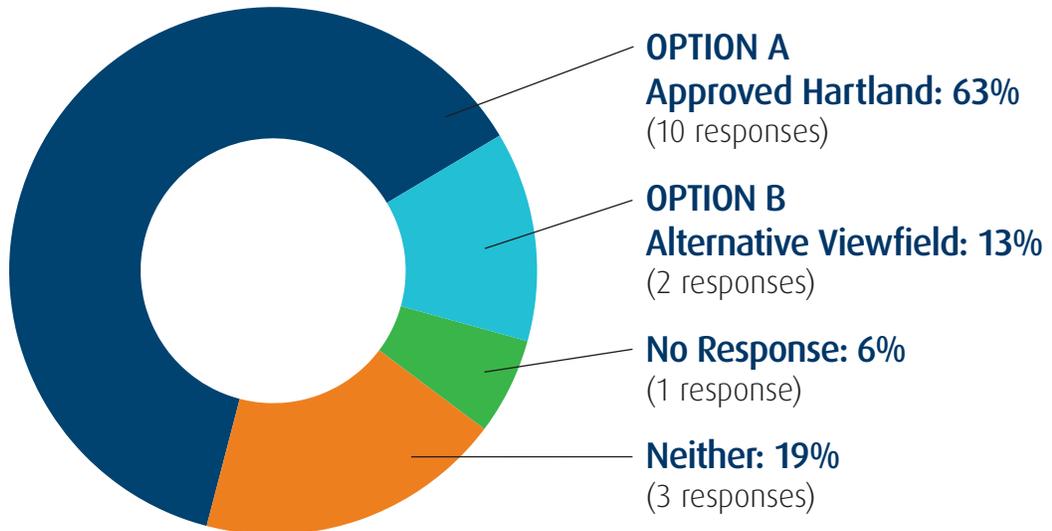
Tuesday, June 25, 2013 (19 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

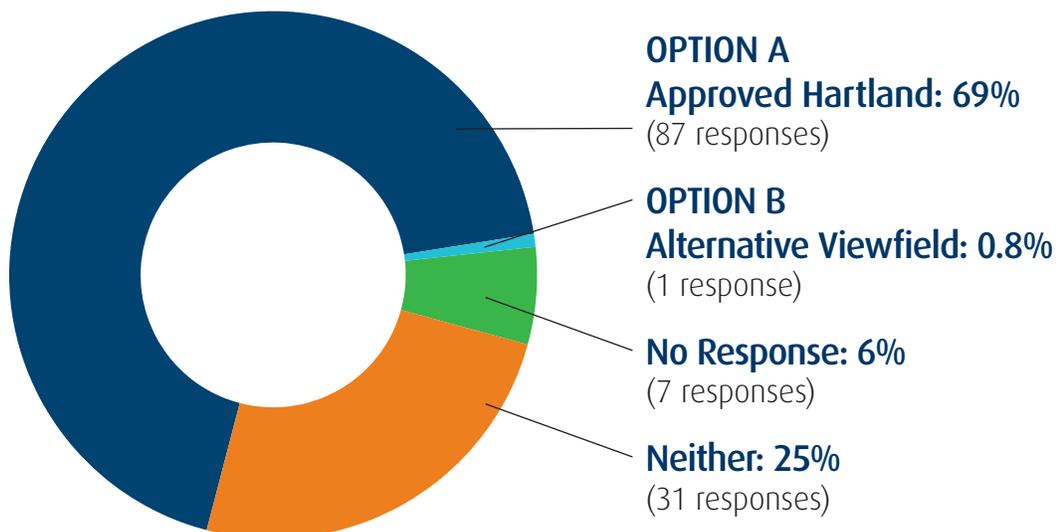
### Westshore - Juan de Fuca Recreation Centre

Wednesday, June 26, 2013 (16 responses\*)



### Victoria West - Da Vinci Centre

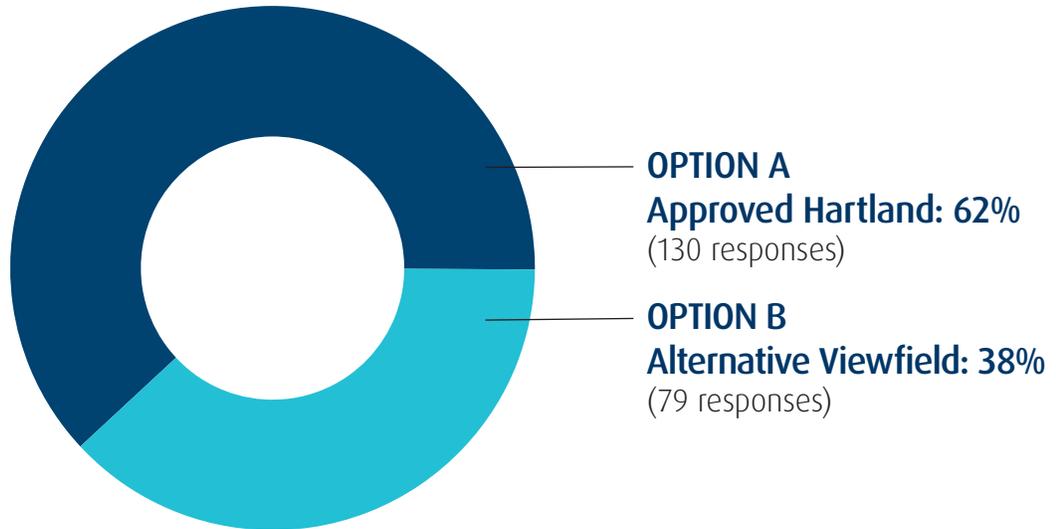
Thursday, June 27, 2013 (126 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

## Online Feedback

Available June 14, 2013 until midnight, June 28, 2013 (209 responses\*)

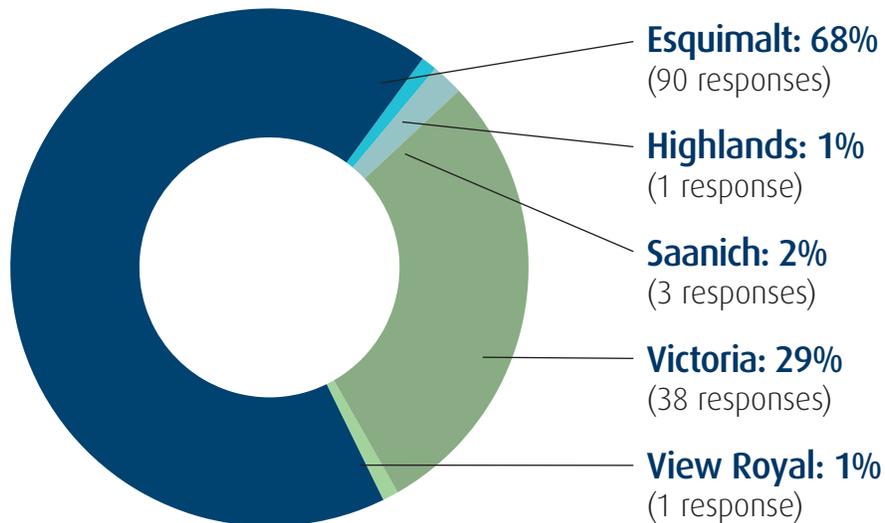


*\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.*

## Where do you reside in the CRD?

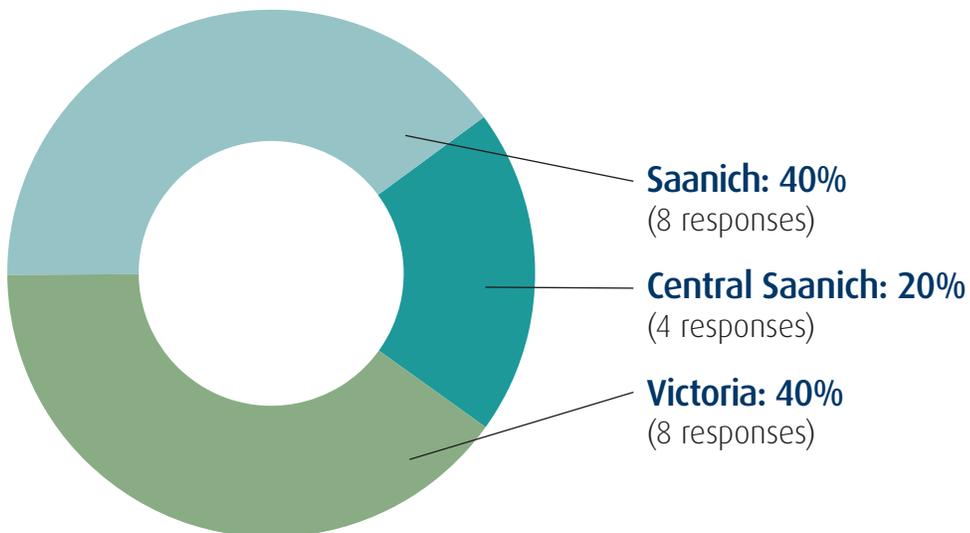
### Esquimalt - Royal Canadian Esquimalt Legion

Monday, June 17, 2013 (133 responses\*)



### Saanich - Greek Community Hall

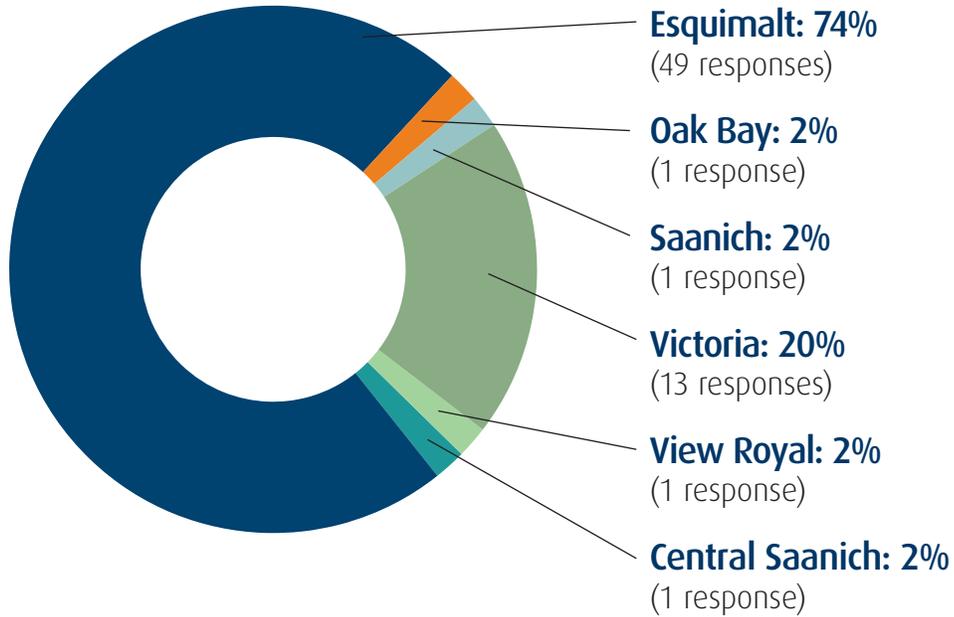
Tuesday, June 18, 2013 (20 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

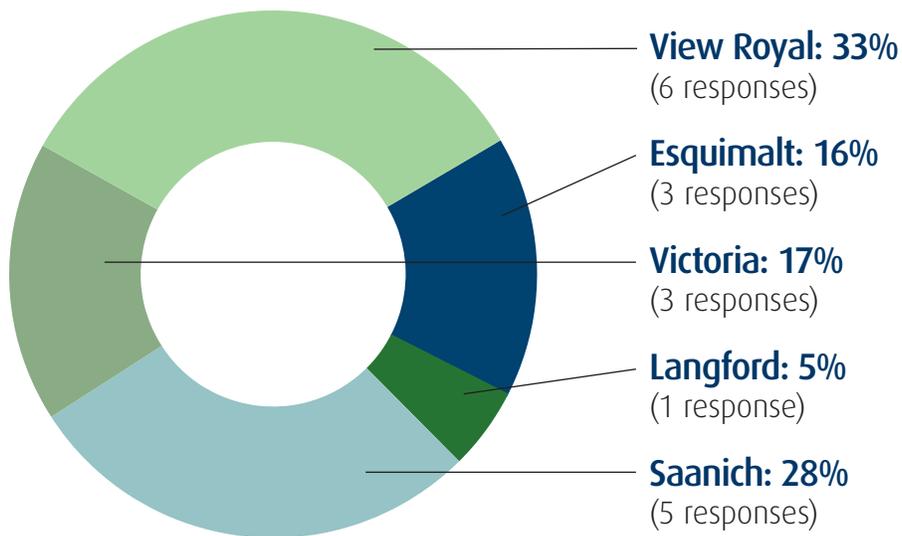
### Esquimalt - Royal Canadian Esquimalt Legion

Wednesday, June 19, 2013 (66 responses\*)



### Saanich/Juan de Fuca - Willis Point Community Hall

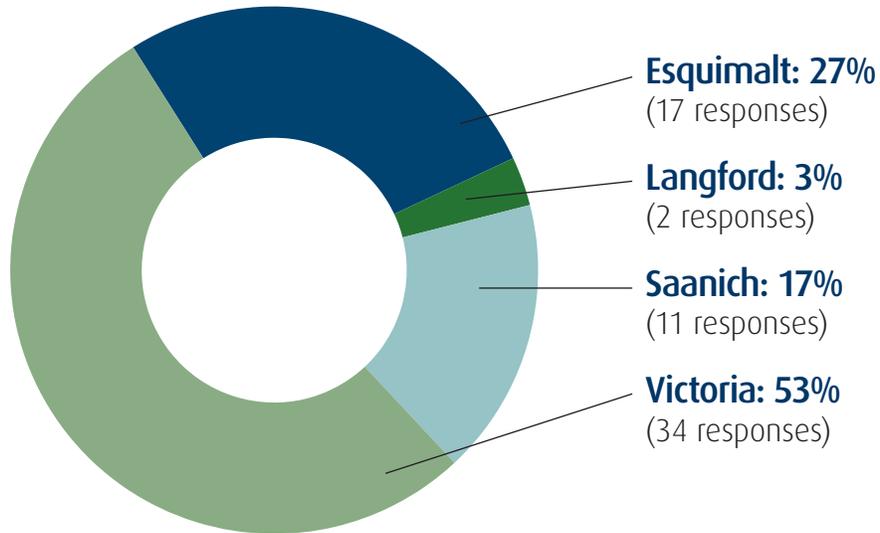
Thursday, June 20, 2013 (18 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

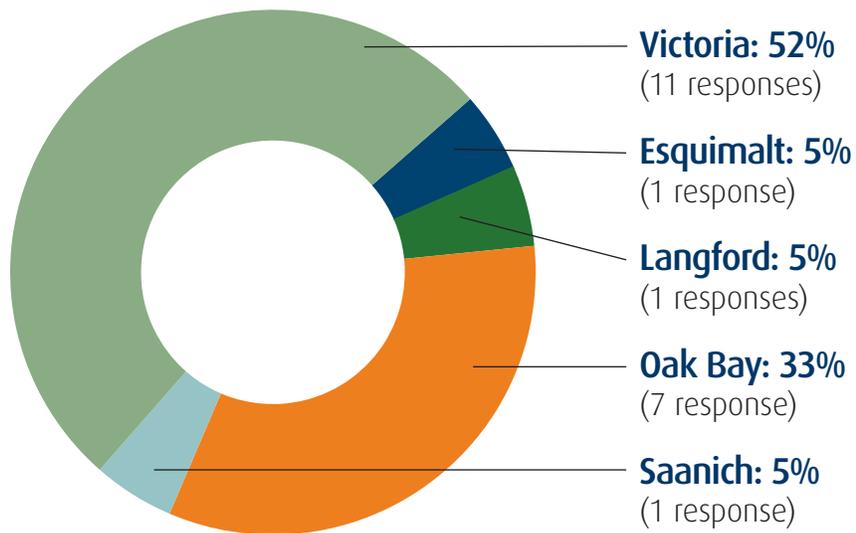
### Victoria - Burnside Gorge Community Centre

Monday, June 24, 2013 (64 responses\*)



### Oak Bay - Windsor Pavilion

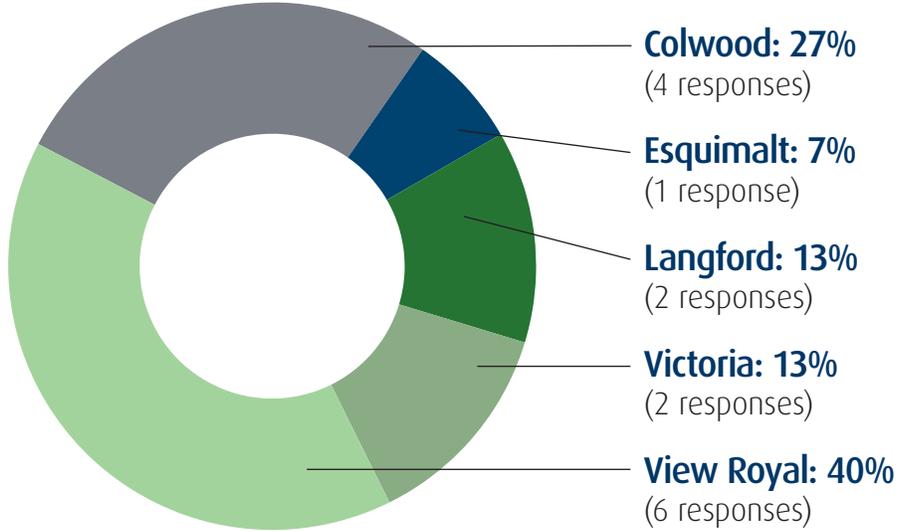
Tuesday, June 25, 2013 (21 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

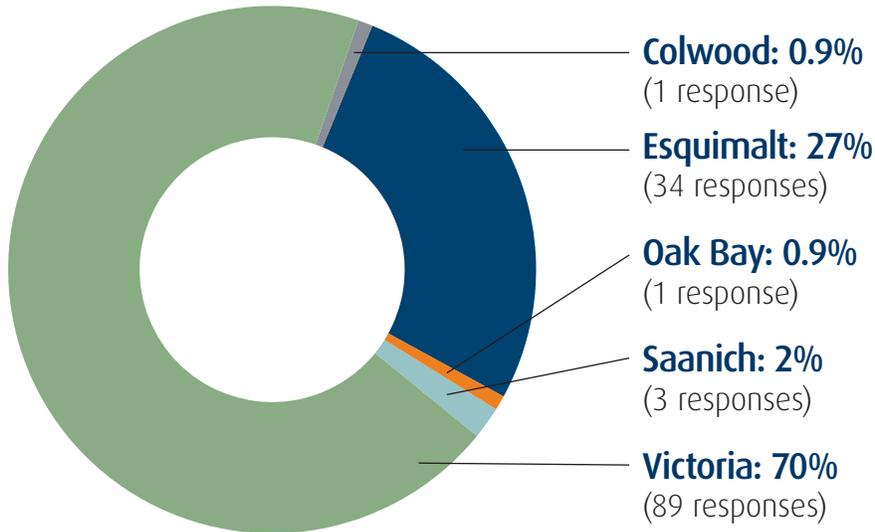
### Westshore - Juan de Fuca Recreation Centre

Wednesday, June 26, 2013 (15 responses\*)



### Victoria West - Da Vinci Centre

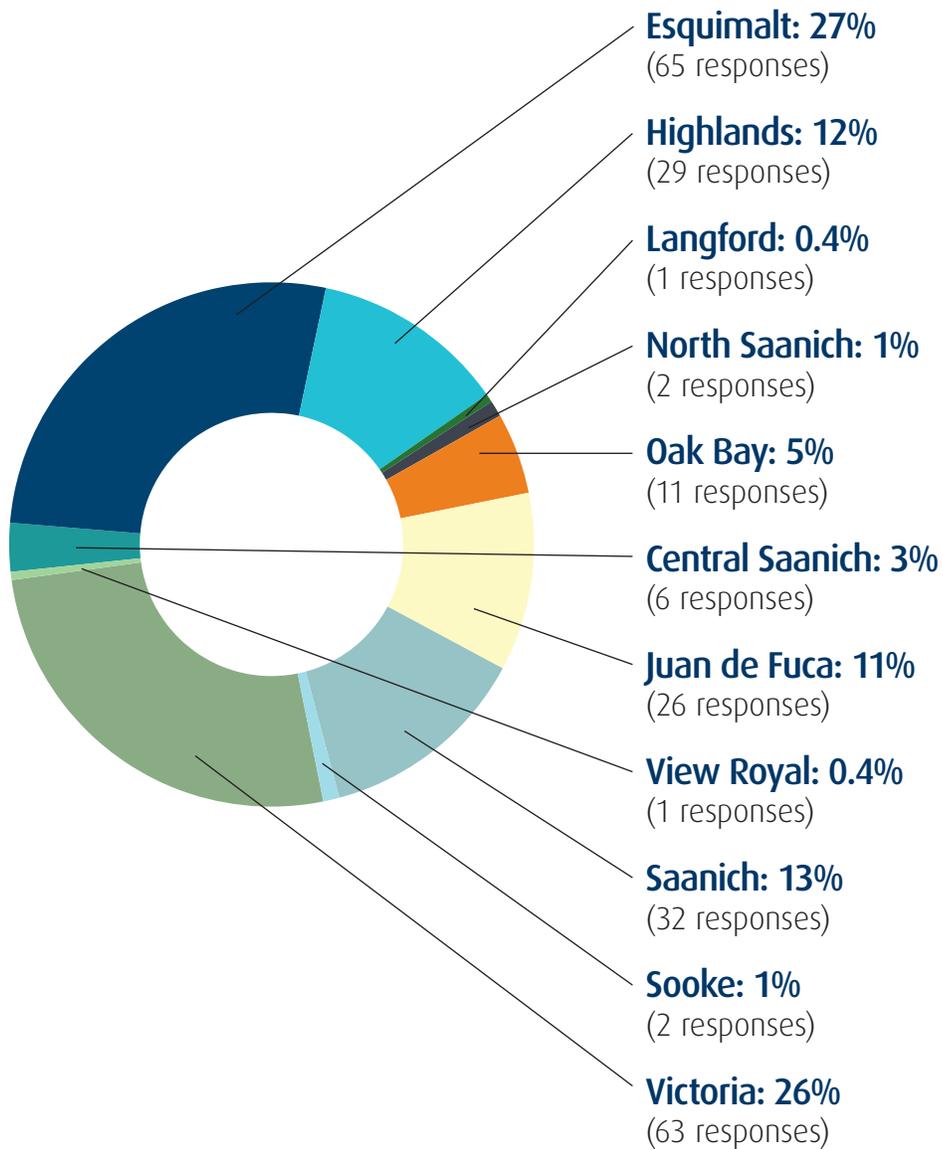
Thursday, June 27, 2013 (128 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

## Online Feedback

Available June 14, 2013 until midnight, June 28, 2013 (238 responses\*)



\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

Which triple bottom line criteria were most important to you when selecting your preferred site? Please rank the level of importance for each criteria (1 being most important).

**Economic Criteria\***

The results displayed highlight respondents’ top ranked priorities. The criteria with the highest percentage of first (1ST) rankings is noted as the top priority. The number of first or second (1ST or 2ND) rankings for a criterion were combined to provide a more comprehensive view of the top ranking priorities.

CRITERIA	RANK	Esquimalt	Saanich	Esquimalt	Saanich/Juan de Fuca	Victoria	Oak Bay	Westshore	Victoria West	Online Submissions	Overall Averages
		June 17	June 18	June 19	June 20	June 24	June 25	June 26	June 27	June 14 - June 28	
Capital costs	1ST	31%	46%	29%	45%	46%	30%	63%	36%	31%	40%
	1ST or 2ND	30%	46%	25%	40%	38%	35%	44%	37%	34%	37%
Tax revenue implications	1ST	48%	31%	44%	40%	31%	20%	25%	40%	34%	35%
	1ST or 2ND	43%	29%	42%	30%	38%	25%	36%	34%	37%	35%
Annual operating and maintenance costs	1ST	20%	23%	27%	15%	23%	50%	13%	24%	34%	25%
	1ST or 2ND	26%	25%	34%	30%	24%	40%	20%	29%	29%	29%

\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

## Environmental Criteria\*

The results displayed highlight respondents’ top ranked priorities. The criteria with the highest percentage of first (1ST) rankings is noted as the top priority. The number of first or second (1ST or 2ND) rankings for a criterion were combined to provide a more comprehensive view of the top ranking priorities.

CRITERIA	RANK	Esquimalt	Saanich	Esquimalt	Saanich/Juan de Fuca	Victoria	Oak Bay	Westshore	Victoria West	Online Submissions	Overall Averages
		June 17	June 18	June 19	June 20	June 24	June 25	June 26	June 27	June 14 - June 28	
Carbon footprint	1ST	19%	0%	19%	7%	19%	14%	11%	14%	20%	14%
	1ST or 2ND	19%	18%	18%	7%	19%	22%	10%	23%	20%	17%
Heat recovery potential	1ST	18%	11%	15%	13%	15%	7%	6%	12%	8%	12%
	1ST or 2ND	18%	6%	19%	14%	14%	11%	14%	10%	11%	13%
Energy use	1ST	12%	22%	15%	0%	14%	14%	17%	11%	8%	13%
	1ST or 2ND	17%	35%	17%	14%	15%	15%	21%	11%	12%	17%
Transmission reliability	1ST	12%	0%	13%	20%	13%	14%	22%	13%	17%	14%
	1ST or 2ND	12%	0%	12%	21%	14%	15%	14%	12%	17%	13%
Non-renewable resource	1ST	10%	11%	10%	0%	12%	7%	11%	11%	5%	9%
	1ST or 2ND	12%	6%	14%	7%	13%	7%	14%	34%	11%	13%
Terrestrial and habitat impacts	1ST	28%	56%	29%	60%	28%	43%	33%	39%	42%	40%
	1ST or 2ND	22%	35%	21%	36%	26%	30%	28%	30%	29%	29%

\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

### Social Criteria\*

The results displayed highlight respondents’ top ranked priorities. The criteria with the highest percentage of first (1ST) rankings is noted as the top priority. The number of first or second (1ST or 2ND) rankings for a criterion were combined to provide a more comprehensive view of the top ranking priorities.

CRITERIA	RANK	Esquimalt	Saanich	Esquimalt	Saanich/Juan de Fuca	Victoria	Oak Bay	Westshore	Victoria West	Online Submissions	Overall Averages
		June 17	June 18	June 19	June 20	June 24	June 25	June 26	June 27	June 14 - June 28	
Impact on property values	1ST	21%	36%	16%	19%	22%	20%	23%	25%	49%	27%
	1ST or 2ND	20%	37%	16%	15%	21%	15%	21%	22%	32%	22%
Operations traffic	1ST	6%	0%	7%	24%	7%	8%	0%	7%	11%	8%
	1ST or 2ND	7%	4%	8%	21%	6%	6%	4%	6%	12%	8%
Operations noise	1ST	7%	0%	9%	5%	8%	8%	0%	7%	0%	5%
	1ST or 2ND	6%	0%	10%	9%	8%	15%	8%	7%	8%	8%
Odour potential	1ST	15%	29%	18%	14%	12%	15%	54%	14%	15%	21%
	1ST or 2ND	16%	33%	16%	21%	17%	15%	42%	19%	18%	22%
Visual impacts	1ST	7%	0%	8%	0%	7%	8%	8%	6%	1%	5%
	1ST or 2ND	6%	0%	9%	3%	7%	8%	13%	7%	2%	6%
Construction disruption	1ST	7%	7%	8%	14%	8%	8%	8%	7%	7%	8%
	1ST or 2ND	6%	4%	8%	18%	7%	6%	8%	6%	6%	8%
Impacts on future development	1ST	8%	7%	10%	10%	9%	8%	0%	9%	4%	7%
	1ST or 2ND	10%	4%	8%	0%	10%	10%	0%	9%	7%	6%
Loss of beneficial site use	1ST	9%	0%	9%	0%	7%	10%	0%	7%	2%	5%
	1ST or 2ND	9%	4%	10%	3%	8%	8%	0%	7%	4%	6%
Compatibility with designated land use	1ST	13%	21%	9%	5%	9%	10%	8%	10%	9%	10%
	1ST or 2ND	12%	11%	11%	12%	9%	8%	4%	9%	8%	9%
Cultural resource impacts	1ST	7%	0%	5%	10%	11%	8%	0%	8%	3%	6%
	1ST or 2ND	7%	4%	5%	0%	9%	8%	0%	8%	4%	5%

\*Feedback numbers do not necessarily represent one response per person. Response was not required for all questions. Percentages have been rounded to the nearest whole number.

# Appendices



## Appendices

- A | Public Open Houses - Sample Advertisements**
- B | Discussion Guide**
- C | Public Open Houses - Displays**
- D | Public Open Houses - Feedback Comments**
- E | Emailed Feedback**
- F | General Correspondence**
- G | Willis Point Petition**

# Appendix A

## Public Open Houses - Sample Advertisements

### Print Ad

Capital Regional District	
<b>Core Area Wastewater Treatment Program</b> Notice of Public Consultations: Biosolids Siting	
<p>The Capital Regional District invites you to a Public Open House in your community, to comment on the potential Biosolids Energy Centre siting.</p> <p>Come and learn more about the various components of the Core Area Wastewater Treatment Program, biosolids digestion process, and the two biosolids sites being considered. The CALWMC would like to receive public input on the preferred site and the criteria that will be used to evaluate them. Plan to attend any of these public consultations and share your comments with us.</p> <p>Eight open houses have been scheduled throughout the Core Area:</p>	
<p><b><u>Esquimalt - Royal Canadian Esquimalt Legion</u></b>          622 Admirals Road  <b>Monday, June 17, 2013 from 4 - 8 pm</b></p>	
<p><b><u>Saanich - Greek Community Hall</u></b>          4648 Elk Lake Drive  <b>Tuesday, June 18, 2013 from 4 - 8 pm</b></p>	
<p><b><u>Esquimalt - Royal Canadian Esquimalt Legion</u></b>          622 Admirals Road  <b>Wednesday, June 19, 2013 from 4 - 8 pm</b></p>	
<p><b><u>Saanich/Juan de Fuca - Willis Point Community Hall</u></b>          6933 Willis Point Road  <b>Thursday, June 20, 2013 from 4 - 8 pm</b></p>	
<p><b><u>Victoria - Burnside Gorge Community Centre</u></b>          471 Cecelia Road, Activity Centre  <b>Monday, June 24, 2013 from 4 - 8 pm</b></p>	
<p><b><u>Oak Bay - Windsor Pavilion</u></b>          2451 Windsor Road, Sports Room  <b>Tuesday, June 25, 2013 from 4 - 8 pm</b></p>	
<p><b><u>Westshore - Juan de Fuca Recreation Centre</u></b>          1767 Island Highway, Lookout Lounge  <b>Wednesday, June 26, 2013 from 4 - 8 pm</b></p>	
<p><b><u>Victoria West - Da Vinci Centre</u></b>          195 Bay Street, Upper Hall  <b>Thursday, June 27, 2013 from 5 - 8 pm</b></p>	
<p>For more information, please visit  <a href="http://www.crd.bc.ca/cawtp">www.crd.bc.ca/cawtp</a>          or call 250.360.3002.</p>	

### Radio Scripts (Sample)

*"The Capital Regional District invites you to a Public Open House in your community, to comment on the potential Biosolids Energy Centre siting. Happening June 17th to 27th (now-thru-June 27th) whether you live in Saanich, Esquimalt, the Westshore, Oak Bay or Victoria, don't miss your chance, to have your say. For more information, on all aspects being considered, and to find the nearest upcoming meeting, visit crd dot bc dot ca slash c a w t p"*

*"The Capital Regional District invites you to a Public Open House in your community, to comment on the potential Biosolids Energy Centre siting. The CRD's next Public Consultation takes place THIS AFTERNOON from 4-'til-8: at The Willis Point Community Hall, 6933 Willis Point Road in Saanich/Juan de Fuca. Wherever you live in the region, don't miss your chance, to have your say! For more information on all aspects being considered, and to find the nearest upcoming meeting, visit: crd dot bc dot ca slash c a w t p"*

# Appendix B Discussion Guide



Core Area Wastewater Treatment Program

## Biosolids Energy Centre Site Selection Discussion Guide




**The Capital Regional District is considering the selection of a Biosolids Energy Centre (BEC) site for the Core Area Wastewater Treatment Program.**

In 2006, the Minister of Environment directed the CRD to set a schedule for the provision of secondary wastewater treatment.

Accordingly, in 2010, the CRD Board approved the Liquid Waste Management Plan Amendment #8. The approved Plan designates the Hartland Landfill North area as the location of a BEC for the treatment of sludge generated from the McLoughlin Wastewater Treatment Plant (WWTP). In response to public concerns about the length of the pipeline, elevation gain and the number of pump stations required to transfer sludge from the McLoughlin WWTP to the Hartland BEC, the Core Area Liquid Waste Management Committee (CALWMC) directed staff to search out other potential sites for the BEC.

An extensive search for potential alternative locations has been undertaken. While a number of potential sites were identified, the CRD secured one alternative site that met the established criteria at 808 and 836 Viewfield Road in Esquimalt. The CRD purchased the

property in March 2013 with the intention of bringing both sites to the public for their consideration and feedback prior to the CRD making the final decision on the BEC site.

**What is a Biosolids Energy Centre (BEC)**  
As part of the sewage treatment process, organic material (sludge), also known as biosolids, is removed from the wastewater in the treatment plant. Sludge from the McLoughlin WWTP will be pumped via pipeline to the BEC for treatment. The BEC will use thermophilic anaerobic digesters which operate at high temperatures in order to process sludge at a faster speed to produce pathogen-free biosolids.

The digestion process, which breaks down the organic (biodegradable) material, produces mainly methane and carbon dioxide. The biogas recovered during the digestion process will be purified and can be used for carbon offsets. The residual biosolids can be dried and used as a low grade fuel or as a soil amendment.

### Understanding a BEC

**What the Facility Will Look Like**  
The BEC will consist of a series of buildings and digester tanks less than 8 metres high (2 storeys). A parcel of land 1.6 hectares or larger is needed to accommodate the facility.



Saskatoon Facility

**What it Takes to Be a Good Neighbour**  
The CRD is committed to ensuring that any impacts due to the construction and operation of the BEC are kept to a minimum.

**ODOUR CONTROL**  
All facilities are within enclosed buildings with odour control. Redundancies will be built into the designs including backup equipment and power.

**NOISE**  
Noise attenuation will be a design requirement to ensure minimal audible noise outside the perimeter of the facility.

**TRAFFIC MANAGEMENT**  
Plans for managing traffic disruptions will be developed for the construction phase. For example, the traffic at the Viewfield site will decrease and the amount of traffic at the Hartland site will increase slightly.

**SAFETY**  
The CRD will adhere to the highest standards to ensure the safety of nearby residents. The facility will be built with several safety mechanisms in place to prevent any accumulation of gas in the system.

The structures to be built on the site include:

- four thermophilic anaerobic digestion tanks which operate at high temperatures (55°C) in order to process sludge at a faster speed
- an energy and heat extraction building
- a sludge dewatering building
- a thermal drying building
- a receiving station for fats, oils, and grease (FOGs)\*
- an operations building
- a gas flaring unit (back-up system)
- phosphorus recovery facilities
- odour control facilities
- a biogas treatment and scrubbing facility

*\*In the absence of treatment, FOGs that enter the wastewater system can deplete oxygen in receiving waters (the ocean). It takes additional energy for treatment plants to break down excess FOG entering the system.*



Kelowna Wastewater Treatment Facility and surrounding community

### Option A: Approved Hartland Landfill North



### Option B: Alternative Viewfield Road



### The Candidate Sites

**Narrowing the Choices**  
The site selection criteria for a BEC are based on technical requirements, feedback from public engagement, and direction from the CALWMC.

The siting criteria reflects economic, social, and environmental principles that are important in considering sites.

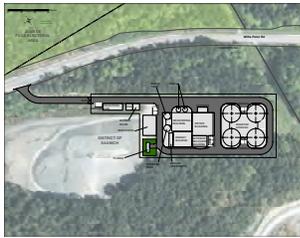
It is the CRD's position not to expropriate land for this program or request the removal of land from the Agricultural Land Reserve for facilities. This excluded various sites from consideration.

Following these criteria, Hartland Landfill North has been designated as the approved BEC site in the 2010 amendment to the Core Area Liquid Waste Management Plan approved by the Province. The Viewfield Road property has been purchased as an alternative site.

**Option A: Approved Hartland Landfill North**  
The approved site for the BEC is located outside of the active landfill area on a site formerly used for composting yard waste. This portion of the Hartland Landfill North site is located north of the active face and is accessed by Willis Point Road. The former yard waste composting site includes a paved access road with a left turn lane on Willis Point Road designed for truck access.

**Option B: Alternative Viewfield Road**  
The alternative Viewfield Road Site is located at 808 and 836 Viewfield Road in Esquimalt. The site backs onto the EBN Railway right of way with a large BC Hydro sub-station located just north of the site. The site is mainly surrounded by light industrial lands except along the southeast where there are some residences.

**Option A: Approved Hartland Landfill North**



**Option B: Alternative Viewfield Road**



**How We Evaluate Our Options: The Triple Bottom Line**

The triple bottom line (TBL) is a decision-making method for evaluating Program options. The TBL is designed to provide decision makers with a balanced framework to understand the cost benefits of options across a spectrum of economic, environmental and social principles, and objectives. Understanding the economic, environmental and social implications of the options that reflect community values leads to long-term and sustainable decisions. Please consider these when making your choice for a preferred site.



**Costs for the BEC**

OPTION A: APPROVED HARTLAND LANDFILL NORTH SITE	OPTION B: ALTERNATIVE VIEWFIELD ROAD SITE
CRD SHARE OF CAPITAL COST (\$M)	
\$99.30	\$106.60*
ANNUAL OPERATIONS & MAINTENANCE COST (\$M)	
\$5.55	\$5.44

\*The landing partnership includes land costs which are the sole responsibility of the CRD. As a result, the CRD's share of the capital costs are higher for the alternative Viewfield Road site where the cost of the property is greater at \$17 million.

**The Funding Partnership**

The BEC will be procured through a public-private partnership.

Once selected, the private sector proponent will be responsible for designing, building, financing, operating and maintaining the new BEC for a total concession period of 25 years.

The CRD will maintain ownership of the facility and accountability for the program through a performance-based contract to ensure that high standards are met throughout the life of the contract.

**The BEC Funding Breakdown**

Federal contribution:  
up to \$83.4 million

Provincial contribution:  
up to \$113 million

CRD contribution:  
up to \$99.3 million

**Triple Bottom Line: Benefits and Challenges**

OPTION A: APPROVED HARTLAND LANDFILL NORTH SITE	OPTION B: ALTERNATIVE VIEWFIELD ROAD SITE
<b>BENEFITS</b>	
<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Because of its remote location, land costs are much less than for the alternative Viewfield site.</li> <li>The CRD owns this land.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>Additional land in proximity to the site is available to accommodate future complementary activities such as greenhouses.</li> <li>Existing disturbed area.</li> </ul> <p><b>SOCIAL</b></p> <ul style="list-style-type: none"> <li>No archaeological sites or archaeological potential have been identified on the site.</li> <li>The site is a rural area. The nearest residence is 1.2km away.</li> <li>The current planning policies and zoning of the areas surrounding the site make it unlikely that residential, commercial, or industrial development will occur on surrounding lands in the foreseeable future.</li> <li>The CRD owned lands around the site are surrounded by trees to provide a buffer zone to area residents and will not be visible from Willis Point Road.</li> </ul>	<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Operation, maintenance and power costs for the alternative Viewfield site are \$107,000 per annum which is 2% less than for the approved Hartland site.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>The site has no natural plant communities, wildlife or wildlife habitat.</li> <li>The close proximity of the McLoughlin WWTP to the Viewfield Road site offers the potential to recover heat at the WWTP to heat digesters and dry biosolids.</li> <li>The site is close to the natural gas distribution system for the sale of biogas.</li> </ul> <p><b>SOCIAL</b></p> <ul style="list-style-type: none"> <li>Vehicle traffic after construction would be much less than present use.</li> </ul>
<b>CHALLENGES</b>	
<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Due to its distance from McLoughlin WWTP plant (18km) and the increase in elevation (189m) the site will require four pumping stations to convey the sludge to Hartland.</li> <li>Additional site servicing requirements include power extension, a 6km gas line, water pipeline, a one million litre reservoir and fire pump.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>Additional energy consumption is required to pump a distance of 18km and an elevation gain of 189m.</li> <li>6km of pipeline will be required to connect to the Fortis gas line.</li> <li>The 18km pipeline route includes 10 waterway crossings and 12 major road crossings.</li> </ul>	<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Properties with CRD facilities, such as hospitals and parks, do not pay municipal property taxes. The BEC would remove prime industrial land and reduce Esquimalt's tax base.</li> <li>The land cost \$17 million.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>Less energy is required to pump a distance of 2km and over 12m of elevation gain.</li> <li>The 2km pipeline route includes one major road crossing.</li> </ul> <p><b>SOCIAL</b></p> <ul style="list-style-type: none"> <li>The perception that the presence of a BEC at the site may adversely affect future residential, commercial, or mixed-use redevelopment.</li> <li>The Viewfield site would represent a second wastewater facility in the municipality of Esquimalt.</li> <li>Impact from construction traffic.</li> <li>The perception that there is a safety issue.</li> </ul>



**Have your say.**

Public consultation is a key step in the CRD's decision making process.

- Information is available through news releases, online access and in-person events.
- Consultations will seek feedback from residents on the approved and alternative sites.
- Following public consultations, feedback will be included in a report to the CALWMC. Members of the public are invited to attend a committee or board meeting.
- Public feedback will be considered in the Committee's selection of the preferred location. The CALWMC will make a recommendation to the Board on the preferred BEC sites. A decision is expected this summer.
- The Province may be required to approve the Core Area LWMP Amendment.

**Next steps**

We want to hear from you. Express your views on the approved site and alternative site. Share your views by visiting an open house and filling out a feedback form. Or fill out a form online at [www.crd.bc.ca/cawtp](http://www.crd.bc.ca/cawtp)

[www.crd.bc.ca](http://www.crd.bc.ca)



# Appendix C

## Public Open House - Displays

CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

### Welcome: Biosolids Energy Centre Open House




**Open House**

The open houses are being held to provide residents with information on the potential location for the BEC. We want to hear your input on the two candidate sites.

**What you can learn**

The display panels around the room have information about the BEC, how it works and the candidate locations. You can learn about the siting criteria and the benefits and challenges of the two candidate sites.

**Have your say**

Ask questions of the CRD staff and consultants and be sure to fill out a feedback form. Your comments will be used to help the committee make a decision on the best location for the BEC.

**How you can participate**

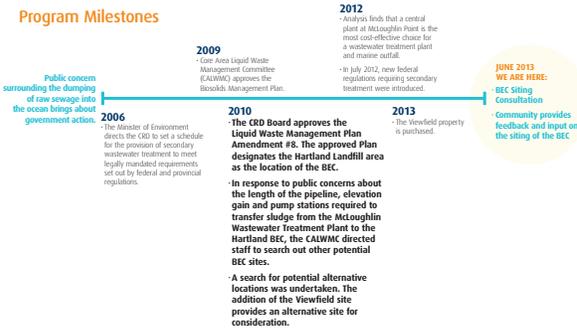
- Attend an open house
- Fill out a feedback form (at an open house or online)
- Attend a Committee meeting or Board meeting

CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

### An Overview of the Process



**Program Milestones**



- 2006** - The Minister of Environment directs the CRD to set a schedule for the provision of secondary wastewater treatment to meet legally mandated requirements, set out by federal and provincial regulations.
- 2009** - Oak Area Liquid Waste Management Committee (CALWMC) approves the Biosolids Management Plan.
- 2010** - The CRD Board approves the Liquid Waste Management Plan Amendment #8. The approved Plan designates the Hartland Landfill area as the location of the BEC.
  - In response to public concerns about the length of the pipeline, elevation gain and pump stations required to transfer sludge from the McLoughlin Wastewater Treatment Plant to the Hartland BEC, the CALWMC directed staff to search out other potential BEC sites.
  - A search for potential alternative locations was undertaken. The addition of the Viewfield site provides an alternative site for consideration.
- 2012** - Analysis finds that a central plant at McLoughlin Point is the most cost-effective choice for a wastewater treatment plant and marine outfall.
  - In July 2012, new federal regulations requiring secondary treatment were introduced.
- 2013** - The Viewfield property is purchased.
- JUNE 2013 WE ARE HERE:** BEC Siting Consultation
  - Community provides feedback and input on the siting of the BEC

CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

### Introduction to The Core Area Wastewater Treatment Program



The CRD operates wastewater treatment facilities across the region servicing over 300,000 residents. Currently, there are two stages of treating sewage in the Capital Regional District.

**PRELIMINARY TREATMENT** - screens out coarse solids (rocks, rags, plastics, etc.) and grit (sand and gravel) which are normally sent to Hartland landfill. Wastewater is screened down to 6mm sized particles at the CRD's Clover Point and Macaulay Point Facilities, where preliminary treatment is currently in effect. The screened wastewater then continues unimpeded and discharged through two deep ocean outfalls into the marine waters of Juan de Fuca Strait.

**SECONDARY TREATMENT** - removes dissolved oxygen-demanding organic substances by using bacteria to convert degradable organic matter into bacterial cells. The wastewater is then clarified by separating treated liquid from grown bacterial cells using gravity. Bacteria and sludge is then either processed onsite or sent to a separate solids treatment facility.

Many of the facilities in the CRD, including those in the Gulf Islands, the District of Sooke and the Saanich Peninsula, provide secondary treatment of sewage.

**CORE AREA**

In March 2006, the Minister of Environment determined that secondary sewage treatment is required in the Capital Region - which included Colwood, Esquimalt, Langford, Oak Bay, Saanich, Victoria and View Royal.

In order to bring the core area in compliance with provincial and federal government regulations, the CRD must now introduce secondary treatment. This map outlines the region's current sewage treatment plants and outfalls.



CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

### What Is the Decision Making Process?



**Have a Say**

Public consultation is a key step in the CRD's decision making process to choose a BEC site.

- Information has been provided through news releases, online access and in-person events.
- Consultations will seek feedback from residents on the approved and alternative site.
- Following public consultations, feedback will be included in a report to the CALWMC.
- Public feedback will be considered in the CALWMC's decision. The CALWMC will make a recommendation to the Board. A decision is expected this summer.
- The Province may be required to approve the Core Area LWMP Amendment.



### CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## How Does a Biosolids Energy Centre Work?

**CRD**  
Making a Difference, Together

- A BEC is necessary to treat sludge produced at the McLaughlin WWTP.
- The sludge from the McLaughlin WWTP will be pumped via a small diameter (250mm) pipeline to the BEC.
- The BEC will use digesters to produce pathogen-free, Class A biosolids which is the residual material (sludge) left from the wastewater treatment process.
- The digesters use micro organisms (anaerobic bacteria) to break down the sludge (biodegradable material). The process produces biogas, consisting primarily of methane and carbon dioxide.
- The biogas recovered during the digestion of the sludge will be purified and have beneficial uses.
- Recovery of the biogas can reduce fossil fuel use and greenhouse gas emissions.
- A second pipeline will be required to return water removed from the sludge at the BEC for treatment at McLaughlin WWTP. The sludge produced at McLaughlin WWTP is 98% water.

### CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## The Triple Bottom Line Explained

**CRD**  
Making a Difference, Together

### How We Evaluate Our Options

The triple bottom line (TBL) is a decision-making method for evaluating program options. The TBL is designed to provide decision makers with a balanced framework to understand the cost benefits of options across a spectrum of economic, environmental and social principles, and objectives. Understanding the economic, environmental and social implications of the options that reflect community values leads to long-term and sustainable decisions. Please consider these when making your choice for a preferred site.

#### ECONOMIC CRITERIA

- Capital costs
- Tax revenue implications
- Annual operating and maintenance costs

#### ENVIRONMENTAL CRITERIA

- Carbon footprint
- Heat recovery potential
- Energy use
- Transmission reliability
- Nonrenewable resource
- Terrestrial and intertidal habitat impacts

#### SOCIAL CRITERIA

- Impact on property values
- Operators traffic
- Operators noise
- Odour potential
- Visual impacts
- Construction disruption
- Impacts on future development
- Loss of beneficial site use
- Compatibility with degraded land use
- Cultural resource impacts

### CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## What Does a Biosolids Energy Centre Look Like?

**CRD**  
Making a Difference, Together

The BEC will consist of a series of buildings and digester tanks approximately 8 metres high (two storeys). A parcel of land 1.6 hectares or larger is needed to accommodate the facility.

The structures to be built on the site include:

- four thermophilic anaerobic digestion tanks which operate at high temperatures (55) in order to process sludge at a faster speed.
- an energy and heat extraction building
- a sludge dewatering building
- a thermal drying building
- a receiving station for fats, oils, and grease (FOG)
- an operations building
- a gas flaring unit (back-up system)
- phosphorus recovery facilities
- odour control facilities
- biogas treatment and scrubbing facility

**EDMONTON**      **SASKATOON**  
**DENVER**            **DUBLIN**

To the absence of treatment, CO2 that enters the wastewater system can dissipate vapour in a nearby vicinity (the canopy) if it takes additional energy for treatment plants to break down excess CO2 entering the system.

### CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## Triple Bottom Line: Benefits and Challenges

**CRD**  
Making a Difference, Together

	OPTION A: APPROVED HARTLAND LANDFILL NORTH SITE	OPTION B: ALTERNATIVE VIEWFIELD ROAD SITE
<b>BENEFITS</b>	<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Because of its remote location, land costs are much less than for the alternative Viewfield site.</li> <li>The CRD owns the land.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>Additional land in proximity to the site is available to accommodate future complementary activities such as greenhouses.</li> <li>Existing disturbed area.</li> </ul> <p><b>SOCIAL</b></p> <ul style="list-style-type: none"> <li>No archaeological sites or archaeological potential have been identified on the site.</li> <li>The site is a rural area. The nearest residence is 1.2 km away.</li> <li>The current planning policies and zoning of the area surrounding the site make it unlikely that residential, commercial, or industrial development will occur on surrounding lands in the foreseeable future.</li> <li>The CRD owned lands around the site are surrounded by trees to provide a buffer zone to area residents and will not be visible from within most roads.</li> </ul>	<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Operation, maintenance and power costs for the alternative Viewfield site are \$102000 per annum, which is 2% less than for the approved Hartland site.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>The site has no natural plant communities, wildlife or wildlife habitat.</li> <li>The close proximity of the McLaughlin WWTP to the Viewfield Road site offers the potential to recover heat at the WWTP to heat digesters and dry biosolids.</li> <li>The site is close to the natural gas distribution system for the site of biogas.</li> </ul> <p><b>SOCIAL</b></p> <ul style="list-style-type: none"> <li>No archaeological sites or archaeological potential have been identified on the site.</li> <li>Vehicle traffic after construction would be much less than present use.</li> </ul>
<b>CHALLENGES</b>	<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Due to its distance from McLaughlin WWTP plant (18 km) and the increase in elevation (18m) the site will require four pumping stations to convey the sludge to landfill.</li> <li>Additional site servicing requirements include power extension, a 6m gas line, water pipeline, a one million litre reservoir and fire pump.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>Additional energy consumption is required to pump a distance of 18km and an elevation gain of 18m.</li> <li>Slits of pipeline will be required to connect to the natural gas pipeline in order to connect to the Fortis gas line.</li> <li>The 18km pipeline route includes 10 roadway crossings and 12 major road crossings.</li> </ul>	<p><b>ECONOMIC</b></p> <ul style="list-style-type: none"> <li>Impacts with CRD facilities, such as hospitals and parks, do not play municipal property taxes. The BEC would recover some industrial land and reduce Esquimaux's tax base.</li> <li>The CRD purchased this land for \$17 million.</li> </ul> <p><b>ENVIRONMENTAL</b></p> <ul style="list-style-type: none"> <li>Extra energy is required to pump a distance of 2km and over 17m of elevation gain.</li> <li>The 2km pipeline route includes one major road crossing.</li> </ul> <p><b>SOCIAL</b></p> <ul style="list-style-type: none"> <li>The perception that the presence of a biosolids facility at the site may adversely affect future residential, commercial, or residential redevelopment.</li> <li>The Viewfield site would require a second wastewater facility in the municipality of Esquimaux.</li> <li>Impact from construction traffic.</li> <li>The facility will be built with several safety mechanisms in place to prevent any accumulation of gas in the system.</li> </ul>

### CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## What Does it Mean to Have a Biosolids Energy Centre in the Neighbourhood?

**CRD**  
Making a Difference, Together

### Planning the Right Kind of Facility

The CRD is committed to ensuring that any construction and operational impacts are kept to a minimum.

**Odour**  
All operations are within enclosed buildings with odour control. Redundancies will be built into the designs, including backup equipment and power.

**Noise**  
Noise attenuation will be a design requirement to ensure minimal audible noise outside the perimeter of the facility.

**Traffic**  
Plans for managing traffic disruptions will be developed for the construction phase. For example, the traffic at the Viewfield site will decrease and the amount of traffic at the Hartland site will increase slightly.

**Safety**  
The CRD will adhere to the highest standards to ensure the safety of nearby residents. The facility will be built with several safety mechanisms in place to prevent any accumulation of gas in the system.

**KELOWNA WASTEWATER TREATMENT FACILITY**  
Biosolids Wastewater Treatment Facility and surrounding community

### CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## Triple Bottom Line Criteria

The CRD has taken a triple bottom line approach to analyzing the candidate sites for the BEC.

CRITERIA	OPTION A: APPROVED HARTLAND LANDFILL NORTH SITE	OPTION B: ALTERNATIVE VIEWFIELD ROAD SITE
<b>ECONOMIC</b>	<ul style="list-style-type: none"> <li>Land for option A is owned by CRD.</li> <li>Option B is on private land.</li> <li>Option B is on private land which is owned by CRD.</li> <li>Option B is on private land which is owned by CRD.</li> <li>Option B is on private land which is owned by CRD.</li> </ul>	<ul style="list-style-type: none"> <li>Land for option B is owned by CRD.</li> <li>Option B is on private land.</li> <li>Option B is on private land which is owned by CRD.</li> <li>Option B is on private land which is owned by CRD.</li> <li>Option B is on private land which is owned by CRD.</li> </ul>
<b>ENVIRONMENTAL</b>	<ul style="list-style-type: none"> <li>Option A is on a rural area.</li> </ul>	<ul style="list-style-type: none"> <li>Option B is on a rural area.</li> </ul>
<b>SOCIAL</b>	<ul style="list-style-type: none"> <li>Option A is on a rural area.</li> </ul>	<ul style="list-style-type: none"> <li>Option B is on a rural area.</li> </ul>

\*Based on public feedback from initial open house sessions this board was removed at future sessions.

CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## What Are the Potential Sites for the Biosolids Energy Centre?

**CRD**  
Making Different, Together

The site selection criteria for a biosolids facility are based on technical requirements, feedback from public engagement, and direction from the CALWC.

The siting criteria reflects economic, social, and environmental principles that are important in considering sites.

It is the CRD's position not to expropriate land for this program or request the removal of land from the Agricultural Land Reserve for facilities. This excluded various sites from consideration. Following these criteria, Hartland Landfill North has been designated as the approved BEC site in the 2010 amendment to the Core Area Liquid Waste Management Plan approved by the province.

In response to public concerns about the length of the pipeline, elevation gain and pump stations required to transfer sludge from the McLaughlin WWTP to the Hartland BEC, the CALWC directed staff to search out other potential BEC sites.

A search for potential alternative locations was undertaken and the Viewfield Road property has been purchased to provide an alternative site for consideration.

**OPTION A: APPROVED HARTLAND LANDFILL NORTH** has been designated as the approved BEC site in the early planning stages.

**OPTION B: ALTERNATIVE VIEWFIELD ROAD** has been formally secured as an alternative site after further review and in response to public concern.

**STUDY FOR POTENTIAL SITES**

CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## Option A: Approved Site: Hartland Landfill North

Wider View

**CRD**  
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## Option A: Approved Site: Hartland Landfill North

Conceptual Layout

**CRD**  
Making Different, Together

The approved site for the BEC is located outside of the active landfill area so it can be used for composting and other uses. The portion of the regional landfill area is located north of the area that is owned by Hills Farm Road. The former used waste containing an unknown amount of asbestos will be left in place on Hills Farm Road designed for road access.

Do you have any additional benefits or challenges for this site you would like to add?

Concept images of the approved Hartland Landfill North site

CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## Option B: Alternative Viewfield Road Site

Wider View

**CRD**  
Making Different, Together

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## Option B: Alternative Viewfield Road Site

Conceptual Layout

**CRD**  
Making Different, Together

The alternative Viewfield site is located at 20th and 21st Street Viewfield Road in Coquitlam. The site sits on the right business side of road with a large 40' water cut-off located just north of the site. The site is currently surrounded by 200' elevated flood zone along the industrial district. There are some residences.

Do you have any additional benefits or challenges for this site you would like to add?

Concept images of the alternative Viewfield Road site

CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## How Does the Proposed Piping Compare?

**CRD**  
Making Different, Together

**OPTION A: APPROVED HARTLAND LANDFILL NORTH**  
This site will require 18km of pipe over 189m of elevation and 4 pump stations.

**OPTION B: ALTERNATIVE VIEWFIELD ROAD**  
This site will require 2km of pipe over 17m of elevation.

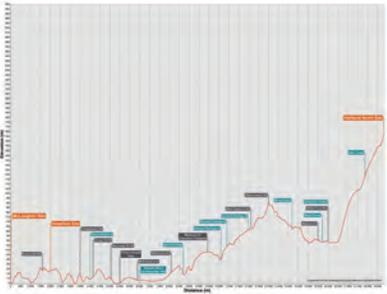
CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## How Does the Elevation Compare?



**OPTION A: APPROVED HARTLAND LANDFILL NORTH**  
This site will require 18km of pipe over 189m of elevation and 4 pump stations.

**OPTION B: ALTERNATIVE VIEWFIELD ROAD**  
This site will require 2km of pipe over 17m of elevation.



CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## Your Feedback



**Have Your Say**

**1. Please indicate your preferred site for the BEC:**  
OPTION A: Approved Hartland Landfill North    OPTION B: Alternative Viewfield Road

**2. Which triple bottom line criteria were most important to you when selecting your preferred site? Please rank the level of importance (1 being most important) for each criteria?**

ECONOMIC CRITERIA	ENVIRONMENTAL CRITERIA	SOCIAL CRITERIA
Capital cost Tax revenue implications Annual operating and maintenance costs	Carbon footprint Heat recovery potential Energy use Transmission reliability Renewable resource Recreational and aesthetic habitat impacts	Impact on property values Operations traffic Operations noise Odour potential Visual impacts Construction disruption Impacts on future development Loss of beneficial use sites Compatibility with designated land use Cultural resource impacts

**3. Where do you reside in the CRD?**

**Next Steps**  
These open houses will seek feedback from residents on the approved and alternate site. Please speak with CRD staff and fill out a feedback form or comment online at [www.crd.bc.ca/cawtp](http://www.crd.bc.ca/cawtp)

This feedback will be included in a report to the CALWMC and considered in the CALWMC's selection of the preferred location. The CALWMC will make a recommendation to the Board. A decision is expected this summer.



CORE AREA WASTEWATER TREATMENT PROGRAM | Biosolids Energy Centre (BEC) Consultation

## What Are the Overall Costs for the BEC?



OPTION A: APPROVED HARTLAND LANDFILL NORTH SITE	OPTION B: ALTERNATIVE VIEWFIELD ROAD SITE	BEC Funding Breakdown
CRD SHARE OF CAPITAL COST (\$M)		Federal contribution: up to \$83.4 million Provincial contribution: up to \$113 million CRD contribution: up to \$99.30 million
\$99.30	\$106.60*	*The BEC will be procured through a public-private partnership
ANNUAL OPERATIONS & MAINTENANCE COST (\$M)		*Once selected, the private sector proponent will be responsible for designing, building, financing, operating and maintaining the new BEC for a total concession period of 25 years.
\$5.55	\$5.44	*The CRD will maintain ownership of the facility and accountability for the project through a performance-based contract to ensure that high standards are met throughout the life of the contract.

\*The funding partnership includes land costs which are the sole responsibility of the CRD. As a result, the CRD's share of the capital costs are higher for the alternative Viewfield Road site where the cost of the property is greater at \$17 million.

# Appendix D

## Public Open Houses - Feedback Comments

### **Esquimalt - Royal Canadian Esquimalt Legion Monday, June 17, 2013**

MaCaulay is preferred. #2 One bottom line. Save taxpayers money. Miss informative and misleading.

Bias information - mostly platitudes, few hard facts. Misleading information, more lies. Not enough about how this will affect existing residents.

I think it needs to be more informative re benefits to Esquimalt.

#1 Neither both sites present an extra economic cost \$1B with minimal environmental improvement. \$1B is a lot of money for questionable benefits. #2 Esquimalt should be compensated for loss of industrial tax base. Esquimalt residents face disproportionate regional costs (i.e. policing) relative to adjacent municipalities. The real question is why there has not been a real cost benefit analysis and leadership by regional politicians. What incremental improvements are we getting for a \$1B project with ongoing operating costs? This \$ could be much better spent on other regional projects with true and value for money environmental benefits.

From the beginning this whole process was secretive with no public input or consultation reasons given was it was necessary in order to keep price down in purchasing site. Real estate assessed value was 5 million yet CRD spent 17 million why? It is not after public outcry that info

has been filtered down to the public and very sketchy with no hard cost facts. Produced CRD can do what they want when they want as they have stacked votes which can pass anything.

Miss informative, Your TBL analysis is biased.

You spend 17 million without input and then ask me to fill in your boxes.

#1 A site that is big enough to allow both 1 + 2 treatment. There is so much misinformation that these less informed could be easily swayed to drink the CRD Kool-Aid. The yellow sticky notes had more information.

#1 Because it is not in anyone's neighbourhood. #2 Tax lost to Esquimalt. Environmental Criteria: Greater than current/Carbon footprint. Energy use: Huge in comparison with current. Water quality conservancies resulting from terrestrial sludge distribution. Social Criteria, Human life quality impacts. Hugely biased in favour of project boosting shameless propaganda and lies public participation is what we want.

Completely devoid of the science and evidence as to why the entire CRD project is unnecessary. The net environmental impact will be of greater detriment than the existing low impact system of natural marine treatment. CRD's funds should be spent showing the province and Ottawa the very credible evidence that the current system does not need to be replaced.

I feel important information was missing it is easy to set up diagrams to tell a story that leads the reader to the desired outcome.

I thought it was not a bad overview however perhaps a bit too much detail on the walk through placards to get a good feel of the differences between options without more staff on hand to walk it through. Perhaps a power point first walk through and then a chance to review the placards.

It would be better to have more CRD representative to answer questions.

The information provided was useful. It does not contain new information. You can't present information in mid game and expect to be taken seriously as an equal partner in a decision making process.

One poster board was misleading showed water treatment and hot biosolids. Please remove. Where is the model? What will it look like? How about evacuation plans and signs. What will they look like? More information needed. Will there be any smell. More information.

Online survey is biased. Cannot rank order important to me? Many items are 1 in importance for me but I can only choose 1 one time. On page 2 of your discussion guide, "Bio solids energy centre site selection. The map of Kelowna is used to show "What a good neighbour" a treatment facility can be however, the Kelowna facility is what McLoughlin Point will be not the Viewfield site. Viewfield is a bio solids a facility not a waste water plant.

This information from the stop a bad plan organization was more informative accurate than the promotional material provided by the CRD.

Biased presentation of data, use of date/criteria that informs the decision in favour of Viewfield.

I think the CRD should give good examples of biosolids plants that are successfully working in

mixed or residential neighbourhoods. If, as the CRD member suggested the newest plants both look and function seamlessly next to residential properties then are we going to spend as much on our technology as they are theirs? The plant that is moving from Lion's gate to a fancy suburb in North Vancouver is going to me would think have more capital available for smell and esthetics than our Vic West/Esquimalt will.

#2 Economic and environmental criteria all equal. Annual costs are essentially the same. As an Esquimalt tax payer I am most concerned with lost revenue (both from this actual loss and the decreased property values which will lead to further tax revenue loss) also I shop at the Superstore Warehouse Club. I drive or walk past there every time I head downtown. I utilize small business which will likely move too.

#2 The most important criteria is missed. The obvious risk to the health of children. Do you place no importance on this? Frightening. I would have thought in a civilized society with a premium is placed on human decency Viewfield would not have received any consideration whatever. Shame on you.

I find the information to be much skewed. The Viewfield neighbourhood has not been portrayed unfairly. The TBL evaluation is flawed. Your comments around perception are insulting. This is reality. Kelowna is not a biosolids facility this is a lie. Misrepresenting the facts.

#2 Plain locations! Not in a residential area. Not in Esquimalt we are already getting a treatment plant. How would I know all this I am a scientist? All this stuff has been in print before. I find this whole thing very frustrating. Purchases in secret and on and on. It is so poorly planned. Go back - start at the beginning and do it right. Just as bad now as when we saw it before.

Misleading no impact study done.

Clear presentation of plans with maps showing exact sites. Unfortunately plays down the impact on nearby residences, 1.2 k. are not very far.

No definitive quantitative costs and benefits, including social quantitative costs and benefits.

Parts of the information were informative. Much of it seemed designed to sway option toward the Viewfield site

What were you thinking changing the proposed Hartland site to possibly Viewfield?

I found the information was spun to try and get the public to agree with the committee. The information you gave plays down the area of Esquimalt you have purchased.

Informative but misleading. Info is word so as to down play the impact that the Viewfield location will have on Esq. and community as whole.

No. CRD staff will not answer direct questions.

Why not talk about an actual biosolids facility will look like instead of try to pass off wastewater treatment facilities as sludge processing plant?

The information was very one sided and seemed to downplay the fact that this potentially hazardous plan in a residential neighbourhood!

A pity that this was not done before the purchasing of a property and identification of specific sites. There is/was a hidden agenda and the CRD has not been straight forward.

This project should be sold like they sell pipelines on jobs. How many jobs will be created both short term and long term for one

community?

I found the information very biased. 1 Should not limit us to only 2 options. 2 In regards to the 2 options presentation of benefits and challenges very biased in favour of "B". 3 Please identify the rejected sites and define the criteria by which you decided to reject.

Nothing I have not heard before.

So badly slanted as to be ludicrous.

Need substantial studies on practicality. Hard to assess. Problems underlying criteria in triple bottom line measure - poorly defined criteria. Poor depiction of Viewfield area focusing on sub stakes and ignoring house and community.

Consultation needed to happen before the purchase of Viewfield. I have better understanding and believe that the sludge should be pumped underground in pipes to the Harland Landfill.

Neither use gravel pit at Metchosin makes it an underground facility.

Please provide balanced information for example evidence of this kind of facility in other residential areas (not just Kelowna) because I heard that other places don't allow them within 300 m of house (Alberta)? Good to know what other provinces are doing.

It is very biased towards supporting Viewfield.

The social criteria are the most important to me.

Hartland site has less impact our residential areas - most important factor for businesses and residential areas affected.

Puts us in front of a fait accompli the plan has to be revised.

It is definitely has a bias toward putting it at Viewfield.

Not objective, incomplete try's to present support a single outcome ignoring many options.

A balanced comparison of the 2 BEC sites.

Is this process for real? One option craps all over people and a neighbourhood and the other is in the middle of nowhere near a landfill. How is this real option? How about Clover Point as the real option B.

There has been very little actual or factual studying done or published on the final cost benefits of this plan, cost to the residents and commercial facilities in the neighbourhood.

But very confusing in many ways and not gets a full honest answer from CRD personnel. Too much to absorb and a very glossy production.

Mainly indicated the benefits to the CRD decision of Viewfield Road by making it sound much cheaper, less disruptive and less impact with the graphical demonstrations leaning away from Hartland.

Option C treat wastewater at Hartland

Miss-information was presented to the public.

No mention of the pipes to Harland binging underground. I think if people knew this they would be in favour of the Option A landfill not Hartland. All-in all the whole exercise is a mistake. The scientists who are not financially involved are to be believed.

Just because the city of Kelowna put a biosolids facility in the middle of a residential area with schools nearby does not mean that this is what should be done at Viewfield

The Hartland Landfill site was what was agreed upon as a site for the biosolids site. Now presenting Viewfield as a potential location

and covertly purchasing the Viewfield property is essentially a bait and switch tactic and displays bad faith tactics not he part of the CRD regarding the people and township of Esquimalt. The people of Esquimalt don't want a biosolids facility that processes what is essentially toxic waste in the middle of the township. Additionally, Esquimalt should not be burdened with having to dispose of the sewage sludge of other municipalities at eh Viewfield site. The operating cost of Hartland versus Viewfield is as small as a cost differential that burdening Esquimalt with this site is not really ethical.

#1 Option C Neither. There are better sites with room for expansion. Look for them. #2 Economic Criteria – all evenly weighted. Environmental Criteria – all evenly weighted. But don't agree with all assumptions.

I would no longer go outside, I wouldn't do anything outside, I am 10, and I don't want to breathe toxic air.

However, we noticed other Bristol board visuals and written information that contradicted the CRD information.

#1 Option C. Neither appropriate. That you didn't do your job. Process wasn't followed. You should be relieved of your duties. How dare you do this to us?

Biased towards Viewfield.

Guys this s info is biased in favour of Viewfield, all the scare tactics about the 18 km piping and the elevation. Com on guys, the jig is up. Please do the right thing and make the sane decision.

You showed a biased view towards Viewfield. Didn't consider any what if problems financial loss to residents businesses, tax loss to Esquimalt, safety, expansion.

My main concern is the placement of a sludge plant in a residential area. This affects hundreds of homeowners and many neighbourhoods. Why would the Viewfield site be considered when there is already an approved site far from residences.

No real information.

Deceptive neither site is suitable. Harland is too far, too expensive to energy intensive. Hartland's life will end sooner if it is used for sludge fill. Viewfield is too small, too residential, and dense (urban) with no proper buffer zone. Totally inadequate. Victoria already has a cost effective environmentally friendly sewage treatment system. Until a proper cost benefit analysis can be done, the criteria below are meaningless.

I do not think all the information is presented no model of what the plant will look like very poor.

Information was okay but done in a timely manner. The process is 2 or 34 years and you are asking us now when RFP are set.

This process should have taken place before Viewfield was purchased. As a taxpayer I am insulted with this consultation process.

No actual plan or model. Should not be in a residential area.

The info seemed to be slanted in favour of building on Viewfield

No matter what I say you will do what you want or there would be a binding referendum.

This presentation felt that it contained some propaganda and incorrect facts. References to the similar projects were not the same kind of plant (Kelowna not treating sludge this way.) The public consultation fools and it feels that the information of the CRDs decisions is a token process. The language us "designated approved

site..." is presented as authoritarian.

However, there are far better sites also, like Westshore. Please substantiate the TBL figures/values.

Biased in favour of placing at the alternative Viewfield site. The impact on my children's health scares me. The impact on my property value scares me.

Very biased.

Neither a single site with the entire facility, no pipes over distance. No clear information about the function of the emissions stack. How often will flaring occur? What come out of the flare stack? Be specific. Will it be safe to live close by? I want to see studies that prove it's safe. I expected to see the negative impacts address honestly and fully. They are glossed over. The discussion guide says there is a perception of a safety issue. Not true it is real.

The economic costs especially time costs are incidental when considering the social and environmental costs in the long-term. For the most part I find the process manipulative and the information lacking for the third option, long term implications of leaving systems as they are.

Why are there only 2 choices? This is only 1 way of looking at the issues- CRD is using only 1 model of looking at or examining the issue. A different model of looking at the issue would give us or highlight different information. The information has come far too late. CRD has already made its own decision and purchased a 17M piece of property without any consultation. So the consultation appears to be a window dressing just to say you consulted the public. This has led to a profound mistrust of any decision made by the CRD here on in on this project.

Had some holes, okay lots of holes. This process of consulting the public factor the fact is disrespectful and heavy handed.

Because a majority of your information is misleading and flawed. All information boards draw the reader to the benefits of the Viewfield road site. Every comparable example was built before a community grew up around the site; therefore residents chose to live nearby.

Misleading pictures, Kelowna waste water. No pictures from the facility proposed Viewfield out showing truly what is in the neighbourhood. TBL benefits and challenges are supposed to be balanced why are you ranking them.

#2 Environmental Criteria - 1 impact on air quality. What does Cultural resource impact mean? Biased toward Viewfield not objective criteria, sometimes incorrect. Kelowna site as an example but it is not a biosolids facility similar to the proposed site. Misleading info in package. Map of options not to scale or representative of sites.

Not necessary. Cost/residents with little benefits. Just a PR approach. Listen to the people.

The information appears to be biased toward Viewfield. Capital cost for Viewfield should be much more negative = 17 million vs. 2 million. Operating costs are almost equal a difference of only \$100,000 per year is minimal when spread over all households.

#2 Environmental Criteria - 1 impact on air, water land. Social Criteria 2 - Impact on residents, 3 impact on business. If treatment is required we should be doing Dock Side Green approach at hospitals, university and colleges, shopping centre, and golf courses.

New forward thinking decentralized approach.  
#2 This are important factors when proper sites

have been chosen. Slanted information focussed on poor options. This whole process has been undemocratic and forced regardless of what feedback has been provided over many years.

Option C A much better site for everyone. Very extremely misleading.

Look at the Science ALR revisit policy just like you are revisiting the application of sewage to the land. #3 I do not suffer from knowledge that this plan is not the right one. You are misleading the public this is not balanced reporting of the facts.

This is not a vote for Hartland it is just against Viewfield. Neither should be used if a proper plan is put in place. #2 Economic Criteria - equally all will over run anyway. Environmental Criteria - Equally, how can one put these in order of importance. They are all interconnected. Social Criteria - equally. But it ignores the elephant in the room which is that we don't need a huge plant and plan as proposed anyway. You should have a meeting to compare/explore alternative. By excluding possibilities of an alternative plan you are biasing the whole exercise.

Essentially the same as your website.

None of the above – pause: Find a better plan that utilized technology that has a longer lifespan that addresses all TBL components.  
1. Land application of the sludge. 1. Safety 1. Impact to human quality of life in proximity to the site. Biased, suggestive to the Viewfield site as the best option, that is not consultation, that is political inaccurate information is disrespectful, the Kelowna facility is not a sludge plant, the Conceptual Plan display board states some residences, there are 100's of residences with many families.

## Additional Comments

Esquimalt must get the revenue from the gas produced, the biosolids produced and the heat produced. This plant must be revenue neutral for Esquimalt or we must make money on it.

If your household is in deep debt. Like our provincial and federal government, and your bathroom works fine will you spend tens of thousands dollars to renovate your bathroom? The answer is no. If the federal government regulation doesn't fit our region, when we should do is to try to persuade the federal government to change the rules. That's what CRD CALWMC should do. Taxpayers pay your salary not for abiding rules blindly, but for doing the right thing.

I wanted facts like a cost benefit analysis. You could have save \$50 for this PR imagined what you could have done with that. Use your own reports; operation of a bio solids facility is not functionally compatible with a residential neighbourhood. Viewfield is a residential neighbourhood.

The site is not large enough to accommodate the facilities and any possibility of beautification. Which is important when placing it in a residential neighbourhood? It may cost more for Hartland but it is the wiser social decision. Economics should not be the only baseline factor when impacting residence and a community.

1 Billion Could be better spent dealing with low hanging bang for your buck environmental solutions. Such as fixing storm drains (antiquated) If it goes ahead, Hartland is a no brainer no nearby residences and any extra money need for pipeline capital cost (2/3 of which coming from senior levels, however al this not so funny money come ultimately from us and ongoing operations (pumping)

maintenance. I heard \$100,000 a year. Could have been saved by not spending \$17 million on a small piece of land in E-town, remember the CRD that means u and me owns plan A land. One other question, site will be built to industry standards with regard to noise, pollution etc. My question is what are the standards right across the street are residences? Apples to apples por favor. Thanks for taking the time to read my scrawl.

Shame on them. What is required is CRD to be audited and whole new Board elected with proper allocation of voting members in order to provide a fair democratic procedure rather than influence by ex CRD Board members and their position in other municipalities. Farm property in Saanich which is ALR designation but land is 90 % uncultivable, why not allow that parcel to come off the ALR status as it's rocky and useless. O I forgot the Chari Person stated that it would cost too much and also heard that the correctional institute is near there. Not your pillar of the community individuals in that complies. And there are also a few homes in that area. However, it's quite acceptable to entertain a possible site near schools, residents and grocery store as well as business. How logical is that wake up CRD Choose a site that will be suitable for 30 to 40 years not 10 or so years.

This is not public consultation. There is no opportunity to address CRD decision makers. We require a public meeting to address CRD members directly. The tbl analysis is biased. There is no consideration of the risk of fires or explosions at a waste gas treatment centre. The environmental benefit? Viewfield is a joke. There is no measurement of any benefit of energy recovery. Truck traffic. Do not poison our children to save the whales.

The CRD is an unaccountable organization. You can spend 17 million without asking. You have made decisions which affect me personally. You sit in your comfortable surrounding on my dime. I will not accept what you have decided in your air conditioned offices and your plush swivel chairs. I will fight you in the streets if you press ahead.

Have there been any long term studies on air quality and the long term effects on people living within the same proximity as the proposed Viewfield site. What are the Emergency response plan surrounding potential hazards associated with bio solids station in a mixed residential/light industrial area? What will be the cost in having such a plan in place and who will be paying for it? How much room for growth of the site at Hartland compared to Viewfield, new technology and advancements of mechanics in this field

The photos you have of the Viewfield site are extremely misleading no photos of homes, small businesses, no to the same scale as the Hartland site. This is a vibrant part of our community. There have been many improvements made to the area to make it safe and more walkable. The new lights and sidewalks make it easy to access the small shops. The Governor General of Canada awarded the Trackside Art Gallery and neighbouring park one of CEO (across Canada) awards for Art Innovations. My daughters will be going to school at Esquimalt high soon and this will be part of their daily routine to get to and from school bad idea. The whole process of spending 17 million for a site that is worth 12 million is crazy in today's market. The CRD is completely wasting our money. The website is useless as you have to open every pdf file. Get with it. Everything should be searchable. Kelowna not even close to being the same. The sludge is trucked out the people chose to live

there. Do not shoehorn in this sludge plant. Stop what you are doing and do it right. This is a bad decision. Your pens were useless too.

I am sickened by the shallow consultation process. Why is there no meeting? Where is the public aspect of this process? The CRD is not working in the public interest and seems to be partial and committed to the most expensive and least effective way of dealing with the sewage. Where is the water recovery? This project is not compatible with a residential neighbourhood. Why is the CRD offering to purchase adjacent sites? Please answer all my questions.

The CALWMC is an embarrassment to the citizens of Greater Victoria. With fellow citizen of Canada still living without sanitary plumbing, having to still use slop buckets and out houses, it is a colossal miss-appropriation of funds to build the frivolous land based treatment system. It will transfer a minor impact on the marine environment to a greater impact on the land, and the air if the sludge is incinerated. The world health organization recognizes the auto-purification process of marine treatment systems as a valid alternative to land based secondary systems. The CRD needs to argue on behalf of CRD's citizens to put a stop to the proposed plan and fix the true source of marine pollution. The storm drains.

Unfortunately it looks as though site B is a desired location, but living close to this location I am very concerned for the neighbourhood, the smell, the local schools located very closely to this location, the possible \$100,000. Loss on the average local property , the possible loss of the grocery store located next door, the fact that only 4000 possible home will gain energy from this, the fact that the community did not know about the purchase, the possibility of a

disaster due to all the gas. Yes I understand that it is only a possibility, but is much too close to many implications to make it worthwhile, for only 4000 homes to receive an alternative form of energy.

Lack of studies to ascertain the pollution air quality, methane gas etc. Lack of public consultation. Lack of consideration as to property value loss to residents in Viewfield area. Lack of consideration as to elevation of taxes in Esquimalt due to loss of commercial taxes. Lack of consideration of neighbourhood mainly residential. Attitude of the CRD that they can chose to make decisions spend taxpayers' dollars etc. without any public input. Environmental impact assessment where is it? Health impact and social impact assessment.

In terms of the charts, I though the comparisons were too staged. What that means is that they talk about one having a high footprint in comparison to the other. However in real terms the footprints are both relatively small overall. To my way of thinking to two options do not differ that much. The difference is location, and future expansion, how much future room.

Why ignore science. This is just a waste of money for the sake of optics. If this is forced on the CRD, why isn't Clover point or Colwood considered? They have more land that can accommodate both plans. A pipeline under the water across to Colwood would cost less and be less disruptive than an 18 km pipeline to Hartland. Think about expansion possibilities as we don't want to have to go through this again is 10-15 years. Are the benefits of heat recovery and energy use worth spending 1 billion on this? If the Viewfield site is chose, will the residences of Esquimalt be offered a lesser share of the overall cost through property taxes? The loss property values are a hard pill to swallow.

The industrial facility cannot be built this close to residential community. None of the presented samples even remotely deal with the situation of building such a monstrosity in an existing community. Even the photos provided by the PR teams of the various facilities were unable to make the site more palpable. Why has the public been put into the situation of having to decide between two options for a problem that does not need to be a problem? This is in reaction to public concern in 2006? What about public concern in 2013 and beyond. The Minister of Environment directed the CRD how about consulting Science? What is really behind this mammoth project? I do not know follow the money? I still do not know. This will be a major cluster F&^%\$. Don't do it. Think.

Vic West is a vibrant community. Viewfield site is a neighbourhood. I do not want this beside my house; it ruins the integrity of the neighbourhood. This is a social justice issue. The perception that Vic West and Esquimalt are low income areas and therefore this is OK here. It is not OK in any neighbourhood. Our neighbourhood is improving and this will set it back. Our industry here is food, breweries, bakeries, organic food. These businesses will pull out. If this goes ahead, this are will become an area where no one wants to live. Over the last 2 years we have put our heart and should into our home and community. Everything we have is in our home (financially). If the CRD decides on Viewfield it would be unethical. You would be destroying a neighbourhood and altering families lives. You must not go through with this plan. Dean Fortin needs to speak up for Vic West citizens.

Zoning hearings very important for Esquimalt resident's to give a true picture. If both facilities come to Esquimalt payments in lieu of taxes should come to community

for loss of tax revenue and factor in loss of future potential should be factored in loss of industrial development. Viewfield road no. See attached map it is more residential than industrial. No map attached. We do not have an environmental problem status quo. We have an energy problem. No to fresh sludge deposit on lands, upgrade. Fix storm and waste water piping first. Would have liked to have a proper consultation program rather show and tell with questions designed to give an answer to an already determined outcome.

There are already 100s of km of piping and many pumping stations already. Another 18 kms of piping is nothing. Our own figures show only a \$100,000 difference in operations costs and the 17 million spent on Viewfield is almost the total cost to build the pipes to Hartland. (18 million CRD cost.) In Tera Environmental consultants June 5 2013 report states on P. 5 states "these neighbours likely already experience a considerable amount of truck noise." This truck noise does not occur outside business hours, is light and almost nil on the weekend. Did the consultant not ask neighbours, hence the likely. Where is the due diligence? TBL, operations noise for Viewfield would be an orange not green there is minimal traffic and noise after 4 pm an on weekends. Currently, loss of future development is an orange not yellow. McLoughlin was being remediated to develop. Waterfront property big \$\$\$. Viewfield was \$13. Million properties which will no longer provide Tax dollars. No compensation to Esquimalt they permanently pay more than everyone else. Cost of facility and increase Esquimalt taxes to cover lost revenue.

While I am supportive of the entire current waste treatment plan being proposed, the audacity of proposing a biosolids refinery in a residential neighbourhood is insulting to the

local residents. The lack of consultation with the Township of Esquimalt, the bully like tactics and comments out of the CRD Board and the treat of expropriation if Esquimalt does not agree with the plan bothers me, even more due to the fact that the CRD lack democratic legitimacy as its members and staff are appointees and not elect representatives. The flaws with the plan including safety, issues of a fuel refinery within 100m of a family home indicate an utter lack of humanity and consideration of residents.

The other potential locations appear to have been dismissed in favour of the Esquimalt site. This would not be considered in an area why a higher socio-economic demographic and everyone knows that is a fact. CRD has acted in bad faith. CRD is an interesting level of unnecessary government when the 14 levels/ municipalities already exist. It was brave of the employers to be here but they are non-committal in their ability to share other options. Viewfield is not mainly an industrial area. It is an area of more residential than industrial look at your GIS maps. Pictures paint an unrealistic view (similar to the in bridge pictures of Prince Rupert that left out all of the islands when trying to convince us of the safety of the pipeline). Baffle us with all the data/stats you want it is because it is Esquimalt that CRD thinks it is an easy choice. Sorry, not so easy. Esquimalt is a vibrant relatively affordable area to live in the GV area. Keep it that way, go to Hartland.

I think the biosolids should be at Hartland. If the plant is set up beside the landfill then we have a much easier way of designing a cogenerating plant in the future. Vancouver is set up to burn waste from residences. Victoria will probably be burning waste when the landfill is full. With the Viewfield site developed 100% when the plant is finished, how are the CRD going to do any large maintenance projects without significant

disruption to the neighborhood. How much gas is the plant going to produce? Are there special safety protocols for a gas plant? Are the private companies going to really care about the quality of production in the plant or will they be more interested in carbon credits? How is the CRD going to make sure that good technology and good stewardship is maintained if they are handling the plants over to a private company? The biosolids plants that are presented as look a likes are old plants on large sites. Let's have some examples that are modern and are in areas like Viewfield, with some comments from the neighbours who live beside them. Just having CRD members who say they have toured plants, and they are safe and great is not good enough. Get some real neighbours to comment on how their lives and property values are when they live beside a biosolids plant.

Esquimalt alone will bear the loss of tax revenue which will weaken its ability to compete with the other municipalities for the provision of services to the residents. If taxes were still paid on the property, there would be a more balanced share as they loss would be much less and primarily result from the lost property values nearby but as the plan stands now only Esquimalt and Vic West will pay the price. There would be an eventual further negative impact on all of Esquimalt as people will choose to live elsewhere where the municipality can afford more services without having to greatly increase al property taxes, etc. and all the recent purification of the community will be for naught.

The TBL is completely flawed. Land costs for Viewfield should be orange. Annual operating costs for Viewfield should be orange. Annual operating costs for Hartland - light blue. The environmental evaluation criteria are wrong. The carbon footprint for Harland Light blue. Heat recovery at Hartland green build a

pipeline. Transmission reliability - deep blue for Hartland pipes will be maintained. Way better than current 1 + 1 issues! Site remediation on Harland Deep Blue it's lightly disturbed. Non-renewable resource Hartland green, it is not on the moon. Terrestrial and habitat impacts Hartland Deep Blue it's a dump. Impact on property values Viewfield orange. Operations Traffic Viewfield yellow - carrying sludge. Visual impacts Viewfield yellow it's a warehouse. Construction Disruption Viewfield green. Impacts on future development Viewfield orange this area is to support our ship building you turkeys. Loss of Beneficial site use - Viewfield orange. Compatibility with land use orange,orange, orange. Viewfield makes no sense based on economic environmental and social criteria

This is the most dreadfully poorly planned project! CRD is talking tenders and I don't know believe they know what is being built where. Put on the brakes. Start over again and do it properly if it needs to be done at all). I know we've been mandated. What are scientist differing on this opinion. Let's find out. I am insulated when I read quotes from CRD members and other political people (not all) when they defend their decision to dump all the \*\*\*\*\* on Esquimalt. We live here. This is our home. We care. Put one of the facilities (better still, both) somewhere else. Give Oak Bay one? That won't happen. We all know that. One of the many reasons I believe this is poorly planned is that from what I have read pharmaceuticals etc. will still go into the environment. My understanding is that this facility will be outdated by the time is finished. I don't see much about resource recovery and, when I do, it is all very vague. I don't believe the CRD know what they are doing. Put the brakes on before a huge expensive mistake takes place. If it has to be done, does it right? Do not put both the treatment centre and sludge facility

both in Esquimalt. Look at the overhead pictures of Hartland and Viewfield. Houses very near Viewfield many, many houses. No houses at Hartland. Put it there. Do not do deals in secret purchase land and then announce it. You paid for it with our money. Don't insult Esquimalt residents.

A cost benefit analysis shows: no benefit (ocean can handle the waste, all scientists say so. Big cost, rip up land put toxic waste on land, huge cost, ruin a community, put environmental action into disrepute.

The Viewfield site is too close to residential housing. For Esquimalt to have both facilities within their boundaries is too big a tax revenue loss for one of the smallest municipalities to should a loss that will have to be made up by every resident of Esquimalt.

Keep it at the approved Hartland site.

The huge social and economic costs (suffered by residents and businesses) in Esquimalt and Vic West have been minimized and the CRD's biases are obvious. I have personally experienced the negative impacts of a biosolids facility and these were in area that was not immediately surrounded by residences, schools and parks. This is a plan that is totally insensitive to and disrespectful of the residents and business owners of Esquimalt and Vic West. The Viewfield site is completely inappropriate. If the Harland site has too many negatives, then it is past time to take this backing to the drawing board and find a better option.

No public consultation! It is a residential area, 3 schools nearby. People purchased their residence in the area after being assured by the CRD that nothing was happening in that area. Shame on you. I have been in an area with a "BCE" and the smell was dreadful. The property

values of the residences in the area will be greatly affected, if not already. Why should Esquimalt have its tax base affected by the Viewfield site? It already loses out due to DND. I am very upset by the whole process and saying you can't wait for Esquimalt's council to discuss and approve/or disapprove zoning is despicable.

Wrong Plan. Ignores inflow and infiltration of storm drains and sewers. It is wrong to have end of pipe try to solve a multitude of problems. Wrong plan and wrong location. Why not filament technology? A Federal mandate of one plan for all is ludicrous. Different locations require different solutions. I would not put much faith in "political promises" regarding money. Priorities change daily.

From what I have seen today you are downplaying the effect it will have on the municipalities of Esquimalt and Vic West. I am very upset about the fact that the land was purchased before you have done a full impact study on what consequences it will have on the businesses and the residences of that area. To me it seems like you were trying to slide it under the radar so that it would pass before we knew what was happening. This is all for 18 km of extra pipeline. If you look at the numbers then it is cheaper to build the Harland site. The cost in the end will be more over quite a number of years, but it will not adversely affect the taxpayers of these two communities. One more thing you failed to mention is that the CRD does not pay property taxes to the community and will be showing up on our property tax bills to cover the lost revenue from this site.

The impact on property values and local business in the area will be huge. Is the "CRD" willing to pay home owners for value they will lose on their properties? I don't think they will!!!! Schools nearby will lose students

because parents won't want students there causing the schools not in close proximity to over crowd, causing another total different problem for Esq. Numerous business will lose customers bases due to homeowners leaving and them not wanting to be near the facility. This detracts from the community and revenue for ESQ. IT is lying if you omit information!! Is there a requirement for full disclosure!! What about impact studies for community, housing schooling? Why buy land prior to approval for building? Why spend all the extra money to buy Viewfield location? It is worth disrupting the community and all its inhabitants for increasing cost of \$7 million for building the location on Viewfield versus \$100,000 difference for operating costs. I don't think so.

\*THE FUTURE - Sine the cost overall is only 2% and the investment for the future\* is long term these are the only criteria which concern me. Hartland is in place and serves as a base for improvement and site consideration in the future!!! The future\* not residential but environmentally progressive development for waste. This plan needs more than a second look, it needs time to redevelop for the future.\*  
 1. Stop insisting on schedules!!!  
 2. Initiate a clear plan for Harland.  
 3. Sell Viewfield or develop it for a future\* community park and center of art and culture.  
 4. Pipeline - Give me a break! How many sewer pipes are there??? 2k pipe or 18k the cost is only 2% more at Hartland. The project must not be built on the Viewfield Road Site.

NO SLUDGE PLANT! This has future impacts on children that live in Esquimalt. It disturbs people in the neighbourhood and it totally brings house costs down. It also is super close to 4 schools and a grocery store! Please do not put in the sludge plant in any neighbourhood it does not belong in any neighbourhood put it where it

belongs Hartland landfill.

The original plan was for the sludge to be processed at Harland Rd site which is already set up for Methane gases use economy of scale would suggest. All the potential energy is recovered at this location. The Viewfield Rd site possess far too many unknown issues for the immediate and long term potential issues that could arise and affect the business and housing in proximity to the site. Thank you PS. The process regarding the public input after the fact the Viewfield Rd site is already been purchased is totally wrong. To purchase the property in an in cam+A72era meeting fly's in the face of good governance.

A sludge plant does not belong in a residential neighbourhood.

The Esquimalt community is being asked to shoulder a disproportionately heavy portion of the environmental, social and community costs of this project. There is a lack of transparency of the decision making process on this project.

As an Esquimalt resident and tax payer, I felt betrayed by the fact that the Viewfield site was purchased for more than the appraised value without public consultation. The Viewfield site is too small, in a residential neighbourhood and will have negative, health and financial impacts on a thriving community.

As I said on previous page. The CRD has been "playing games" with the population. The process has not been transparent. There might not have been a hidden agenda, but for sure, there was no effort in communications. The information and getting the population involved in the thinking/planning and decision making. The CRD has succeeded in alienating the population of Esquimalt. The municipality most impacted.

The CRD has demonstrated expertise in operating pipelines. 18km of pipeline to Hartland is well within the realm of CRD skills. Hartland is already extracting methane and is well set to do more. The space around Hartland makes it perfect for this high impact burden. Esquimalt should not be saddled with more than its share of this burden. It is important that we extract the energy from the waste. CRD shows a great disrespect for Esquimalt. For example, Esquimalt is the only municipality in the region that doesn't have a CRD park. Why is the flame not included on the info?

Alberta has a 300 m buffer zone regulated BC recommends 400 m. What is your proposed buffer zone?

Please focus on the positive! You are doing a great job; please don't let the nimbi's get you down. Suggestions 1 Highlight options to offset Esquimalt's loss in property values such sharing heat, energy or organics sales. 2 Highlight options of offset local residents, free heat retrofits, reduce energy bills 3 Highlight that currently Viewfield host derelict building and driving school which clogs are with traffic and reduce property values. New plant could and should be an improvement.

Please respond to my comments.

Why the rush after all this time? Why take the biggest amount of fluid out and then pump solids uphill? To do this you have to add in fluid, and then pump it all out again. There is an existing methane plant at Hartland. Why build another? You have given yourself the right to flare off methane. Anaerobic bacteria produce odours no matter what. You can't guarantee any odors in the neighbourhood. What all energy relation only "Potential: No consideration given beforehand twosome kind of environmental assessment. I believe the whole process is

a waste of time. I don't feel anyone in the CRD wants to listen because the money is unexplainable. "If you think finance is more important than the environment, try holding your breath while you try to balance your budget".

Viewfield would significantly damage fabric of Vic West and Esquimalt communities; Hartland is already approved and would have minimal impact on existing regions/residences. Pipe complaint is disingenuous 16 km of persevered sewage line is insignificant in a region of this size. Even operating cost savings are poorly considered as I have seen no mention of costs associated with enhance mitigation and maintenance cost at Viewfield. It is appropriate and the role of responsible government to consider, realistically, the impacts of these facilities on surrounding neighbourhoods and take a principled approach to siting. The appropriate site exists at Hartland. The environment impact measures for Viewfield seem highly speculative. There seems to be no substantial basis for speculative natural gas recovery, heat recovery, etc. and I have seen no economical or practical analysis of these concepts for this site. I also would like to see a realistic analysis of excess resource use for A67Hartland as a fraction of total operating costs for entire system

I have better understanding and believe that the sludge should be pumped underground in pipes to the Harland Landfill. Viewfield is a residential neighbourhood with families, young children and schools. I believe that the plan to pump underground to Hartland is the best alternative. Hartland is the "Best" alternative. Viewfield is too risky and totally not fair to the residents of Esquimalt. Can we please amalgamate all the municipalities? At least have a referendum. Esquimalt is not a dumping ground. It already

has a bad reputation and this would definitely impact property values.

Putting both facilities in Esquimalt is an unfair burden in a small municipality. The loss of tax revenue along with more infrastructure implications makes Viewfield a very poor choice for residents to have to cover the tax burden. Using Metchosin gravel pit is a better choice both environmentally and visually. The gravel pit is used up so no revenue loss there. If the facility was built in such a way that it could be buried and either landscaped as a park land or subdivided it could raise money for the municipality. A pipeline could be laid across the harbour mouth directly to it or the sewage could be barged from clover point. The land area is large enough that both process of sewage and sludge could be done side by side with energy savings derived from the heat generated and gas produced. Dumping sludge on the ground is not being environmentally friendly.

Please don't put this in my neighbourhood! This is right down the street from my house on ... My future children don't want to play near a sludge plant. I put life savings into a home that would lose all of its value. Put this in Harland where it will not impact families, schools, and businesses. Listen to your constituents, please. I beg you.

1 Viewfield is completely unacceptable. 2 To continue to refer to this as an industrial site is insulting. It is surrounded by resident a site is more that its foot print. 3. The Viewfield site needs an environment impact assessment. 4. Before any site that has toxic emissions a full study of the effects and dispersion would be required. Before selecting the site.

I hope you are factoring your legal costs and/or compensation plan for the inevitable class action lawsuits. How much money have you budgeted

for this. Your information is hard to sift through what is the projected 25% decrease in property tax based on? This is a huge project; Take the time to review it properly. Ask the purse holders for time! If you are genuinely and properly following a sensible plan to improve the sewage situation they will grant it. Rushing is a very bad idea.

Bottom line \$8.9 million on a \$250 million project. There other impact far outweighs the cost diff!!!

Viewfield is absolutely not a location to be considered. It is close to home, school grocery store. It will destroy the community, reduce Esquimalt tax income. A saving in pipes length will forever have a negative impact on the township of Esquimalt. The entire CRD is planning on directing 100% of the regions sewage treatment in Esquimalt. This is unfair and an indication that the CRD Model is to the detriment of smaller communities.

I feel these are not great options. Why can't we just take a step back and check out the new technologies. Viewfield Rd should absolutely off the table. Please listen more to your public.

Given a choice between an expansion site and a totally in appropriate one is not a choice. No matter where the site goes the neighbours will object so the only reasonable solution is to choose using cost and environmental concerns. Therefore Clover Point or McCauley Point makes the most sense. Other than Hartland or similar there is no place in the Core Area, that is zoned or has appropriate buildings. Any site would require demolition and rezoning A BEC at Clover Point or McCauley would cost allot less and receive the support of the whole world other than the immediate neighbours. Right now the whole world objects to back room deals spending money on the wrong site before the

Consultation. This is not consultations.

The process has all the characteristics of a selling a pre-determined outcome by ignoring scientific objective findings and data.

CRD is moving too fast to create something that is not scientifically proven to be needed at this time. With technology constantly improving, we should wait until there is a more beneficial treatment capability available. 2 Having a treatment site at the entrance to the harbour is foolish. Are we in Mexico? Let's put both operation in the same area, wait to get land from the Federal Government near McCauley Point. #. None of the facilities shown as examples in photos are pleasant looking. 4. Don't saddle Esquimalt with everything unless it is as I said in 2 above. A BEC should not be in a residential area. No one believes or trusts you when you say there will be no smell, and no safety concerns. 5 You always said the BEC would be at Hartland Rd. Perfect place for

It is pretty evil to even consider putting a sewage facility right beside schools, local businesses, and near working people's homes. I can't believe the CRD are so abusive to Esquimalt. This is really class warfare.

This is the scariest situation for residents and seniors whose homes are their only asset suddenly lose half the value. Families raising children in yards close to and backing onto a biosolids site. Grocery store right next door a store relied upon by many in the area who have to walk for supplies. Loss of revenue to Esquimalt not us front he actual site but the homes and businesses will have less value so pay less taxes. The disruption to the area when if construction starts will make everything even worse. McLouglin Pt. is a Tsunami zone I have not seen anything about this in information about the site right across our beautiful harbour

from the breakwater, cruise ship docks, helijet landing and right where all tourists sail in. This is the working plan and the wrong place. Start over!!!

Right from the beginning when the proposal for the proposed waste project started nobody I spoke with ever considered an alternative site i.e. it was to be piped to Harland. No disruption to the town of Esquimalt. No noise, no smell, everything was to be A OK. How come a body of the CRD who are not elected by the public, have the nerve to shove this project down our throats. This project and the way it has been presented are shameful and should be scrapped or at least revamped with proper input from all. SHAME on you CRD!!!

Economic: with loss of tax revenue can municipality be compensated as federal government does with grants for us of DND land or some similar arrangement could be made possibly? Environmental: Some criteria al seems to be inter related. Lower required energy input and heat recovery and potential all contribute to lower carbon footprint. Reliability of transmission should be designed to be very high, pipes wont be subject to high pressures as in an oil or gas or dilbit pipeline. Any possible break would likely be detected early and environmental impact would be less severe than in a fossil fuel pipeline. Social: Technology properly applied should mitigate odours. Extra traffic and noise increase would likely be minimal future development impact is a speculative aspect as is impact on property values. Visual impact would be ameliorated by imaginative design.

How many of the CRD Committee took a ride in a car to view the Viewfield location "Before" decision made to buy the Viewfield land? Answer: Very few if any from the sources I have spoken to. Is it a savings monetarily to use the

land already own by CRD? Answer: Yes, Hartland already owned by CRD. Did not need to spend 17 million to purchase Viewfield. Could have put that to better use. Would each CRD Committee member ask themselves truthfully, if they would have this in the midst of their community? Answer ??????

Since the federal government mandated the treatment, the same government can hand over the land that will accomplish the job with the least disruption. McCauley Point is the place.

Waste treatment plant at Hartland

Viewfield is a ridiculous option. CRD information on the siting potential is not honest because it downplays the proximity of the property to residential uses, schools, playgrounds and businesses. This seems intentionally misleading and I struggle to understand why. There are approximately 1000 residential units within 500 m of the Viewfield site, this stand in distinction to recommendations of free Westland (2010) resources report as well as best practices outlying by Canadian Minister of the Environment. Furthermore, based on Stantec's report (2009) this would result in over \$100 million in property devaluation nearby.

I would only agree to the Viewfield site was best if Esquimalt was compensated with enough money to replace the lost tax base and to recognize the benefit to the CRD of putting it there rather than at Hartland and even though I don't reside in Esquimalt.

For the record, in my view the selection of McLoughlin point is 10,000 % wrong. What a waste of valuable undeveloped waterfront land (on the harbour) Now I have been insulted even more with the Viewfield proposal, in a so secret manner, being determined behind closed doors and purchased with my money.

I heard Denis Blackwell on CBC radio offering the political spin on the secret selection of Viewfield and was insulted even more. I have never heard any defence of anything, delivered in a so incompetent way. I nearly fell off my spin cycle at the Fitness Center when I hear her trot out the newest spin language (political of course) that her briefing notes and talking points urged her to use, calling a huge, ugly, probably noisy and smelly, industrial complex, an "Energy Centre". Get a grip people, we all know what it is, and stop call it something that treats and process human waste an "energy centre". Today I see the latest version is BEC. It is not helping. We are not stupid and we do not need to be spun. As for the reasons not to put this industrial plant in the middle of a residential/commercial area without telling or asking first, you have hear all of them before. Please don't hide behind Viewfield is zoned...."That can be changed and you it. And, I hope Esquimalt council has the guts and the vision to exclude your arrogant crowd for Esquimalt forever.

Important Omissions: Information on the amount of electricity that the biosolids center will consume. Information on the air pollution from burning biogas to dry the class a biosolids. Carbon monoxide, oxide of nitrogen, ammonia, sulfur dioxide, fugitive methane, hydrogen sulfide.

The Hartland Landfill site was what was agreed upon as a site for the biosolids site. Now presenting Viewfield as a potential location and covertly purchasing the Viewfield property is essentially a bait and switch tactic and displays bad faith tactics not he part of the CRD regarding the people and township of Esquimalt. The people of Esquimalt don't want a biosolids facility that processes what is essentially toxic waste in the middle of the township. Additionally, Esquimalt should not be burdened

with having to dispose of the sewage sludge of other municipalities at the Viewfield site. The operating cost of Hartland versus Viewfield is as small as a cost differential that burdening Esquimalt with this site is not really ethical.

I understand this region is being forced to do something now but not all possible sites have been explored. Makes no sense to me to build on Viewfield Rd when facility said to be too small in 15 years. Hey I am an Esquimalt tax payer a senior; stretch my dollars am parents taught me. I also understand there is more sophisticated technology available.

Don't like the idea of a biosolids plant period. Go back to Step 1 and do it right. Listen to all those very intelligent folks of the group. We can't afford to build the wrong thing.

Do you have a disaster management plan for the McLoughlin and Viewfield sites?

A billion dollar project that is not necessary. A waste of many tax dollars.

I'm 7 years old and I live that neighbourhood. Who wants that to happen? I'm worried about the smell and danger like poison in the air. I don't want to move. Then I couldn't live by my best friend.

Please let your sanity reign for a day. Please choose Hartland. Please listen to the V. distressed; politically legitimate voices of the residents. Please think about what you would want. Please reflect on have a sewage sludge plan 100 m away from your child's school. Please say yes to Hartland. Please. We want to move forward. But we still have energy and we will not give up. We are strong. We are united.

This is a bad plan. McLoughlin site will be too small for the whole CRD in a very short span of time. Why would you put a sludge plant in the

middle of where people live, play and work? Think about it would you really want this next door to your house? We would appreciate it if you would quit trying to shove your crap down our throats.

No sewage sludge plant in your neighbourhood. You have schools, parks family with kids and local business. The CRD is a Dictator; let the people in Esquimalt have a vote on it. We are all going to stand up and fight it. Get up stand up for your rights. This should not be in a residential area.

How many decision makers have visited the Viewfield site? How many decision makers would want this in their neighbourhood? This is a residential community with your families close to schools. Shame on all of you who were involved in this process.

I need someone to be truthful when pointed questions are asked. So far it seems that decisions have been made and this CRD exercise is window dressing.

Esquimalt perceived to be a "dumping ground" property values would decrease. Not appropriate in residential neighbourhoods, schools and playgrounds. Hartland is best alternative. Process has been undermining. Very little consultation with public. I do not trust. Smoke and mirrors. Not in my back yard encourages being less than candid?

People have shared with me that they felt this process was token. My issue with this project is not using public consultation to determine what the entire wanted before determining a course of action. I do personally believe we need a treatment of some kind but as an educated person I feel yet uninformed and not given an opportunity to become more educated on the vision our community has for the future of our

oceans, our neighbourhoods and our ability to pay for them. I am particularly angry and concerned about the announcement of the purchase of the Viewfield site. No public process again. I live in this area. It is my neighbourhood. I am definitely concerned about any foul order, huge increases in trucking traffic, processing operations noise. I would like to know what other areas were considered. I would like to hear from scientific experts, who can present unbiased reports and papers so a clear vision could be considered. Currently I see a large industrial building being placed in the middle of a light industrial, residential commercial neighbourhood. This area is close to Victoria and will grow residentially with population. This area will become more residential not less. Both projects fail to creatively find a way to treat and dispose (or recover) sludge, at a site that is appropriate to the region, Victoria, municipalities, supported by the businesses and residents of each, in a way that is highly environment, that respects habitat, that is affordable and that will ensure the health, safety and will bring for at least seven generations to come.

It is ridiculous that there are only 2 feasible sites to choose between. What options are provided to residents by the Viewfield site who do not want to live by a biosolids, none move. What is the long term plan to expand the Viewfield site? Buy out more property? There are underground pipes and pump stations all over the place, why such a big deal to run to Harland site. What guarantee is there that the site will be quiet/ odour free? There will be trucks necessary to access the site, restock materials etc. It is short minded to build in Esquimalt since consideration needs to be given to growth and expansion. How about disclosing how the total TBL rating criteria and scores were established. Where does sludge go? Truck to Hartland. Where is the science, is CRD's only fight that we were

legislated to build it? Come on.

I don't like either of these options. Viewfield Rd. is totally surrounded by residential and right next to a grocery store. Hartland is too far and too much elevation. Why is a totally built up location to be sacrificed when a small section of Thetis lake Park could have been used. Much closer and lower elevation. It is quite typical that the politicians make decisions like not taking any land from parks without realizing the consequences of this type of decision on other neighbourhoods. To go back even further. Why did so many politicians vote to have this treatment anyways instead of applying for a delay because we are such a low risk city? There are only about four cities on the planet that have the combination of water temperature and currents that make the system we have so acceptable. (San Diego is one) What a horrible waste of a wonderful natural resource. Why didn't they listen to the UVic Oceanography Scientists?

Errors and misrepresentations on the TBL comparison. A side by side evaluation. 1 Most Glaringly. Social Impacts of property values. The Viewfield site shows as yellow. This is wrong. The social cost is huge and in fact is so high that according to the CRD Biosolids site report by Westland Resources, it should never have been considered. The 2009 Stantec report on option 1 estimates an average property devaluation of 25% due to odour. Why does the report on Viewfield turn around and say that odour will not be an issue. This is dishonest. There are 100s of families suffering social costs now, wondering how they will manage such an enormous hit to their personal net worth. How will I pay for care in my old age if my house is worth less? Will I be mailing my keys to the Credit Union and walking away from my life savings when my home is worth less than I owe? The Stantec

report stated that it is possible that land may be unusable if the odour is too bad. This does not belong in a residential neighbourhood. 2. Environmental Energy use and transmission Reliability. These should not be grey they should be green or yellow. Pumping biosolids any distance is absurd. Put the entire facility at one site that is big enough for both with a reasonable buffer between it and people's homes. Save yourselves a lot grief with this simple sensible solution. There is not enough room on this form for me to say everything that is wrong with this proposal.

Will there be compensation for individuals, businesses etc. for those negatively affected by site decisions. I.e. property values/losses undesirable traffic patterns.

There needs to be an independent study that shows that we need to ever be treating the sewage. The way this whole process has rolled out, has led me to believe that there has been a number of "back room deals" with businesses. The CRD is rewarding it business friends, which is why the RFP's have gone out already before any public consultation has happened. Where is the independent environment Assessment on this project? Where is the independent Health Assessment of this project? Why are we spending all this money on a project that will only last 12 years? Why are we building a hug facility like in the bigger centres of Edmonton, Saskatoon? Poor comparison. We are not that big. The gas flaring unit concerns me. My brother-in-law was very badly burned in such a unit, as an employee doing a maintenance check.

If this must be done and it does not appear necessary from a scientific viewpoint, the Harland site is preferable. Not discussed at the open house was how the left over solids would

be treated once processed at the biosolids facility are they trucked out? What is the local impact of this? Construction impacts, while relatively short term, are also a concern. But can be mitigated no discussion of this at this time. Longer term impacts such as loss of use of a prime in town light industrial site, impact to surrounding homes potential smells, noise, loss of property value are of greater concern. What happens in the future when the facility needs to be expanded? Most importantly it seems the CRD is proceeding despite the science, despite the impacts to the local residents and in a dishonest heavy handed manner, purchasing Viewfield site and then hold consultation, really? This entire thing stinks.

The CRD approached the owner of Viewfield land and offered 17 million. There was no negotiation and no reason to be secretive, a total farce. Are there any CRD members from Esquimalt that support any of the initiatives set forth by the sewage plan? No, because we only have to vote. This is a bad plan which offers no benefits to the region, or Esquimalt. What are we gaining? Especially when there is no solid scientific proof that sewage treatment is even necessary in the region. Stop a horrible plan now.

No consultation, you purchased, wasted our money before talking to the residents. What difference does the length of the pipe make? We have water, sewage, gas pipelines running all over our communities. They just are and are part of pay for the lovely communities we live in. Why are trucks moving biosolids waste thru our communities being put forth as an appropriate plan? The damage to our air, roads, security of pedestrian with large moving vehicles. No detailed information available on how a biosolids facility will work and what effect on our environment. What will be coming out in the solids and gas?

When do we find out how much this thing will smell or not. Impact to tax revenue and disruption of the community are too important. This decision to even consider Viewfield makes me feel like a second class citizen, less important than someone in Oak Bay for example. Board memberships or this committee should be charged because it is totally biased against Viewfield. 9 members of 15 are from Saanich and Victoria. Not representative of impacts to communities. Secret decisions to buy properties are not a way to build public trust. Families are leaving the neighbourhood already because of you. You are taking away the life savings of community members who are paying your salary. Only 1 house a year goes up for sale on our street 6 are up for sale right now these are people are investing in a community and your activities are ripping the community apart. Street behind proposed Viewfield site is all food production, bakeries fish and chips, organic food etc. and all of bike trail goes right beside proposed site, potentially use of carbon friendly alternatives. Do not want to have to leave Vic West we love it here. Gov. General Award winning art project will be destroyed. 266 trucks/day past schools and houses and businesses. No one has come out in support of Viewfield except the CRD board.

The actions of the CRD have been dictatorial. The CRD is neglecting the information by notable scientist who says the added process is not necessary. The heavy metals and chemicals will still be in the water returned. Can't imagine the rational in deciding to use the sludge for fertilizer. Consultation process being done after the fact.

Traffic increase at Harland with either option. Other cities pump farther than 18 km and do not put sludge plants in residential areas. Photos in center of handout are not to the same

scale - Viewfield Rd site is zoomed in and does not show all the surrounding houses/schools. Kelowna site does not show the sludge plant, it is far out of town.

Georgia Strait Alliance says the human waste does not need treatment if there were no drugs and disease in it. CRD is unwilling to acknowledge human was not an issue. The current treatment will not remove drugs which many CRD Directors seem to misunderstand. A distributed system would provide for a greener Victoria for generations to come. The area of Seattle that is complaining is currently a dead zone as they do not treat properly. They need to fix their problem. Viewfield is a family and small business community. The impact on it wills property a community probably is over \$300 mover the next 30 years. Why didn't the CRD plan the whole project from the beginning? Why are they ignoring other viable sites? They know that 90% of GV will not do anything.

We should not be talking about the biosolids energy site before we address the fact that McLoughlin Point is not an appropriate site it is too small. We need to decentralize and be capable of change in the future. Please note that this form does not allow 1 person to express that they are not happy with either Option A or B.

I will be attending one of those schools in 4 years. I completely am against this progress and if it goes forward, in 4 years I will have to ride my bike right beside the sewage treatment. It is a sill decision on the CRDs part. There is no reason we can't continue putting our sewage in the ocean, because it doesn't hurt anything. It will affect the city's health more than our old sewage plan. It is the stupidest plan ever and CRD should call the whole thing off. One other thing, the smell will stink up everything. It is stupid. Don't do it. Stupid plan.

Please put a moratorium on this plan until we have 1 - better science summaries of it let the public see it. 2 public consultations which aligns with good governance principles. Case in Point. Public consultation report from Esquimalt. July 2010 made 4 recommendations to the Board. 3 years later those recommendations still stand. Nothing has been done to show that you have done proper consultation. Especially in the area most affected. 3. Please post the governance principles which you hold yourselves to. Highlight them and show us that you are transparent and accountable. At this point you are not. Take a break and think about what you are doing to us, to the Core Area residents who will see a minimum of \$400 per person in tax increases. Thank you for listening.

You also do not refer to the fact that your original report of Viewfield a few years ago said it was not suitable. We do not need a central biosolids centre at all if we had a proper distributed plan/structure as ... says on his website, and many other scientists have already documented. Re pipeline from Clover Point to Ogden Point when? How much? Effect on tourists etc. What happens when Hartland is filled up? And will you really take notice of public feedback? You have ignored much of it already, including informed scientists etc. Not to mention ... well researched concerns. And what contribution is the expensive expert committee employed at great cost making towards all this. We have not heard anything from them except to ask to spend \$50, 00 on spin doctors. The evaluation of criteria overleaf is hardly possible since any one of them is enough to have a huge impact on quality of life.

There will be an impact on residential property values. The magnitude of that impact is uncertain but it is not zero. And yet it is implicitly treated as zero. There are standard

econometric techniques for estimating these types of impacts for example Hedonic price decomposition, found in any cost-benefit analysis, yet no attempt was made to use these techniques. Was the omission deliberate or an oversight? Neither reason inspires much confidence in the overall analysis. The Viewfield site may reduce the financial impact on the CRD and the province but it does so by shifting the cost on to residents located close to the site via the impact on property values. It is false economy simply omitting certain costs from the analysis does not make those costs go away. At best, the existing cost comparison results are flawed. At worst they are deliberately misleading. One can be sure that had Oak Bay been a candidate location, the impact on property values would not have been ignored. Shame on you.

Stop calling this facility and Energy Centre when there is no or limited energy recovery. Viewfield site is in a residential neighbourhood, selection of this site goes against your own consultant's report. Why disregard your own report? Viewfield costs have been misrepresented, it does not include the \$100 million dollar in legal compensation costs for loss in property values and business to local residents/businesses, this value is based on the 25% number that was used for the Upper Harbour site. Your display board does not mention this property loss an Economic Challenge.

### Post it Notes

#3 and overview of the process - Ignores scientific research, what public, Viewfield purchased in March TCAC not formed until July. But province requires TCAC to be formed as soon as possible. Technical Community Advisory Committee, No Suwigpl at!

#4 What is the Decision Making Process - CRD

site hard to search? Very hard to find the facts. Too much information not provided such as TBL methodology. CRD - Make decision, Make purchase, and Stick it to Residents. After the purchase of the site. Feedback without consultation without discussion. NOSGWIGPLAT! Transparency is definitely not CRD's forte. Why would they pay 17 million for a site assessed @ 5 million? Very suspicious agenda. People must take over concerns about pumping sludge, pumping sludge 18 km is not a big deal. Why does the CRD Social Criteria not include the most important consideration the obvious risk to the health of the children? Why does the CRD not try to have the financing deadlines extended?

#5 How does biosolids energy centre work? - Consumes the equivalent electricity of 4000 homes. NOSUWIGPLAT. Why not put the sludge plant here.

#6 What does a biosolids energy centre look like? Wrong why 2 consider a site that is too small. NOSAWIGPLAT. Where is the picture of the surrounding area 500 m radiuses of these sites?

#7 What does mean to have biosolids energy centre in the neighbourhood? And what is Plan B when there is odour and noise? What form of compensation for residents within 500 m? Air pollution from burning biogas in dryers. NOSUWIGPLAT. Kelowna plant built first. Then people moved in around it knowing it was there. Sludge plant is many kms outside of Kelowna. This is not a biosolids facility. Not biosolids plant. Liars. Not a biosolids centre.

#8 What are the potential sites for the biosolids energy centre? NOSUWIGPLAT. Biosolids facility is not functionally compatible with a residential area. Please id which bec sites were rejected and define the criteria. What is wrong with the gravel pit? Take both pipes underwater to this location. 5ha of 40 ha poor quality from

land B good use for ALR. What are these circles supposed to represent?

#9 The TBL explained - Hartland Impact - 2 Viewfield 5 NOSWWIGPLAT Hartland Impact 0 Viewfield 5, \$100,000 to \$150,000 per family within 500 meters.

#10 TBL Benefits and Challenges - The property is only assessed at 12 million why pay 20% more? Pro and Con presentation of 2 alternatives is very biased please provide an objective assessment. Where is safety? Be honest these plants can explode. This is not perception. This is reality. What about social impacts of destruction of a community. Both locations are wrong. No potential for reused heat. Conveniently biased toward Viewfield.

#11 TBL Criteria - Did you not attend math class? Less traffic I don't think so. Totally flawed weighting. Viewfield makes no more sense from economic environmental or social perspective. This is much more negative. 17 million vs 12 million. These are equal \$100,000 difference is very little per household. Traffic will increase because of trucking fats and green waste to the site and trucking away the sludge.

#12 Option A - Where is the garbage? You have not portrayed Harland appropriately compared to Viewfield. No people here. Good God they are pipes for sake. This comment is so small town. This is not the Northern gateway pipeline. You are not pumping through 2 mountain ranges. It is what the CRD does. They lay pipes. Then Saanich residents shouldn't have bought a house out by the dump. Saanich residents have dealt with so much at Harland Dump, enough. Smell etc. People are on well water. More land to be used for co-gen-future greenhouse growth of facility. It is a large rise in elevation to pump up. Willis Point rises 9% over 2 km = 180m. CRD operates 100s of km of pipelines.

CRD are experts at operating pipelines. 18 km more is perfect. Looks good to me Lots of trees to clear the air. Lots of space to houses. Outside residential neighbourhood that's a good thing. You can't put a potentially hazardous plant in a residential neighbourhood. Residents have a choice to move to Hartland. No choice is being made available for Esq/Vic West. 0 people around the site. Other cities pump farther than 18 km. They do not put plants in residential areas. Room for expansion away from residences.

#13 Option B Alternative Viewfield Road Site - Proximity to the closest residence is directly across the street. 2 lanes width parking width. Health and safety of residents a big issue. Hartland is approved already go with that. Loss of tax base to Esquimalt. Alberta mandates 300 m buffer. BC recommends 400m. No room to expand. Heavy residence. Should be located with treatment plant consolidate. Where are the pictures of the homes? Where are the houses? You have portrayed Viewfield unfairly. Where is the photo of my family's cute little home? Consulting after purchasing Viewfield leads to a profound distrust of the CRD and the entire project. No room for growth. Poor access at rear of site for emergency potential safety hazards. Democracy means one municipality one vote. Victoria and Saanich together have 9 Esquimalt has 1. There is a line which a civilized society and human decency do not cross placing of the children at risk. What compensation if odours or worse occur? Can CRD put up a bond bench marked insurance or others? Danger of explosion. Park and walking/cycle trail behind Viewfield. Burning sewage is not a better option than what we do now. An unbiased description. This is a young community lots and lots of kids. Health and security. Be generous share with other municipalities. Don't dump it all on Esquimalt. Purchased in secrecy very poor choice. Loss of local business. Alberta mandates

300m buffer zone BC = 0 what is wrong with this picture? We have smelled biosolids energy centres in other places. Very unpleasant. Heavy gasses, spills. Insulting consultation after the purchase of Viewfield. People live all around here. Hundreds within 1.2 km distance from Hartland to nearest house. In transportation accidents are a when problem not if a problem. Residences not only close to plant but below grade of site. Images on these boards are not to scale. Makes Hartland look small. What were you thinking? Budget for legal compensation costs to homeowners/class action. Extra 100 million minimum. Total waste of money. Not necessary. Photos are not to same scale. Zoomed in on Viewfield does not show surrounding houses and schools. Where is the 400 - 1000m buffer zone recommended by the Min of Env? For biosolids processing. Referendum = real democracy stop this nonsense. A sewage plant does not belong in this community. There is no buffer zone. There are more than some residences in this area. There are 3 schools within 2 blocks of this site. There are many hundreds in fact residences in immediate area. Not some.

#15 Option B Alternative Viewfield Road Site - In ten years' time this site will be outgrown. Where do you expand? Where is the forward thinking for population growth? If we spend almost \$1 billion it should last longer than 15 years or even 20 years. Looks pretty residential to me.

#16 How does the proposed piping compare? - Other cities pump many kms with no problems. What about other sites? Where both sewage and sludge treatment can be treated. Why is it so easy to place pipe from Clover Point to Esquimalt when it is so costly?

#17 How does the elevation compare? - So what? Just do it. This is where it should be

everything date chosen is biased.

#18 What are the costs for the BEC? - 17,000 /100,000 = 170 years with the money spend on Viewfield you will have to pump sludge to Hartland for 170 years before you actualize any savings. This would pay to pump sludge for 170 years. O & M costs are just estimates it could be the other way around. Where are the costs to homeowners \$100,000 to \$150,000 loss in value per family. How much more will Viewfield cost once the legal battle for compensation happens? Business and Residential property values will drop 25%

#19 Your feedback - Option A, Option A, Option A, Option C a better site. Neither put the sites together no pipes for biosolids slurry. A. Option C Non at all why is no talking about this?

## Saanich - Greek Community Hall Tuesday, June 18, 2013

#2 Social Criteria. Unnecessary project. You have already made up your mind. I have written Federal and Provincial politicians to ask for a review of the information being provided by our local elected politicians. There are municipal and federal elections coming that will alter your plan.

After reviewing all the options, I do not believe a wastewater treatment system is unnecessary. Totally unnecessary.

You have already made up your mind. I have written federal and provincial politicians to ask for a review of the information being provided by our local elected politicians. There are municipal and federal elections that will alter your plan.

This form is slanted and incomplete. No consideration has been given to safety and health concerns. Your bias clearly shows when the information presented shows a wastewater facility in a residential area and pretends that it is the same as a biosolids recovery plant.

Information provided is misleading on the positive to negative chart. Capital cost difference of \$15 million is coloured as only one degree of difference but annual cost sharing of \$100,000 is coloured four degrees of difference. \$15 million is a much larger difference than \$100,000.

I wanted to see specific design examples. Also the pictures in the materials are misleading.

I think the way info is presented is intended to achieve a certain response skewing in favour of proceeding with the Viewfield road site.

The information leans in the direction of promoting Viewfield as the correct site.

What is in our sewage? Pharmaceuticals, heavy metals, especially dental, mercury from amalgams, etc. How are you dealing with this problem? Proposed location residential not appropriate.

Option C. None of the above, you are missing other alternatives.

Prefer neither. If I have to choose, then option A. I do not want to do this (section 2) it equates these things as equal. Social Criteria 1 - Public safety? I found it simplistic glib and heavily biased. There was too little info on disadvantage of either option. All the information seems to justify/rationalize. Not prepare for an informed decision weighing pros and cons.

Section 2. You can't just rank these. It's much too complex to just assign a number. The most informative is the "What are the costs" poster. You don't have information about the social effects.

Option C. Look again, its complex but it doesn't feel like an adequate search has been done. Enjoyed my discussion with Denise Blackwell and a CRD staffer. I felt the barriers mentioned regarding alternatives were low yet no effort was made to address/resolve them so that other sites could be considered and included in the analysis.

Material was clear and balanced. Found protesters annoying their information was already in your material and we can read.

### **Additional Comments**

This project will guarantee some municipal jobs but it will also guarantee that young families cannot afford to buy a house in the

CRD area, not affordable. You are not listening. Videos posted on YouTube show CRD members are not making eye contact with presenters your opinions are biased. You are wasting a huge amount of taxpayers' money tree damage, road repair, creek and river disruption, congestion, environmental damage, pipes unnecessary. Money should be spent on fixing storm drains as the major earthquake of 8 will break every sewer pipe on every building foundation. Calculate the number of wage increases each person will receive then freeze all salaries in public management service for five years to control costs. Why isn't Oak Bay or Victoria being considered for possible cheaper sites? Clover Point or Cattle Point. Why not amalgamate to six municipalities so that you can finally get some agreements in place and actually save some money. Shawnigan Lake, Millstream and Harland pump sites why are you not monitoring its water wells on an ongoing basis. Leaching will eventually occur. DND property should be used for these proposed ideas sewage treatment plants as taxpayers have already paid for these. The provincial and federal government have not paid anything and their verbal agreements can be broken. See Christy Clarke, Brian Mulroney, Stephen Harpers broken promises. This sewage treatment plant/ biosolids facility is the biggest mistake ever offered to the taxpayers. You are bullying Esquimalt not an equal plan for them. I hope you are honestly listening to these comments.

Viewing all the information only convinces me more that this project should not go ahead. It should not be made to impact any community and it has not been proven that it is necessary. Long range effects are not taken into consideration regarding impact on land, people and water. What about people who have households depending on well water what impact will there be for them, will they get

help if they become ill can you prove without a doubt this is safe. What about animals living off the pastures that could become contaminated. Farms producing produce for market how safe will this food be for consumption if a leak of any kind happens. Would they be earthquake proof as you know we live in a high risk earthquake zone? I do not believe enough care and though for the future has been put into this project, we must take care that we are not being pressured into building something we will come to regret and will pay dearly for in the future not with money but in the legacy we are leaving our children and grandchildren it is they who will pay for our mistakes.

This project will guarantee some municipal jobs but it will also guarantee that young families can not afford to buy a house in the CRD area, not affordable. You are not listening. Videos posted on youtube show CRD members are not making eye contact with presenters. Your opinions are biased. You are wasting time a huge amount of taxpayers' money tree damage road repairs creek and river disruption congestion environmental damage, pipes unnecessary. Money should be spent on fixing storm drains as the mayor earthquake of 8 plus will break every sewer pipe on every building foundation. Calculate the number of wage increases each person will receive then freeze all salaries in public management service for five years to control costs. Why isn't Oak Bay or Victoria being considered for possible cheaper sites? Clover Point or Cattle Point. Why not amalgamate to six municipalities so that you can finally get some agreement in place and actually save some money? Shawnigan Lake, Millstream and Harland pump sites. Why are you not monitoring the water wells on an ongoing basis? Leaching will eventually occur. DND property should be used for these proposed ideas. Sewage treatment plants as taxpayers

have already paid for these. The provincial and federal government have not paid anything and their verbal agreements can be broken down and see Christy Clarke, Brian Mulroney, Stephen Harpers broken promises. This sewage treatment plant biosolids facility is the biggest mistake ever offered to the tax payers. You are bullying Esquimalt not an equal plan for them. I hope you are honestly listening to these comments.

I want to see this staged gradually protecting as much flexibility to future developments especially in areas of resource recovery. An option I particularly wish could be better explored is biosolids for fast growing trees plantation focussed on producing pelletized fuels.

The environmental criteria fail to address air quality and the effects of flaring upon the health of people living near a biosolids center. There are no details of the processes, emissions and hazardous substances. There are no environmental impact studies for Viewfield. No consideration is given to the effects upon gardens, trees and water nearby. The description of the Viewfield Neighbourhood is inaccurate. There are more than a few residences nearby. There are 3 schools, many small businesses, daycares, churches, a community centre, parks and playing fields. A bicycle path and the E&N railway. Our tourists might not like going past a biosolids facility if the train ever gets back. There is very little difference between his capital and operating costs at the two sites. Your environmental criteria are incomplete and based on the assumption that environmental effects at Viewfield are only present at the immediate site. Biosolids recovery does not belong in a residential area. If it goes anywhere, it should have a buffer zone to protect the people from accidents and to clear the air. The social

costs upon the Viewfield neighbourhood are significant. The people living at Viewfield should not have to carry the costs for this in reduced property values. No amount of heat and energy recovery is worth the burdens that would be placed on the neighbourhood. My choice is clear put the plant at Hartland if you must.

Hartland is a much better site, it is isolated from businesses, residences, schools, etc. less danger to anyone as it is isolated, no smell affecting people, no noise/vibration affecting people, no loss of property values. How will property owners/businesses close to Viewfield be compensated for loss of customers and property values or loss of tenants. Pipelines to Hartland are a one time construction disruption, building a sludge treatment plant in a residential neighbourhood is a permanent disruption. There are already many water and sewer lines working fine minimal risk. Viewfield would cause a permanent loss of tax revenue for Esquimalt. There is a walking/cycling trail for commuting to and from downtown directly behind the Viewfield site. Who will use this is the odour is overpowering. Why are CRD board member and committee members not here? Where are no examples of sludge plants being built in an existing residential neighbourhood being provided?

It is insane to build a sludge plant in a residential neighbourhood. Especially since it will cost more money than the other alternatives. I do not see how the small savings in annual operating costs can offset the additional capital costs within the planned life of the facility. Whose idea was this?

I do not think a biosolids plant should be in the middle of a residential area. I think the questions politicians should ask themselves is if this was to be built 100m from my house would

I want to approve. I do not think this should be infected on any family community.

This facility does not belong in any neighbourhood. It should be in a rural area.

This table is deeply flawed, it includes only 2 options, both totally inadequate, don't ask me to choose between 2 evils, we need more options. What is the point of spending .8 - 1.8 billion dollars when your system will remove 30-50% of toxins and heavy metals and 70-50% will be pumped right back into the ocean. That's a waste of taxpayers' money, we need much more efficient system and we must find one. Until then the current system is totally sufficient. I don't see any mention of the preposterous idea of overturning CRD's own ban on using toxic sludge as fertilizer. The CRD will not only waste our money, they will also endanger our health with this brain dead idea. I do not see any discussion of dumping this sludge onto Esquimalt that has only 1 vote on the CRD compared to Victoria, Saanich etc. totally unfair. I do not see any need for a 4th level of government that the CRD represents. The best thing the CRD could do is to vote itself out of existence.

The facility should not be located in a residential area.

This questionnaire is difficult to use and biased in layout. It feels like this choice is already made by the CRD. Why is removing land from the ALR not an option? Surely that is better than placing this in a residential neighbourhood. Why is public safety not part of the TBL? I have heard that these facilities can explode. If that's true and that information is not presented to the public, and there is an explosion, wont we be criminally liable? This event was not well advertised. How can I give feedback if I don't know about it? I was so surprised to the Viewfield site was purchased in May 2013 (I

think) Then I see on your timeline this was in progress much earlier. I can't tell from your poster if 2010 or 2012 either way I never heard about consultation on a biosolids plant in the middle of Esquimalt. Why pay \$4 million over asking price if the decision to purchase was in camera? Surely there was not that much in the way of competing offers. Why/how was 4 million over asking arrived at as a valid choice? There is very little information about the Hartland landfill option. It's all about Viewfield. The information is presented in order to sell a point of view, not weigh the pros and cons. Where are the advantages/disadvantages of the sites presented?? I am very disappointed in the CRD over this issue. Normally I am content to cast my vote and ignore the rest. This seems so offensive to place a biosolids plant across from a residential neighbourhood, I had to speak.

I think the Esquimalt site was selected so Harland would be a slam dunk. Is there really only 2 options. I do not think so. This form is as bad as the whole sewage treatment process. The information posters are very one-sided.

I can't believe you think a BEC is suitable use for lands so close to the downtown core particularly given property values, even in Vic West. There are too many residents impacted by the Viewfield Road site. It is outrageous that this site is even under consideration. Why is McLoughlin Pt. the site for WWTP? Yes it is the approved site, so is Hartland. Why are you picking and what to follow? If Hartland doesn't seem appropriate maybe it is because McLoughlin is not appropriate. What if the WWTP were elsewhere? Not enough alternative were displayed at the public sessions. I feel the inadequate information displayed about alternatives suggest inadequate research has been done. Transparency is lacking. Bottom line. Not at Viewfield Rd.

Think this BEC needs to be put into total context of managing waste. Harland will take some serious work to get the infrastructure established but will provide a large campus, longer term potential, less impact on residential tourism, and cultural values and an opportunity to bring a more comprehensive plan together. For that matter why does WWTP have to be on the ocean? If located inland or more centrally would reduce pumping costs/issues etc. Surely getting the treated water back to the ocean wouldn't be that arduous.

If Harland and pump stations are the way thru collection zones and pump all of the raw material to Hartland. Deal with the sludge at Hartland. Collect and deal with household organize at Harland in anaerobic digesters.

### Post it Notes

#1 - Biosolids energy centre open house - the whole process is a colossal waste of money. Fish and marine life have been happily swimming their own poop since the beginning of time. Think of the total volume of the oceans, then the total poop generated within the CRD.

#10 TBL - 30 meters away, 15 million less for land at Hartland. So do existing water and sewer lines. Nearest residence is approx. 30 meters away from Viewfield location. Neighbours steps away have gardens grow and eat veggies maybe not on the Wilson parking lot though. A savings of only 33 cents per household per year.

#11 TBL - Very negative \$15 million more than Hartland. Almost equal save 33 cents per household per year to operate. Sludge has to be trucked to Hartland instead.

#12 Option A - Methane collection at landfill plus BEC synergies. Seems OK but why not put it all on one site no pipes.

#13 Option B - Along the south and east. No room for future expansion. Residents need to be given much better assurances on odour and appearances. Where are the pictures of the houses across the street from the Viewfield location? House across road use for commercial use. No way man. Challenge case action lawsuit from 100s of residents for compensation of impacting their quality of life and investment. Does not belong in residential neighbourhood. This land is too valuable to use for BEC. Not compatible with a residential area. Legal liability for CRD taxpayers of risking damages to too many valuable properties. Odour up to 1 km away affecting thousands of residences and businesses. Why are there no examples of sludge plants successfully being built in an existing residential area?

#14 Option A - 36 km total. 18 km in flow. 18 km outflow. Where is the graph showing decreasing property values if placed in a residential area. Get real industrial park. Odour affecting numerous residences, businesses, school, daycares, etc. 18 km pipes 10 creek crossings 4 pump stations crazy

## **Esquimalt - Royal Canadian Esquimalt Legion Wednesday, June 19, 2013**

Why are there no details on safety? Where are there no details on how these facilities work? Environmental and health studies.

Given out in bits and pieces. Nothing talking about plant in detail. How does it work? A 3 picture diagram is a front page an introduction to subject where is the details. Why nothing about the trucks leaving the plants and their environmental effects.

Totally misleading information on the Kelowna site removes trust that any of the information is correct.

It should be a criminal offence to place hazardous materials next to homes. Shame on you. Safety of children.

I found the information very one sided in favour of the CRD. The pictures of the Viewfield site is surrounded in green space. There would be no green space. You only show pictures of the Wilson Foods building, you do show pictures of homes in the surrounding area.

Where do I start? Two weeks of public input for a decision that will take 40/50 years to pay for.

Stay with original plan. Go back to square 1. Be logical and admit the plan is ridiculous. Ranking is not my forte. However, the plan for this entire project has changed so many times that I am disgusted frustrated and losing faith in the entire procedure. Back out and listen to the experts and the people most affected by this nonsense and ridiculous spending of our tax dollars.

Contradictory, the analysis of the TBL should show weighting criteria, the neutral values given to proximity to residential schools for Viewfield is wrong.

Choose better technology and lots to choose from. Local environment is trashed with a Viewfield decision. Biased reports, incomplete information, safety concerns minimized and dismissed. Impact on property values ignored. My retirement fund is my home. TBL minimizes significant impacts to Esq and Vic West residents. Comparison of environmental impacts non-existent. Need objective 3rd party assessment of environmental impacts, definitely biased form.

It may be informative but the decision has already been made you are just going through the hoops.

Neither site makes sense a large flat site with a large buffer should be used.

In general it's a flawed plan. Science tells us it's not the right plan. You are just flushing our \$ down the literal toilet.

You did really not explain how such a small site unbuffered can work.

It is not going to help the environment. The CRD information is misleading. The Kelowna site is not a fair comparison and this is still on your website. I found the CRD reps I talked to were misinformed and dismissive. In particular, it was implied that my house must not be worth anything as it is in Esquimalt and near Viewfield. A loss of 25% of my home value would put me over \$100,000 out of pocket.

The use of the words perceived (ex-perceived loss in property value of perception of safety issue) are inaccurate and should be changed as these are facts not perceptions.

No compatibility with Viewfield site. Unreliable information does not reflect informed professional views and does not include complete environmental studies. Further no long range 50 year financial business plan has been undertaken which is fundamental to any project of this size and of such public importance.

1 - Impact on schools. Based on CRD bad decision. Biased.

Really, 1-safety and human impact CRD display information was biased leading opinions to select Viewfield. Love the community signs. Very Informative.

No biosolids centre. Rethink the whole plan. Redevelop MaCaulay, Clover and a new plant in western communities. Wasted 17 M, municipal loss, No plans for use. Waste going to land instead of JDF straight.

These can all be manipulated say whatever angle you want I find them very misleading. So many of your posters and people play on words. Personally don't have a lot of faith trust in what you are saying.

Misleading and simplistic.

Very misleading. The pictures of the Viewfield area do not show the residences, small business, day care and community.

No biosolids centre the whole plan requires rethinking to maximize the sewage solution. The CRD has done nothing to incorporate the Environmental benefits. Very concerned regarding the environmental impact on a residential neighbourhood. The information provided is misleading and very one sided to prompt the approval of Viewfield Rd. You are ruining a community.

Social Criteria - not key for me and would not be if I lived beside it either. Safety a greater pipeline length and more pumping stations = greater risk. But I was distracted by the disrespectful use of sticky notes to try to improperly influence free public discussion. I am all for freedom of expression and opinion but that right has limits and requires courtesy.

Somewhat misleading in places such as the Kelowna wastewater facility being on a BEC page.

Information appears to be inaccurate regarding the Viewfield site.

Prefer a distributed model. If you put a gun to my head and make me choose which what I feel like I would pick A. #2 Where are these split into 3? If you weight the economic higher than the social, it negates this survey. If I fill this out, I believe you will use the info in devious ways. I care about all these areas. I would you to build something benefits all and harms none. It was written by a PR rime. That does tend to seriously reduce my trust in what you say. The Kelowna comparison was especially slimy. If you are dishonest about that, what else are you dishonest about? Odour, noise.

Neither this is the wrong process right now. Start over. These are ambiguous, assumptions cannot be supported. It can't be trusted. Vague not transparent.

Information is biased. More of a PR pitch.

#2 Ranking is a meaningless activity. I find almost all of the criteria equally important. Not particularly useful. This was obviously done by someone sitting in an office using their technology to justify two positions and push forward a project that the people of Esquimalt in particular and Victoria in general do not want.

I am grateful that members of the Vic West

Community Association were there with the posters to provide more information.

Information provided seemed narrow and biased.

Esquimalt will also loose tax revenues form McLoughlin site. No BEC a Viewfield No more in camera surprises.

Very contradictive and costly to the public. Stand up to the Feds.

Wastewater treatment not necessary Primary treatment effective.

Economic Criteria is biased. I want to rank things the way I want. This is very unbalanced information. Kelowna, shame. Perceptions Shame, These are realities.

Lack of info for other options

#2 Social Criteria all of equal importance. Across the street from proposed site. Just shows none of you live anywhere near the Viewfield proposed site.

Social Criteria - all of these are critical. The non CRD posters were far more informative.

Non CRD posters seemed to be more informative.

#2 I really do not think these are the issue. Only if I was interested at all in having a BEC site in Esquimalt. I chose to fill in the social criteria only as it is the only one of the 3 criteria that has any interest to me.

Incomplete non Esquimalt will not have the tax base from this property. Who will be expected to absorb this?

We were not informed of purchase of Viewfield site and the CRDs questionnaire is misleading and unacceptable. I do not believe anything you say.

Biased information. No one has mention a 3rd alternative.

Social Criteria 2 - Health and Safety, 1 - Common sense. It shows not to trust any statistics that one has not falsified yourself that's a bad thing. Your questionnaire design for question 2 is designed to not give you an objective evaluation but a very skewed result as it does not allow to value effectively between Economic, Environmental and social criteria, but rather evaluates within each of the factors.

A lot of the facts were stretched or not true very skewed presentation of data.

Information does not seem to go into very much detail. It is presented in small bytes of advertising rather than substantive information. My biggest concerns of the process is that decisions are placed in hands of CRD directors. On June 17 2013 Denise Blackwell dismissed residents' concerns of the consultation process by saying only Esquimalt residents and anti-sewage advocate were coming to open houses and the silent majority supported Viewfield site. That is frightening, undemocratic and corrupt.

Other options have also been proposed including the property in Saanich that has recently been offered but nothing was shown about these options. Neither looks to locating the whole operation both the BEC WTP elsewhere.

An effort was clearly made to present the CRDs information in a clear and concise manner, however, very little effort was made to present basic facts without obvious bias. The people showing up to these events can see through that bull\*\*\*\* and it is unfortunate that the CRD didn't show any appropriate level of respect for the intelligence of concerned citizens.

But incomplete. It would be interesting to know how many bins of pipe the CRD operates 18 km

is a small fraction of the pipelines currently on the ground.

Your ranking system for the above questions is a misleading method allowing for interpretation to suit your needs to infer public opinion is on your side. If it were a simple question of what people want it would not be the Viewfield site. Nobody wants to live near this.

#2 These should all be ranked in one group not three separate groups. Extremely biased towards promoting Viewfield as the best site.

I don't buy the fact we can't do it all on one location because of time restraints and federal will stick to starting date. We are talking a billion dollars. We waited this long let's do it right.

I think this is a terrible idea and you should be ashamed to even suggest this. What if one day this place you wanted to build exploded?

### **Additional comments**

Biosolids Recovery should not be near residences. Hartland has a buffer zone. Viewfield does not. Hartland is more economical on capital costs. 100,000 differences in running costs over 30 years would still be cheaper than the difference in capital costs. With 25% reduction in property values each house would be worth 100,000 less. The cost of pipes is already included in the capital costs. This facility should not be in a residential neighbourhood.

One sided pictures. If you show pictures of sites at least show all angles not just the one to lead people to the conclusion you want.

All comments refer to negative impacts of Viewfield Option. This process is a sales pitch not a consultation. You have no right to destroy our community (Viewfield). There are options that do not impact the health and safety and

wellbeing of hundreds/thousands of families/residents. Loss of tax revenue is unacceptable and unnecessary. Exodus of local business and families is permanent, you will change the culture of the community. No idea how bad the smell will be which is totally unacceptable. Unbelievably disrespectful the only conclusion is that CRD are either completely insane or stupid or that they just think we are less important to the rest of the population. Obviously none of you live here or you would never consider this. Potential risk of fire or spills in our community are unacceptable. How do we actually get in front of the decision makers? Why are they not here hiding behind defensive staff that are not really listening? I have never been offended so much by a public process as this. You should be ashamed of even considering putting this plant in a residential neighbourhood. No room to expand Viewfield it is a stop gap measure. This whole thing makes me feel sick to my stomach. This is your fault and I will hold you accountable if you disrespect me, my family and my community.

Viewfield is the wrong site, chose another well away from houses.

CRD always discusses with Esquimalt after the fact. Once they have made their decision. How do the members of the CRD sleep at night? Neither of the sites in Esq. have room for expansion. We know the CRD will not back down and admit they made a mistake in purchasing of the Viewfield site. The people in Esquimalt and Vic West should be the ones voting on this issue as it's our neighbourhood. You can rest assured this would not be pushed down Oak Bays throat. I feel so frustrated because I really do not think you will listen to the people of Esquimalt and Vic West. We are small in population without the financial backing of other communities. You purchased

this property behind closed doors, right there you knew it was wrong and that there would be opposition.

Closed door purchase of site 3 the damage to everyone in the neighbourhood is already done. 25% loss of housing prices, not to mention loss of property taxes. No way this project will be under 750 million, who pays for the 30% cost over runs. Esquimalt residents should not pay any taxes for having this project rammed down our throats. This is already a done deal. Esquimalt once again receives the short end of the stick. How much did this public input display cost? Just another waste of money so the CRD can sleep at night. CRD = waste of tax payer dollars.

Do not make a decision to destroy a community, Vic West and Esquimalt are fully built out mature communities. This would destroy that if Viewfield was chosen.

Flawed process- appears that decision is already made. Community consultation an afterthought, not respectful of community when process moves forward before residents input is received. Insufficient time allowed for community engagement and township process. Decisions made based on politics and funding make it better for Esquimalt and Vic West residents and property owners. Leave it alone. Viewfield not a good choice. Better process is distributed model with newer proven technology. CRD staff member admitted he would not want to live in such close proximity to any sewage treatment plant especially near Viewfield road if it is chosen. Esquimalt betrayed by CRD Regional Growth Strategy not compatible with 3 pars of land-based sewage treatment plant dumped n Esquimalt. How is this right? Give it to someone who wants it. Try Victoria. CRD practise shameful democracy

-bullying has no place in a democracy. Expropriation really or is that taking advantage of the weakest, poorest and smallest? Current plan and process so flawed. Need to pause, push reset button. Approach feds and prov for extensions and exception. Science speaks volumes don't twist it.

If you look at a map the most logical place for the plant is somewhere in Saanich on the flat land central to all municipalities. To place it in Esquimalt because of some old existing pipes and putting in a pumping station to carry the stuff to a central location. Other cities use pumps. Once again Esquimalt is bullied by the large municipalities and we have a small vote in the CRD. As for consultation none was done before purchasing Viewfield Rd. Who would spend 17 million dollars without the specific plans to use it, especially when it is more than market value? Where are the CRD members? When do we have a say. The displays are very nice but. Go back to the drawing board. McLoughlin Point is the wrong place too. Entrance to beautiful Victoria. Too small need to be revisited in 10 years. City of Gardens.

While I believe Harland rd. is a better site due to the lesser impact on social criteria I am not impressed with either site. I am dismayed by the secretive in camera meetings. I am dismayed that a group of politicians would put a sewage treatment plant at the entrance to the capitol city of BC. I am upset that communities (Victoria and Saanich) have not taken responsibility for dealing with the sewage they produce. Instead both delegations from Victoria and Saanich have voted in block to have a tiny community deal with all their sewage. I cannot believe that may Fortin would support sewage treatment at the harbour entrance. I cannot believe the chairman of the CRD cannot understand that the military families living

at MaCaulay pt. do not want their children playing in the shadow of a sludge treatment plant. Mayor Fortin said they looked but could not find a site in Victoria. I believe given \$17 million I could find a site similar to Viewfield in Victoria between George Jay and Victoria high school. I also found it interesting that in a democratic country May Leonard in an editorial in the colonist did not feel Esquimalt should have any right to decent. The decisions made by this Board has not been done considering best practices. The locations have been driven by politics. There is no way a group of people driven by service to the CRD should put a sewage treatment plant/sludge treatment plant on the foreshore of any community on southern Vancouver Island. All I can say is "DUH".

See previous comment. In general it's the wrong plan. Spending all this money and we still won't be removing heavy metals or pharmaceuticals and what about the broken storm drains. Fix that or we can't because there won't be any more money for any infrastructure after all this \$ goes down the toilet. Specifically regarding Viewfield. Give your head a shake. This is a residential neighbourhood. People live here, shop here, work here, play here. In what reality is this a viable alternative site? It is not. Oceanographer's biologist, medical health officers all tell us there is no negative consequences to what we do now. Someone needs to have the guts to go back to the feds and challenge their directive. I still believe that this is driven by the desire to appease American tourists. Well, they don't pay our taxes do they.

Capital costs for the Viewfield site are very likely understated due to absence of necessary land for buffering from adjacent land uses that are residential. Buying a 1.7 hec. site looks like trying to do it on the cheap by ignoring costs of impacts on very close neighbours. Once costs

for buffering are considered this will escalate. Lawsuits etc. Noise, impact on property values for Viewfield site are unacceptable. This is unfair notice so such level of social costs on the Harland Landfill site. Marginal operating costs savings proposed at significant social costs. 200k per year is only 66 cents per citizen. Is that saving worth the hazards of explosive methane and odours and impact on people's lives? Hartland affects fewer negatively.

There are schools, businesses, and many homes for too close to a proposed Viewfield site. This is a very poor choice and really seems like an act of emotional terrorism against the people in the neighbourhood. Rich people should not be allowed to S&T on people who are not rich in Esquimalt.

Viewfield is not an appropriate space for the BEC. There is no buffer zone. The houses, schools and businesses are too close. The impact will be hugely negative on this community. Health and wellbeing of its citizens is being ignored. As their spirit, as you purchased this property before consultation. Please take the time to do a proper environmental assessment and cost benefit analysis. This is imperative for a project of this magnitude. UVic got in trouble for not consulting properly before implementing their CARSA building; you should learn from their mistake and follow due process. Be fair, follow process, don't hide your actions.

This whole CRD Plan as it stands is totally flawed and yet CRD keeps marching on using our tax payer's money without full and complete investigation and without democratic public input. McLoughlin Point. With 2-3 Tsunami warnings this year an Oceanside plant is idiotic, any outflow accident goes directly into the inner harbour. Gateway to tourism is not considered. Black Ball ferry cruise ships, appears meters

from our sewage plant, what an introduction to Victoria. To small site. We will have to repeat this fiasco in 2030. Viewfield. What is the thinking, Methane flaring thousands of our youth and future exposed to health hazards? All for a hurry hurry decision. Shame, where is the intelligence.

CRD bad decisions choosing McLoughlin Point in the first place after consultations that never mentioned it, paying 17 million for land valued at 13 million, land too small for this use and too close for residential community and schools. Difficult to make choices when based on the 2 bad decisions. Distance to Hartland and elevation would not be a problem if proper site chosen for WWTP. Hartland is the proper and right site for the BEC McLoughlin is not the proper and right site for WWTP. Viewfield is not the proper and right site for BEC, the land is too small and too close to residences, community and schools.

CRD should read: apply their reports to their decision making process. Operation of a biosolids facility would not be functional compatible in a residential neighbourhood. This plan should stop it does not provide sufficient improvement to the environment or human health compared to the existing system. Develop a new plan that starts with reduction at source especially the toxic waste management systems with full resource recovery. There are no true deadlines what is driving this. Need detailed an environmental impact assessment. Need detailed a health impact assessment detailed. CRD Committee has been irresponsible, illogical, unaccountable they should be fired. Public meetings are required for true, effective public consultation.

To have the bio solids energy at Viewfield is totally insane. It smacks of bullying in politics.

All your pictures of previous sights have large buffers the actual tanks are massive and would dominate every component of life in that area. There was no consultation of the public before the land was bought. There will be no smell say who some number pusher or stats person. Esquimalt is not inhabited by ignorant people. We are involved interested person and will not be dictated to by a small group who seem to have their own agenda.

CRD reports state that a biosolids facility is not compatible with a residential community. They are around Viewfield is a residential neighbourhood thousands of people live work and learn there. A biosolids facility should not be sited in any neighbourhood. Find a better site.

The public consultation is absolutely lacking. Flares, odours, digesters should not be in a residential area. There is no way this should be in a residential area. Where are the sign boards talking about safety and risks to residences? What is the plan and who is on standby for any accidents? Unfortunately 17 million of our money has been spent, but that does not mean we need to continue with this horrible plan. We need to think about each municipality taking responsibility for their own waste. Why is Esquimalt taking responsibility for the whole city's waste and taking on the risks, odours and ugliness of this plan. Please rethink putting this site at Viewfield for the families businesses and vibrant community of Vic West and Esquimalt. My children should not have to live down the street from a sludge plant and my family should not have to move to avoid this sludge facility. We love the area and feel this plan is very inconsiderate and very poorly planned out. Please reconsider.

If Hartland is the Approve Site, why did the CRD purchase Viewfield almost three times

the assessed value? Why risk a community by suggesting Viewfield. Instead of pushing this plan through it needs to be halted and re assessed by a different committee who has all of Greater Victoria's interest of the foremost importance. Currently the CRD is bullying the sewage process through instead of investing in all of our best interests. No BEC in Viewfield. Make the right decision.

The reality is it is time for us to face the music this needs to be done. No one site will satisfy everyone's concerns. Let's act responsibly together in choosing the best option overall. I just wish that this consultation process was less intimidating in the sense of those attending being allowed to read and ask questions without being bombarded by nay-sayers on entry. People need space to make their own choices, let's respect that.

It seems strange that a second site Viewfield was purchased. Seems the decision has been made. This does not seem to be something to put in any neighbourhood.

I am opposed to the Viewfield site as a suitable option for the biosolids energy centre. A facility of this type should not be placed in an area surrounded by residential, commercial, schools and light industry type properties. Construction of a facility at the Viewfield site would negatively impact the work of residents and business owners to create a vibrant community.

I believe your own economics or 2nd last page Costs for the BEC understate the probable cost of the Viewfield alternative as the need for buffering and lawsuit contingency will add to actual costs. But, accepting them as you stated, if you accept option B you are proposing to invest \$7.3 million in additional capital costs (106.6 - 99.3) to save \$110,000/yr. operating costs due to closer facility. Ignoring any cost of

borrowing value of capital, payback for this is 7.3 million/110,000 = 66.36 years. Longer if you use a cost of capital rate for the project. Lastly, Viewfield has significant social costs because small site, many neighbours.

This is a poor choice. Neither option is great. Because McLoughlin is too small you are forced to find another site for a BEC which means pips 18 km of pipe is a long way. But Esquimalt has no appropriate land for a BEC. It is too dense with residential housing. One bad decision leads to another. If I have to choose: Harland sucks, but Viewfield sucks more. How you could even propose to put this thing smack in the middle of a residential area boggles the mind. It is a kind of social injustice to put the sewage plants in the lowest socio-economic neighbourhood with the least ability to have a say in it all. And it's a kick in the pants to all the military families that live here. No matter how you spin it, it stinks.

Our respected academic/environmental community is largely in agreement that our current method of sewage disposal is appropriate. To go forward with treatment without addressing the newest best practices highly regressive and certainly no in the interest of our children and their children. We do not have to rush with this. The sewage plant is proposed for the entrance to our harbour, out city, the provincial capital. (If we want to show off and infamous for our sewage treatment then the CRD is on the right course. I feel Esquimalt is being railroaded. The Viewfield purchase is highly suspect, the price double the assessed value. View it from Cairn park, one can see that his site is in the central area of the urban area in the core. In the early 1970s Vancouver converted the industrial False Creek lands to a clean residential area. Victoria is planning to go in the reverse direction. McLoughlin is too small. This is the wrong site. There are other

sites which would make more sense, be more appropriate. The financial estimate offered are ridiculous. This biosolids plant is a chemical plant it is not passive, it must be evaluated for health, safety implications.

Viewfield is a residential community located in Esquimalt. It is surrounded with house, school, grocery stores. It is a small location barely large enough to accommodate. Location is wrong and will have a devastating effect on quality or life and property values. The presentation is biased with a clear intent in mind. CRD gives the impression of having planned for Viewfield for quite some time and gives the impression of having no regards for Esquimalt residents. CRD is planning on locations 100% of sewage treatment in Esquimalt.

I have heard that what is proposed is not state of the art and won't be when construction begins, let alone when completed. And we can't afford it. I think more and smaller facilities would be better to treat sewage more locally e.g. Dockside Green. Big projects have the potential even assuming that everyone has the best intentions to fail big. What is proposed is near schools, busy traffic arteries and in neighbourhoods. This only stands up on paper/ the virtual world not in the world I live in. The process reflects how the CRD has failed the people of the Greater Victoria area. We only need a few people maybe one who are not paying attention to their jobs are distracted or overtired for a system to fail.

Wrong plan Wrong location. Public input and consultation should have been done first. Old technology. We should lead, not follow. Governments and appointed bodies are not responsive to public input. Witness the HST.

I absolutely do not want the BEC in our Vic West neighbourhood. I believe the process was not

transparent in regards to the purchasing of the property. I bought in Vic West because of its neighbourhood character and very low impact industrial area. It is a great location and this will have a very negative impact. Holding open houses after the property is purchased is not consultation it is after the fact rationalization by an organization that seemed to be afraid to discuss options before purchasing likely because of the opposition it anticipated. Victoria and surrounding municipalities are unique. I have lived in Saskatoon and the issues/context are very different. You show a picture of the location of the Kelowna site but not Saskatoon - this show an effort by the CRD to not full disclose. I do not believe the CRD or other levels of Government should be held hostage by the Federal Government around funding. It seems like this is a very big driver pushing through.

Biosolids treatment facility should be built away from residential areas. The secondary treatment facility should also be located away from residences.

Siting the biosolids treatment plant on Viewfield rd. will be a catastrophe for the community. Calling it a BEC is double speak. It is a sewage processing plant. Amount of energy produced is negligible and not the actual purpose of the plant. Concern about capital costs seem small compared to long term community impacts. Who are the people who make these decisions? Where are their constituents?

Comments of TBL comparisons. Economic Under Annual Operation Costs. The difference is shown at \$100,000 annually more for Hartland due to pumping. \$100,000 per year should not skew the results so that Hartland is positive and Viewfield negative. A fair score would be Viewfield yellow and Hartland Blue - \$100 K per

annum is not that much spread over a large tax base. Environmental Carbon Footprint. Most BC hydro power is generated using Heritage dams they produce green electricity no carbon. This shows the result in favour of Viewfield. Heat Recovery I agree there is little opportunity for heat usage at Hartland, however under Viewfield you mention proximity to natural gas distribution a line could be built from Harland to Fortis onetime cost and gas could still be sold. Viewfield should be rated as a green on this category rather than a grey (negative) Non-renewal resources use. This criteria mentions energy use during construction and social operations. Operations costs were also covered under energy yes construction is one time then it is over Also, neighbourhood is used to existing trucking how can CRD predict amount of truck traffic after. A biosolids site does not belong within a public neighbourhood. Even if current zoning is light industrial.

If we stand up to the feds and tell them that we are unique in the world and they should study us to make the rest of the world better. No secondary treatment for any of the other stuff.

Sewage material is diluted by vast ocean and currents. Treating sewage on land brings problems of transportation, odour, land use gas flare, and cost. 100,000 cubic meter of oxygen rich water flow past the CRD out falls every second. CRD discharge rate about 1 cubic meter per second. 99.7% water 3 L of solids. Why waste 1.2 Billion? On sewage treatment

This plan stinks. You need to go back to the drawing board and get a better plan for the region. The TBL is not objective Viewfield is orange Harland is green.

I think we need to find an alternative solution.

The choices are not what are best for Esquimalt or any of the surrounding municipalities. We have time to find a better way of spending the money.

I live across the street from the Viewfield location. I do not know who in their right mind would put this in the suggested location. There are houses across the street from this site. How much do you think this will impact us? You talk about plants and wild life, what about the impact on humans. This item might be a commercial area, but this area is surrounded by residential area, grocery stores, schools being very close to this. Hartland is already a garbage dump with no residents within at least 500 m less than 20 m in Esquimalt. Who cares if the pipes will be longer? There is now a gas line down Viewfield Rd.

Its simple stop this plan. Period. Review Burnside rd. option. Land has been taken out of the ALR for far less important issues. Respect the residents of Esquimalt and Vic West. Stop lying to the public what is really going on, especially regarding the Viewfield site. Something does not add up and everyone is feeling this. Stop telling us that there was a push back of 17 km of piping to Hartland. Nonsense pipes run oil all over North America. 17 km is not an issue.

Now that we own the Viewfield site, what is the plan for the property when this does not go through?

If the photos of the structures in Saskatoon etc. are meant to depict how pleasant our structures will be, well it doesn't work. These are ugly buildings and look like exactly what they are sewage facilities. The cost difference between the 2 sites is negligible when considering this amount of money, so build it where the effect on the public will be less.

Seems to me the stand on expropriation and use of the ALR needs to be visited.

The two weeks of public meetings are insufficient by far. The hours are awkward for many citizens and I feel like this the hope of the CRD to cram this through. I demand a balloted referendum with a great deal more profile for the citizens of Esquimalt. 2 weeks for a 50 year impact. The environmental costs of post construction have been completely ignored. Trucks going through communities for years, the smell yes I saw the documentation there will be some smell. In city road maintenance. Next to a grocery store. What is the CRD thinking? Who will absorb the loss of tax revenue? My taxes already went up 25% this year. The process here has been less than transparent secret meetings to buy Wilson Foods. Make me not trust the quality of the outcome of the building of the facility. Who will pay for construction mistakes architectural drawings in fine detail already done for Wilson St. site? These took a lot of time to do again presumption of approval has me very very angry. Esquimalt being unfairly and disproportionately burdened with sewage and biosolids plants. Does not get my approval for being in Esquimalt.

Abolish the CRD you have violated our rights to an extreme.

I am interested in the Burnside site near the Victoria General Hospital. I believe you can bring the solids together with the liquids and reuse the energy for the hospital. Let's be progressive. I would like to see the CRDs plan audited as I believe they are underestimating their costs. To put the facility on MacAulay Point which is a beautiful park and entry way to Victoria is offensive. To reverse the agricultural law to be able to use sludge on agricultural land is unacceptable. The CRD are not really

being open about options or costs. I feel very mistrustful of this process. Why not an open debate with the CRD and stop a bad plan.

You are asking for feedback after you purchased a property with \$17 million of our money not consulting anybody. You include potential for heat recovery info in your plan, yet fail to plan for it. You are the CRD not a democratically elected entity stop pretending you are. Common sense the least common of all senses as proven by your lack of judgement on this issue. Why would anybody get the idea to put such a plant next to schools in to a residential area? When was the last time you reviewed the CRDs Mission Statement? The CRD diverse communities working together to better serve publics interest and build a livable sustainable region. You should review and consider what that actually means to people. We need to treat our sewage, buy why don't we hold on for a minute and ask ourselves if the current options are actually the best solution. I wish that my taxes are used to build something with a long term future, according to the best standards available. If that takes a year longer or cost a million or two more is secondary. How can we be sustainable with a plant like this in a residential community? I would strongly suggest you give your heads a shake and remember who pays your salary and who you are supposed to serve. Yes, that's right you are supposed to serve the people. And if you think you are doing it to the best of your abilities with this plan you should resign.

I am dumbfounded that the CRD is proposing Viewfield for a sludge plant. Viewfield is a residential neighbourhood not a heavy industrial area. There is no buffer and it will lower house prices and ruin the neighbourhood. This form is too rigid and skews the answers to suit the CRD and its proposed choice, Viewfield. The process

is unfair we should have a CRD panel answering questions from the public. This is a sham.

The Kelowna example is very misleading and should not be included in analysis. Why not determine the benefits for this system vs. what we have now. Hopefully this is why we are planning to do it. A project like this with only a 12 year life does not make any sense. This should be reflected in the economic analysis. There does not seem to be a need to rush to do this project so why not pause and look at all the factors rather than hide behind the argument that they made me it excuse. It seems crazy to even consider a site like Viewfield for a BEC mostly residential.

Please stay with the approve Harland site. Even if you believe you can eliminate or mitigate the community's concerns, No biosolids site should be within an existing residential neighbourhood when there is a viable alternative.

All other known biosolids facilities produce an extremely unpleasant odour. The CRD has failed to explain how this site will be the only site I have been able to research that is not very unpleasant to be close to. Furthermore, there have been explosions in the past such as Palm Beach Florida in Feb 2012, how is this site in the CRD promise to be 100% safe if it is possible to situate it within less than 25 m of a large residential area? Furthermore CRD engineers explained that with P3 plan private partners would be forced to fix odour problems. How does CRD guarantee the private partner will act immediately? If this dos not how will the CRD remain accountable to citizens. With P3 plan, bids will be sent out for private contractors to build the BEC. This means that the lowest builder will likely win the bid. Regardless as soon as the project is placed in private hands cost and construction are out of public control.

Costs may sky rocket or to maximize profit safety and odour measures may be cut to minimum rather than optimal standards, which is highly inappropriate.

It is a total waste of money. Why don't you listen to all the scientists when they say it is not needed? I am extremely upset at the arrogance of the CRD Board. Especially the head of the CRD.

I'm not impressed at all by the decision making in this process. It underlies the stupidity and redundancy of the CRD. We are unfortunately saddled with a 4th level of government that is not elected by the people for the people. You must seriously look at other options and not strong hand the people of Esquimalt or any other community with a forced decision.

I applaud the CRD for escaping the trappings of tunnel vision to consider options other than Hartland when concerns about the transmission distance arose. However, I am extremely disappointed that the Viewfield site was the sole real product of that search. The issues that detract from Hartland can be remedied through other means. For example, the heat recovery can be employed through other less distant means. Also the lengthy construction process creates employment are we not all perpetually harping on that issue. Through sound engineering and construction principles, the transmission can be designed to be effective and efficient. The issues concerning the Viewfield site pose significant harm to the surrounding area. It is a shaky case made in its favour. And you all know it that is the frightening part. You are presently yourselves as lacking the ability to think critically when you delude yourselves with these arguments. A BEC is not suitable for a residential area. The science backs this up. You do not have your backs against a wall there is a suitable site already

approved if we must move forward with a best laid plan of mice and men, please at least do it as responsibly as possible. If we can't secure perfection at least shoot for harm reduction.

The decrease in property values for the Viewfield area is by itself enough to make this decision obvious. There is nothing else that comes close. The wider view maps comparing density within 500 m of the site confirms the obvious Viewfield in too dense for this kind of industrial facility. The flare would be highest point form everywhere in the 500 m.

The inclusion of the Viewfield site is an insulting and absurd proposition to impose upon Esquimalt. It disrupts a residential neighbourhood with schools business and residences. It removes land from the tax base of Esquimalt and residential property values will drop. There is no benefit to Esquimalt and it is unfair to ask this community to shoulder the burden of both the sewage treatment plants. This proposal is absolutely unfair and insulting. Do not do it. Subterfuge was used to purchase the land at Viewfield by keeping it quiet til the deal was done. Very misleading and not in the best interest of the public.

Viewfield is a residential area surrounded by schools home daycares, businesses. Hartland will disturb far less people. Viewfield is more expensive - land cost will take over 100 years to break even on the slightly more expensive operating costs. Danger of spills, pollution, smell, fire explosion at Viewfield would affect far more people. Cost of reimbursing local residences for drop in property value has this cost been factored in? Why are the board and committee members not in attendance. Constructing pipelines to Harland are a onetime disruption a sludge plant as Viewfield is forever. There is no social or economic benefit

to building at Viewfield. This should note even be considered. Many opposed people to Viewfield at every info session not as much opposition to Hartland because it is a more logical choice. CRD reports state a sludge plant is not compatible with a residential area and Viewfield should not even be considered. 1,000s of residences nearby.

Facts presented on the information sheets are not objective, highest degree of difference (most positive vs. most negative) for \$100,000 difference in maintenance cost ).33/household then only one degree of difference between a \$2.1 M owned site, versus a \$17M site cost a difference of \$15 M and this is only one degree of difference. What gives? Viewfield or Harland won't actually take toxins like paint thinner out of the sewer, it will just mean dumping it on the land instead of the ocean. Both of these options are crazy. The site at Viewfield is simply not suitable. Have not seen one real example of a BEC in a residential neighbourhood does CRD want to be responsible for the destruction of a community. If Viewfield is chosen you will have class Action Lawsuit to deal with Have you factored that into your risk assessment/financial picture. Science does not support either option. A series of small plants would cost less and is not even being talked about. Why? Board members should be here and comments on poster boards should be captured. Also someone should be documenting verbal comments and responses and including that in the conversation. This is not real consultation.

The Viewfield site seems so inappropriate for many reasons. The impact on homeowners and businesses will be an enormous burden. The loss of the tax revenue and Esquimalt will mean an increase in taxes for all other property owners.

### Post it notes

#11 -TBL There is no plan for energy recover to CRD communities. Viewfield 15 million more expensive huge cost. Has the cost of reimbursement to local residents for declining property values been factored in. 33 cents per year per household tiny savings? Most negative odour potential reason enough to discount this option entirely. Isolated far from residences, school

#12 Option A - Hartland No room to expand Viewfield not a real solution. Look no homes, schools, land ready to go. Isolated, far from residences, schools, daycare. Much better.

#13 Option B - Viewfield - Why does the map not show Ecole Victor Brodeau and Esq High School. Eroding tax base. Why no photos of houses across the street from Viewfield. Community is horrible. You talk about impact on plants and animals what about on the people. The arrogance of the CRD planning community is beyond belief. To try to dump two site on one municipality and destroy. Loss of tax revenue is unacceptable and unnecessary. What about toxins from the flares. Not clear how we can actually influence decision makers, committee meetings are during work hours. Behind Wilson foods are local food producers who will have to relocate. Photos are not to scale in these options. It should be a criminal offence to place hazardous materials next to someone's home. Shame on you. Cultural damage to community is permanent for a 30 year solution. How is this neighbourhood even a possibility as an alternate site? People live here, people work here and children go to school here. Democracy one municipality one vote. Not Saanich 5, Victoria 4 and Esquimalt. You are out of your minds. Potential risk of fires or spills is unacceptable. Please explain the green area when you say there is no buffer zone. In your face. What

happens to the 17 m spent on Wilson Foods site if Hartland is chosen? Will result in destruction of Gov. General Award winning Art project. This is a sales pitch not a consultation. CRD has no right to destroy a community. Where are all the staff going to park? Park on our already packed street. Who purchases property without the specific intent to use it? What choice?

## **Saanich/Juan de Fuca, Willis Point Community Hall**

### **Thursday, June 20, 2013**

Option C: Current system works - read the research. It's just not "pretty"

Rock Bay as Alternate site

Not very informative - Very one sided Time for our voice

Because we live in the community around the proposed site we know that the area is residential and not as industrial as the images portrayed.

There is no room for expansion at the Viewfield site. Hartland has potential to expand easily.

Some statements should have a reason IE: Why exclude Expropriation or Agricultural Land Reserve

I can't believe the stuff on the posters because they have been shown to be deceptive. Neither locations: View field completely west. Hartland unfair bad because Willis Point bears negatively but doesn't contribute poop.

Why are you thinking that building close to residential neighbourhood is a good thing?

Cannot answer any questions about compensation to neighbours in surrounding areas. Even the staff seem unable to answer questions about many issues including safety issues, decision criteria, risks to public and neighbourhood.

Option C - None of the above try again near McCauley

Tony and Malcolm good. TBL analysis very thin and misleading. There are only 2 "negatives" for Viewfield versus 5 for Hartland but the Viewfield ones are infinitely more important

## Additional Comments

The distance to transport to Hartland is considerable & there is potential for pipeline malfunction at numerous points. Willis Point is the only access into our remote community. Any problems on this road means that we cannot reach our homes. Our rural community gets our water from wells. Granted the proposed site is fairly far from most homes but we obviously would have a concern with "sludge" being piped through aquifers areas. What is the earthquake plan? Extending the distance & elevation of the pipe will result in increased vulnerability. Please do a better job of communication for future open houses or other events to our community. Ads on C-fax and putting it on the CRD website is not sufficient. Thank you for putting on the open house and we appreciate that this must be a difficult decision.

In Willis Point we are all on septic. City crap should be dealt with where it originates. 17km versus 2km.

I am a biologist and environmental scientist who has studied this issue specifically as well as sewage treatment generally and oceanography. From everything I have ever learned about sewage in the CRD, it is obvious that there is no environmental need for additional sewage treatment in the CRD. The current marine disposal of our effluent has no significant impact due to the strong seaward currents in Juan De Fuca straight. Those currents will never change so there will never be a need for sewage treatment here. Under the current plan, the liquid portion of waste water (some 99% of it) will go exactly where it goes nor, into the ocean where it will be quickly diluted and dumped somewhere else, either on land or in the air. In both land and air disposal, any toxics and heavy metals will end up in our soil, ground water, surface waters and lungs.

This merely transfers a very small problem to another location much closer to people, fresh water and wildlife at great expense. This project must be stopped. Instead of spending one or two billion dollars on an unnecessary industrial project with large social impacts, spend some money suing the senior levels of government to force them and amend their regulations & conform to environmental science. These regulations are neither in the public interest nor in the interests and preserving the environment and they cannot be allowed to stand. They must be based on science and must be made to do so by the order of a court, if necessary. Government come and go out this project will have a very long term negative impact on this region, environmentally, financially, and socially. It is irresponsible of local politicians not to stand up for their constitutions and oppose federal and provincial orders when they do not serve the public government. Let them see the CRD and meet them in court with scientific studies for common sense and for the environment.

This is a non-viable plan which will impact in an extremely negative way. The entire Saanich Peninsula with 18 miles of pipeline treatment plants, etc. Rural eco-sensitive area, Residential wells!! Why can this not be planned for an industrial location such as Rock Bay? Our history in Willis Point with Hartland has led as not to trust!! Willis Point already too impacted with traffic from Hartland, Parks, Riffle range, etc.. We are completely opposed.

If Hartland is used, do you have good enough coverage of fire department and other emergency response? You should have your own emergency response team and use a different road. If Viewfield road is used - compensation for area residence some way. Pipes and traffic out to Hartland is unacceptable.

We are all on septic tanks and wells. Why do we need somebody else's poop!

From the information provided by the CRD it is very obvious that the alternative Viewfield road site is too small and residential for such a facility. The surrounding community is vibrant and growing and includes 3 schools. In stark contrast, the approved Hartland landfill site is much more appropriate and meets the social criteria. The necessary pipeline is simply the cost of doing business and socio-economic disturbances. Those in the affected area (View/ Esq) location of the biosolids Energy centre since it is their property values, aesthetics, community culture, air quality and future development that will be affected. Thank you for considering my opinion.

Viewfield is more expensive and will affect many more people living in the neighbourhood (there are no residence within 500m of Hartland). The money used to buy Viewfield should have been invested - even earning only 1% or 2% would be enough to cover the extra \$100,000 per year to operate the sludge plant at Hartland. Constructing a pipeline to Hartland is a one time disruption building a sludge plant at Viewfield is a permanent daily disruption. Esquimalt will lose a portion of its tax property base. Victoria will lose a portion of its property tax base as residences in Vic West will depreciate in value. Less property tax collected. How will residences and businesses be compensated - Hundreds of homes and businesses near Viewfield. None to compensate near Hartland. Potential of fire or explosions/ evacuation will affect residences near Viewfield - non to affect near Hartland. Economic and social costs much higher to build at Viewfield - this is not a site to build a sludge plant. Heat recovery use / benefit could find savings in solar power. No room to expand for collecting kitchen

scraps at Viewfield - could easily be done at Hartland.

This form assumes I want a treatment system. It is a giant waste of money.

Put everything at one site of adequate size. No pipes, no sludge, no sludge plants in residential neighbourhoods. No community should bear the costs for the entire region. Each region should process their own sewage in smaller more manageable facilities. Viewfield should never have been considered - residential Esquimalt offered McLoughlin for its own sewage. No one else offered up a site. I guess it's true: "No good deed goes unpunished" No other community offered to take their own. Unfair for Willis Point residents to take Victoria's poop - they handle their own themselves.

Wasting tax payer's money on this project is awful. We should be applying to the provincial and federal government to have an exemption from the sewage roles due to the way the sewage is absorbed by the ocean. Please reconsider putting this facility anywhere but a residential area. It seems extremely unsafe. There is almost no information about safety, potential leaks and training of emergency personnel should there be an accident.

The siting seems to suit the engineers (grade, elevation, pumping, etc.) but not the people. Engineers are not supposed to tell us what choices to make. They are supposed to ask us what we want and then figure out how to do it. The TBL was designed to make Viewfield the preferred choice and that is neither true or right.

### Post It Notes

#5 How does a biosolids energy centre work? - No plan for energy or heat extraction for public use.

#6 What does a biosolids energy centre look like? - These are hundreds of meters from residential properties, not across the street like Viewfield

#10 TBL Benefits and Challenges - Cost of reimbursement for Viewfield residences property value declines?

#11 TBL Criteria - 15 million more at Viewfield. Viewfield saves only 33 cents per year, per household to operate but is 15\$ million more to buy

#12 Option A - There is a way to capture the heat instead of flaring. Should be close to net "0" in a few years.

#13 Option B Alternative Viewfield Road Site - Negative impact on thousands of homes, schools, businesses, Daycares. Doesn't belong in a residential neighbourhood. No way! My granddaughter goes to school 2 blocks away

#17 How does the elevation compare? Where is the graph showing Viewfield property values declining?

## **Victoria - Burnside Gorge Community Centre Monday, June 24, 2013**

Option C: Ocean. You are not stating all of the facts, info is biased and misleading.

I found the information biased and manipulative. Those who do not live near Viewfield do not realise it is a vibrant residential neighbourhood. Treatment plants do not have a place near anyone's home! I find it convenient that no one on the CRD sewer project lives in Vic West and Esquimalt. Purchasing Viewfield road without public consultation completely goes against democratic process. It appears the CRD wishes to put the sludge plant in a poorer residential neighbourhood because they would tolerate it. This is wrong. If the CRD wishes to use Viewfield, they should all live here. I run a small music studio 2 blocks from the proposed Viewfield site. One of my students who lives down the road came to class and burst into tears because she was worried about the smell coming from the potential plant. This is not something a child should have to worry about! The CRD choice of Viewfield is reprehensible. Please do into others as they would do into you. If you want it here that badly, live here yourself!

Option C: Neither, maintain status quo. Bias

Too late!!!!

I've found the information to be vague and misleading.

This ranking is manipulative. Some of it is misleading and untrue!

First, I've seen ... looking toward to the road. Very aware that you are moving fast and we were not consulted. You get a big NO!

Neither: Option C

No, some info is wrong. The ranking forces you to choose the cheapest option! What about safety? Lose of home owner value? This plant should not be placed less than 50m from residences. Pick a more appropriate site within a heavy industrial area or a more buffered area closer than Hartland. This progress has been flawed and skewed to produce the answer the CRD wants. Why were there not 3 or 4 or more sites to choose from?

Confused. But would like to see plant in less populated area.

A PR effort to soil already. Decided site.

Misleading, biased - poorly presented. We want facts not a slick solo pitch.

Triple Bottom Line - very difficult to understand. Doesn't agree with my ranking. What does it mean? Seems very PR oriented.

Misrepresented. The Viewfield site with pictures.  
1) Choose a shovel. Neither is a good choice. Neither is necessary. 2) No consideration of safety 3) Expropriate?? if facility can't be built at Viewfield site with prudent points. Well CRD compensate homes with 300m market value prior to arrival.

I already filled in a form last week in Esquimalt but found out you have more info here now. So I'm not trying to vote twice. Basically Viewfield Rd offers higher potential energy recovery and lower operating costs so if the district does have to implement secondary treatment this option would reduce overall costs and potential bio solids use.

Would have appreciated more detailed maps of water treatment plant area.

Absolutely not at Viewfield Rd! This presents

us with only 2 choices. Both do not look far enough into the future of global warning. Rather than pumping solids to Hartland, why not move by train (yes use the E&N line) To a central facility further up island where the solids could be used to provide energy for a sawmill or some other business requiring energy. The idea is for all the communities on the island to contribute their solid waste to this one facility. I appreciate how much time and money has gone into the process so far, but I fear that it is a failed process and too restricted to only the CRD. I see that you have looked at the physical appearance of bio solids facilities in other communities to ally the nimbly comments, but that is not as important as researching how other communities around the globe dealing with sewage. A long time ago, before people took so many pharmaceuticals it made sense to flush directly into the nearest water course. Now we must treat. However, dumping the liquids back into the ocean is impacting the bottom of the food chain. Nature cannot keep up to the pace of change we are imposing. We must now reduce the use of trucks and demand on energy required by pumping stations. We must not create air borne pollution. If all coal, fracked gas were to be drastically reduced within the next 5-10 years, would this change the way you would design sewage treatment? How old are the current sewer pipes in the region? If they have to be replaced, could they be re-relocated to avoid having the end destination at McCauley Point? Or have pumps added to re-direct to a processing plant away from the water front? Are there not industrial areas throughout the CRD where smaller collection points could be made to do the initial separation, with the solids then transferred to the trains for transfer up island?? This must not be presented as a way of the Victoria CRD. Dumping" our bio solids outside our area, but as a way to help all island

communities to go together to create another source of energy for the island. We could use tidal, wind or maybe geothermal to do the drying process and the product could be used to fertilize the second growth forests. We also need to look at water use - Toilets should not be flushed with potable water. Could we recycle the liquid portion of sewage treatment to flush toilets in large institutions?

The information provided to citizens is inaccurate and manipulative.

Not fair to Esquimalt to have both facilities, stick with the approved plan.

What municipalities and others are going to be connected to.

There is a lot of missing information. The characterization of Viewfield Rd is completely misleading. The OSM costs for the 2 sites are identical considering for an estimate. Capital costs are greater. Health impacts/ neighbourhood impacts are greater. Hartland has more opportunity for resource recovery. Property value impacts are not factored for the costs. Plants do not operate 24/7 365 days a year. Days will have an impact on Vic West/ Esq. Viewfield does not add up. Hartland - as approved site is the best choice. Only better option is to make it all on 1 site.

No scientific studies shown for noise pollution, odour pollution or public input before purchase of Viewfield property.

The most important criteria building the site must be the comment of neighbourhood they should vote and decide.

Need more detailed plans for review. Need more meaningful community consultation.

Slanted ...unfortunate

This is biased information especially with comparison to Kelowna that people chose to move into the area after already plant was built. Not the other way around in this case. This should not be placed in anyone's backyard/ residential etc. If it absolutely has to be done, then you work with in what is available. Hartland, that won't affect businesses, children, social impact, house values, schools, loss of tax revenue from the business site Viewfield. Economic impact would be better going out to Hartland. It creates more jobs for local economy and does not affect the large population of one neighbourhood because of a poor plan to go into Viewfield. Please give some thought to the overall impact of what, this would do to the community in the long run. When current outflows into the ocean actually does just the same filtering process. Consultation is key. With the public not this BS that a PR firm is hired to make it look like CRD comes about the whole process.

Misleading

Lack of information about safety, hazards and health concerns. Should not be in any neighbourhood. The Viewfield site is too small, it's inappropriate. There has been no information or resources spent on putting safety personnel in place. CRD is not consulting the public and is not answering our questions. Please look out for residential neighbourhoods and our children.

This ranking system is manipulative and irrelevant.

Because it is inaccurate with no respect to those who live in the Viewfield Rd area. This is a residential community with a school.

I do not find this ranking exercise to be useful. Rather it seems simplistic and misleading. Misleading characterization of the proposed

Viewfield site in your description - no mention of the 3 public schools, 3 pre-schools, parks and businesses. Also, the proposed site is surrounded by residential development - easily visible in the air photo of the "study area" Appalling lack of public process in the surprise selection and over payment for Viewfield site. This selection does not match high-level criteria identified in the zero Westland report if looking at anything beyond immediately adjacent parcels. The lack of respect for Esquimalt and View West neighbourhood concerns as demonstrated by CRD staff and politicians commentary has been extremely disappointing. I am not against sewage treatment. I do except an open and fair public process, safe neighbourhoods and equitable distribution of costs and impacts.

Costs are marginally different in set up. So its a wash. Most negative on people living around site.

Misleading information creates distrust. Why use photos of Viewfield that don't properly show how many houses and businesses about this site?

But clearly this material is biased towards choosing Viewfield as the site. Why?

Do not do the project at all. It is biased information. The questions on the feedback form are misleading. By ranking, one would in fact be giving the CRD license to choose the most cost effective site. The bottom line is, even during the Wastewater Treatment Program to include a new bio-solid facility is wrong and unnecessary. We have a natural flushing system. Control at the source. To even think it is ok to build this misguided program in Victoria is despicable. Why should we as Victoria residents once again have the brunt for the rest of the CRD? As for putting such a centre in Victoria is even more despicable and so many others have worked hard to make Vic West into a viable, safe and

thriving community. We are not open for this kind of businesses. We are open for a clean, healthy, diverse lifestyle. Absolutely no! To even doing the program and absolutely no the Valley field site!

This is an unethical process. This is not giving me an option as I do not agree with any of the proposals. And #1 question do not agree with any of the above proposals. The cost for this dinosaur project is overwhelming.

Inconsistent, biased info. Photos are existing sludge plants provided but they are all treatment centres built first and then people moved in around them knowing they were there. There are not photos of sludge plants dropped into existing residential neighbourhoods.

Misleading. You put out lies regarding Kelowna's sludge plant. What else are you lying about?

CRD paid 17\$ million. Your bad decision not ours should have been based on Capital cost of Hartland. Carbon footprint is CRD's problem because of choice of McLoughlin. No to mention of sense of community or impact on humans and children. Somewhat informative, but biased.

Neither, the Province should exempt Victoria and areas from the requirement for sewage treatment. This is about people, about the impact on community. No one should have to shoulder property value loss or the risk to the health of their children to comply with a regulation that is in the case of Victoria. Somewhat informative, but not nearly enough stress is put on the potential hazards. (social and environmental, but particularly social) Associated with the plan as it stands. The way i see it, this is a social justice issue at this point. With respect to the Viewfield site, working class families - those with most to less, but with the smallest voice are the ones who will pay the price.

Even after research behind “information” signs and hand-outs, we’ve received media coverage and been discussed both with engineering staff and directors, misinformation has not been connected: e.g.: Kelowna and Saskatoon.

What contingency plans are in place to handle budget shortfalls or mechanical failures and how will this affect community around site. Viewfield represents a significant economic and social risk - if budget shortfalls or failures result in significant odour or other noxious/unpleasant side effects. There is no buffer zone to shield the community. Hartland is better sense economically and in terms of impact on surroundings. Environmental cost of a couple extra pump stations is negligible in a city this size. Do not risk residential communities’ unnecessarily. Put it at Hartland. This also avoids more delays from rezoning, fights with community, etc.

Totally skewed. We need accountability. Not a pre-determined plan. Rammed down our thoughts. We need an open forum to discuss this. Not a bunch of signage giving us only 2 options.

This is everyone’s problem. Esquimalt has been historically been the working industrial side of Victoria. Time for a balance. The city maybe consider Oak Bay golf course.

If its not a suitable choice for anyone; then it should not be done. If it were a responsible, renewable and active source of energy then i may consider it in my backyard. I wish I knew more but based on my understanding at this point we are not really to make this critically important discussion on our neighbourhoods.

The information reinforces the Hartland option.  
Only 1 sided.

Dishonest Information. Community centre info is less about spin so found it more instructive.

Where could one go or do online research to find out what a BEC smells like? How do the 4 BECS shown compare with the proposed Viewfield location in terms of size, proximity to homes, odour, noise, etc.?

The information that you provided for us is bias. This is all about economic status. Would you put this “Waste water treatment Program” in Oak Bay? Why not??

Clearly biased and predetermined. Inaccuracies, errors, or worse are cudent. Lack of science and due process.

Waste of money. The CRD is a shaky traitor! Useless so useless. Stupid plan! Un hygienic plan, how stupid to plan to put it in a neighbourhood that has worked hard to developed our community. Very shady to not consult. I feel betrayed by the CRD. I do not want to smell crap where I live. I forbid to send our neighbourhood back to the ghetto. A stupid plan, a stupid government. To that idiot who invented to put that \*\*\*\*\* first of all, shame on you. If you really want it, put it in your home or don’t do it at all. This is Canada.

I found the information informative; however the info presented favors option A over Option B. The sight overview shows the significant proximity to residences in Option B. This is for more important to me than cost.

Does not provide all aspects. Heavily in favor of Viewfield.

The reason I find this somewhat informative is that it is missing or misleading in parts of the information presented. The questions above #2 lead the person in a desired direction that suits the CRD’s pre-existing plans. It’s difficult to

answer without realising the questions answers are booming. Your choice may I suggest that you ask the people to supply a list of questions that would better represent them. First of all why site A was already approved, did site B become an option? Why instead of over paying for site B. B's was 13million dollars when it wasn't for sale. Did you even to begin that option? If the site was not for sale and there was no rush to purchase didn't you ask the local people for their opinion then and save the money for site A? If site B only generates alternative energy for 4,000 houses, how is that worth the %25 decrease in everyone's homes? Is the CRD going to give everyone that loss of savings? Is it a high price to pay for our guess to whether or not there will be consequences such as smell, toxic fumes, chemical issues etc...? I think this form of guessing goes both ways and if you ask me site A is just a safer choice in the long run!

Simply providing estimated costs, without citation/reference or context is meaningless. A \$100,000 per annual operating cost of "Viewfield" over alternate sites is a drop in the bucket when measured against overall CRD operating costs or typical amount for capital projects! To present that as a significant factor in site direction is quite misleading.

CRD boards extremely bias, boards show on industrial view not a neighbourhood, it's an obvious answer. Why not Hartland? Over destroying a neighbourhood, would you want this near your house or even close to, Yuck!

Doesn't make sense! There is nothing near the Hartland Landfill. All you care about is money! Stop being cheap and heartless. I was raised in this neighbourhood along with all my friends. This is my home would you want this in your neighbourhood? Exactly! All your information

is biased along with the signs. Where is the democracy!!! This plan is \*\*\*\*\*! Literally!! What's an extra 6 million when your spending \$100 million?

Option C: None of the above. Rethink your plan! If you the CRD had thought through this process; the added expense of "open houses" hiring a public relations firm would not have been necessary. I have no confidence in your collective ability to spend, build or manage this project!

Neither: Not a choice BUT a dilemma. Fair political and consultative process. This consultation is very poorly done. It seems an ignorance of the community and public. It is skewed. Please hire some ethical consultants from this country. This is simply a force.

You are not giving all information! Very one sided.

It was one sided and worded in a way that does not represent the true potential impact to our neighbourhood (Viewfield location)

The information is skewed misleading and informative.

The only thing informative here is the significant efforts of the CRD to misleading.

It was spin! Incomplete! Skewed or outright false! Your sludge plant doesn't belong in anyone's neighbourhood!

I think the alternative info much easier to understand. To entertain putting such a facility in any neighbourhood is just about as silly an idea as I can think of. Can you guys get yourselves together.

There hasn't been enough public input in regards to this issue, either by way of public form, TV, coverage or written media coverage for me to make an informative decision.

Option A or pause for a better plan, a better site. Incomplete - not enough facts, only paternalistic assurances. Misleading - hard to understand. Why only industrial photos of Viewfield when there are more houses there? This Viewfield site is on the edge of a small warehouse district.

The public criteria for marketing the social costs are highly suspect when human health, wellness and safety are not present.

### **Additional Comments:**

I doubt this exercise on public consultation will have any effect. It seems the committee has already made its decision and that is to put the BEC at Viewfield. The wishes of neighbours to be utterly ignored! Shame!

We do not want this sludge on land. Current situation is fine. 17 million for that property is outrageous! Take this to referendum. Langford/western communities can take care of their own sludge! Stop spending our money!

Please stop this ridiculous plan the CRD look like fools. This is just the start of the protests! Stop a bad plan!!!!

I'm opposed to the placement of a bio solids Energy Centre in such close proximity to any residential neighbourhood including the Viewfield neighbourhood.

Viewfield Rd is a residential and light industrial area. Many people live there and there are 3 schools nearby. It is entirely not appropriate for a bio solids energy centre. Also, it is not a large enough site and does not have an appropriate buffer zone.

The CRD is not listening. You are ramming the project through. Take a step back.

The CRD decision to implement both status 1 and status 2 of sewage treatment is Esquimalt is

an insult to Esquimalt residents. The CRD acted in secret and forces it's decision upon Esquimalt. A sewage plants in Esquimalt will destroy the community. The Viewfield site is next to schools, houses and small businesses. Homes value will fail and quality of life will be forever impacted.

Ok- 2 sites to choose from for biosolids. But=No comparison site for McLoughlin Why? Where is option B for McLoughlin Point? This whole process has been a farce from the get go - flush the whole thing and go back to the drawing board. Stop think, try again. Why safety is never mentioned? Why do you continually ignore your own reports? Schnitzer Steal - Mr. Vanderkerhov people are coming out of the woodwork to help you solve the problem... Why will you refuse any other input? Listen to the people.

My biggest complaint with the process of choosing new treatment plant locations are: 1) You've CRD just spent 17 million on a site that is inappropriate for an industrial plant (sludge) There are far too many homes, schools and churches in this area to have a sludge plant next door. 2) I wish input was requested from the public when we could have had more options. i.e.: DND property very near McLoughlin site that could work for the water treatment plant. \* Hey, lets give DND Viewfield take their property near McLoughlin for water treatment then have the sludge to Hartland\* 3) The sludge plant must be at Hartland Road site. The trees will absorb the smell - fewer neighbours and no schools!! 4) I wish we were more a part of the research! 5) The extra cost of going to Hartland will be offset by the savings of leaving Viewfield alone! (Lawsuits from residents - lower property values)

The shown Kelowna plant was built before the surrounding communities and services a much smaller number of people. We have no choice

if Viewfield is chosen. 1) It is wrong to put a sludge plant in an established community. 2) It is wrong to put a sludge plant in an established community. 3) It is wrong to force citizens to live in a toxic zone 4) It is wrong to misrepresent the facts so grossly. Think! Use your conscience. Sludge is not for any neighbourhood!! There are other options.

The parking lot at the DND on Esquimalt Road could be used to house both liquid and solid plants. This site would take both sites out of Esquimalt freeing up or preserving open space. This site is located next to water sewer and a working harbour with a rail line. Development costs would be lower due to both plants located together. The parking could be on top or a parking garage multi-level for both DND and sewer operations. You could put a parking or community garden on top. This proposal would also reduce truck traffic disruption to the people and businesses and lower costs.

I don't think CRD did a comprehensive sufficient review. Why only 2 choices? Putting 2 areas against each other. Why not wait for a final decision until more information on microbial fuel cells and algae based solutions is available. Hartland life is not forever as a waste disposal facility, but Victoria and surrounding communities will always have the sewage problem. I strenuously object to the Hartland proposal. At least do a more thorough study and come up with more options. (DND land?)

I will be providing a letter Separately: Look at the photos in your own information brochure. Hartland site surrounded by undeveloped land and landfill. Esquimalt/Viewfield site surrounded by residential use on 3 sides. House, Schools, parks.

Between Hartland and Viewfield from my understanding of the sites the only benefit to Viewfield is a 2% lower annual operating cost.

This cost however is affected by the costs to Esquimalt directly. The Viewfield site would directly impact a huge number of families and other residents in a very negative way. It is a residential neighbourhood!!!

Vic West is a growing, improving neighbourhood with a lot of young families and community connection. A bio solid facility is completely inappropriate next door and could reverse (significantly) their positive value. With its proximity to downtown, the sustainable growth potential for Vic West and Esquimalt is tremendous. A bio solids facility would be completely contrary to this. The issue of property value decline, odour, noise, traffic and development is the wrong direction and are major concerns!

Locating a sludge facility in a residential neighbourhood is absurd. These are our homes, our schools, our neighbourhoods that you plan to wreck, driven by a wastewater treatment project that makes no sense to begin with. Stand up to the province and represent the interests of CRD residents.

It needs to be at a single site large enough to handle both facilities.

Residents in Kelowna had a choice to live near such a plant because the plant was built first. Kelowna's site is poor comparison and very misleading. Consideration has not been given to other sites that have been offered as an option. There is a school near this site. It is unfair that Esquimalt has to host the entire waste management for greater Victoria. Everyone should shoulder some part of it. Money should not be a factor when considering people's lives and homes. Piping it from Hartland is not such a great problem - after all we have oil and gas pipelines across all of Canada.

Bottom line this land use option in Viewfield has too many social and economic negative factors. Too many family would live too close there are no long term studies on air quality. The prevailing winds blow this effluent right over multiple neighbourhoods the long term strain on health care for our way and short term tax base on building cost savings.

The Viewfield site costs are higher; the cost of the land is phenomenal Why did the CRD buy this land ahead of the consultations? Why was the loss of property value not taken into account? Vic West is an amazing little neighbourhood and should not be used as the city's dumping ground. The brochure states that there are "no" natural plant communities as the only actual environmental factor - hello?! How about a spill or leak or an explosion? Will that have no environmental impact on a high density neighbourhood and business area? The brochure also states that construction traffic after construction will be less. EXCUSE ME. Did the CRD not notice the schools, the businesses, the homes, the Songhees walkway, the public area all around that will be affected by this?!? This is a BAD plan. The residents of Victoria do not want this. Stop wasting our time. Our beautiful urban spaces and money! Build a park instead of ANYTHING.

Choosing Viewfield as the potential site is wrong for these reasons! 1) Social impact on the community within at least a kilometer would be disastrous. The Esq and Vic West neighbourhoods have gentrified during the last 10-15 years. Many young families have invested here and are proud of their community. 2) Property values of homes around (not just 5 - 500) will be devalued. 3) Esquimalt will certainly lose substantial tax revenue from businesses leaving the light industrial park. (Who wants to be beside a sludge plant?) 4)

It's going to smell!!!! 5) There is no information about the safety of having this kind of plant so near homes and businesses. 6) It is completely unfair that Esquimalt has to shoulder the burden of sewage treatment. 7) Esquimalt and Vic West residents still have to pay their share of the cost when we are stuck with this \*\*\*\*\*!! Please consider the quality of life!

Negative impact of odour and air quality on thousands of residents near Viewfield - no impact on people at Hartland (no one lives within 1km) Compensation for property values dropping near Viewfield will be a huge cost to add to the project. Loss of businesses will be significant - have these costs been factored in? Viewfield is much more expensive to build and almost the same cost to operate. Only 33 cents a year more per household) Tax loss to Esquimalt from loss of the business sites and dropping property values (also a loss to Victoria as Vic West property taxes decrease. How will these be made up? Construction of a pipeline to Hartland is a onetime disruption - a sludge plant at Viewfield is permanent. Viewfield - more expensive to build, huge negative social and economic impact. The sludge plant makes no sense at Viewfield. Fire and explosion danger to nearby residents of Viewfield - non at Hartland.

You bunch of \*\*\*\*\* \*\*\*\*\*!!! Stop the instance charade and get someone with real knowledge and integrity to design and run the sewage project. The CRD cannot be trusted. You mislead the public for your own greedy purposes.

Residents of Esquimalt and Victoria (Vic West) Should not have paid for the bad decisions of CRD. 2) Viewfield too small and in the middle of the vibrant community of Esq and Vic West with 3 schools nearby.

Please see previous page. On the following

page, I have circled under the social category, the impact to property values to nearby residential and business properties. How is this not a negative (peach coloured) cell) People in the Viewfield area are not, by a long shot, well off individuals. Why should they take a 25% hit, or any hit, on their property value? They have the most to lose, financially, should this go forward with the Viewfield a positive? Yes, there is an existing warehouse (hard to classify as an industrial facility, don't you think?) On the Site, but it looks nothing like what a sludge plant would look like and this is a definite negative. Again harming property values in the area. It seems the negatives for the Hartland site are more about environmental issues. If i had to choose between the 2, i will go with social impact over carbon footprint heat recovery potential and high energy costs. No one should have a sludge plant in their backyard, and it seems to me that at Hartland, no one will.

This public consultation process is unreliable since no CRD staff, directors, or engineers are willing to address problems with information provided to the public or to discuss how consultation feedback will be implemented. Furthermore, directors have been conspicuously absent from most open houses (at least one showed, been available at all times during each open house. They remain unaccountable to the public. This is a terrible shame and shows us gross failure of leadership and deep disrespect for the citizens and tax payers and the CRD and the democratic process that got them elected. Shameful.

Viewfield Road Site: Pro's in my opinion "NONE"  
Con's: Close proximity to a community "Vic West" "Esquimalt" That have traditionally been the "have not" districts in the CRD. Having moved into this neighbourhood 22 years ago, and being a lifelong resident of Victoria. I have

seen (in particular) Vic West transition from a neighbourhood of rentals and a lot of crime which i have experienced to a neighbourhood of young families with a community feel. Putting in this plant would in my opinion compromise this unique community as heavy industry done in many communities. This proposed Viewfield option is beyond my comprehension... Elected officials should be listening to their constituents. Who does Victoria have to be the crutch for all other areas in the CRD.

It seems very odd to put this so close to homes and schools (Elementary and high school right nearby) Lose 2 revenue with using Viewfield. Viewfield has no space to expand. (Poor planning) Vic West and Esquimalt are one of the few areas for middle income families. Putting a sludge facility will set the area back. Where with Hartland there is nothing close by. I realise its longer to pipe to Hartland but it doesn't seem efficient to truck everything in. Other facilities like this have a strange odour putting this so close to residential and grocery is a terrible idea.

This was a waste of time tonight. I thought i would have come to a meeting to hear questions and answers from both sides. How could I be for this when you are trying to hide some very important questions. This means you are lying about information. Shame on you for not letting us vote. If we did vote, I would not want it on Viewfield. There is too much good businesses, schools, and residential population in this area.

It is frustrating that the CRD has received reports from staff and other external organizations that it chooses to ignore. When your paid experts advise you that you cannot locate this type of facility in a residential neighbourhood (i.e.: families, children, elderly, etc.) - LISTEN! Ps: This would have saved you \$17 million - a complete loss of trust and good will.

This plan is unethical and extremely dangerous idea that needs to be stopped. Why should I have to be neighbours with other's \*\*\*\*\*? Would you let this plan be considered in your neighbourhood? Consider the schools, parks, and the people that will of their lives. Please listen to the people and bring this to an end.

The process has been flawed. Adequate science has not been some and this leads me to believe that Greater Victorians are being misled. Inadequate site planning and misappreciation of tax dollars is evident by the overvalued Viewfield purchase. Safety standards, impact and land-use sustainability have been over looked leading me to believe the CRD is unequipped to understand the problem before them. Risk management and due diligence are missing. The CRD and by extension tax payers will be on the hook for the extensive litigation that will result from this stupidity. The CRD has been caught misrepresenting the Kelowna comparison. Ignoring the residents clearly backfired. Blackwell is clearly not fit for the position given her willingness to ram this through. The CRD PR campaign smells as bad as the sewage plant. The CRD logo is "making a difference. Together" This is clearly \*\*\*\*\*. I am here at the session to fight this. I won't tolerate this stupid, stupid plan.

I am not convinced of the science used by the Province to orders the sewage treatment. There is no evidence that we need a sewage treatment plants. However, should you insist on spending public money foolishly and decide to move forward, I think Viewfield site is the wrong site. There is significant negative impact on the residents of the Viewfield area. My recommendation: Stop the plan now and argue with the Province that we do not need the sewage treatment plant. If they insist fight them in the court. And if CRD board is dismissed, let

them manage it. They could not do any worse than what the current CRD board is doing. In any case, Viewfield site is the wrong site.

How would you like to have this facility in your backyard? There has to be some responsible management of money. As well any other province or country who has these facilities have responsibility set safe distances. If this was to be in force, this would require expropriation of many schools. It's estimated that property values will drop by 25% at least this will mean that many families will lose their homes because they are unable to come up with \$1000's of dollars in billion payments when refinancing their mortgages because of the drop in value. We have worked so hard to gentrify our area and now you're going to do this to us? If you really have to do this then why not do this in an area where there are no homes. It's also going to stink and don't even want to think about where the earthquake comes. Instead of just dealing with a quake we will have this additional mess to deal with. Not to mention any cost of valuability for any accidents that happens (leaks) etc. This plan could just suck the quality of life out of this neighbourhood - Are we now living in a 3rd world country - which we can have this done to us. What about democracy? Also this whole process seems a bit corrupt with all these sneaky land deals what about transparency? Please think this through.

My primary concern with Option B is the proximity to residences. This is for several reasons. 1) Impact on home values - a drop of 25% would eliminate the entire equity in my home 2) Odour impact affective the overall enjoy ability of my home and neighbourhood. 3) Potential health impacts on citizens in close proximity. I find the cost difference between the 2 locations to be minimal given the overall expenditure on the project. In regards to the

length of the pipeline, I regard this as a onetime cost. Maybe preferable to trucking the material. I also note that the government does not mind pipelines for the use of oil. I also feel this is our town. (Option B) has significant potential and sewage treatment plant here, in addition to the effect on the environment, would cause this area to stagnant. This is in addition to the loss of tax revenue.

If residents have nothing to worry about as technology and safety measure will mean Viewfield is completely safe. It would mean the Sooke reservoir should be opened up for swimming and water sports. Technology will ensure no pathogens get into the drinking water. How can Viewfield expand with the growing population? When the earthquake hits, what will happen to Viewfield residents? Maintenance windows will mean opening the stench up. The loss of the value of my house is so unbearable. I can choose to leave but lose 25% of the value and the pay regular price to buy elsewhere at 25% more. It really means Vic West - Viewfield residents takes a 50% hit. It really is the end of my retirement and kids college funds.

This is an irrational plan, anyone could come up with a better one, there is no reasoning for this. It doesn't make sense period! Your sings are not informative at all it's obvious you show an aerial view of basically anything for a reason.... misleading to a stranger. No justification!

Problem: Consultation process is simple A: unethical B: Amateur Solutions: An ethical consultation process would not assume the ignorance of the voting public. The mayor would have the integrity to participate with the hide behind consultants and staff. This is being in Dean Fortin electoral area. Yet he leaves and the electoral shows up. A significant issue gives nature need vision and leadership. Not Skewed

consultation. Absent leadership being by poorly educated staff hiring self-infested consultants who benefit from the false dilemmas presented here.

Vic West/Esquimalt is thriving communities that are growing every year. There are several other options that would not put a plant so close to several schools and parks. This was started and put through without consultation. There are options that are more environmentally friendly. This is not industrial, it's neighbours a grocery store and orchard and has houses across the street.

There should not be a discussion around the Viewfield Rd option. It should not be an option. 500m from 3 different schools and next door to a grocery store and in the middle of a child-heavy residential area. Should be enough to take this location off the table. The continuing consideration of this location is shaking my confidence and belief in anything this municipal government is doing. It is embarrassing that this is even continuing to be considered.

You never did any public consultation about different sewage methods. I want a method of treatment that is more environmentally responsible. Adds beauty, respects the community, is resource generating (not bricks that no one wants to burn) Get innovative and be at the leading edge of this issue! Look at examples of distributed models! Treatment methods like those of Dockside Green will save millions is capital costs alone and be a fraction of the cost to run that this monstrosity you're trying to ram down our throats. My children go to school within 500m of your site. I live, work, spend money and have built a community within 500m of the Viewfield site. This plant is wrong and doesn't belong anywhere! Go back to the drawing board and do this right.

My biggest fear is property values going down, businesses closing in and around Esquimalt and young families moving out of the area because this unsightly addition being built in the neighbourhood. Which means lost of revenue to the Esquimalt municipality as people move out of the area due to the smell of the sludge plant . Why was Esquimalt chosen anyways? Esquimalt has always had a bad reputation in the minds of people of the Greater Victoria. Now no one wouldnt want to move there because of this plant devaluing property. I would hate to see people leave such a nice area because no one else wants to see a sludge plant built in an out of way rural. I know people don't want to see their properties rise because of option A. But I am just wondering is there a better plan to make everyone happy.

We need a better plan - pause for a sec, re-think of distributed treatment rather than 2 huge ones that negatively impact residential neighbourhoods. Viewfield is a residential neighbourhood. We were not given any examples of sludge plants in residential neighbourhoods that already existed. Westlake report stated "operation of a biosolids facility would not be functionally compatible with a residential neighbourhood" This sludge plant will destroy our wonderful neighbourhood - Thousands live here in Viewfield area. There are schools, parks, playgrounds, and many businesses. It is a thriving area. Your PR spin is misleading. There should be health and safety studies done before the site decision. Also environmental. The "ranking" on the reverse was confusing. All those things are important.

The siting at Viewfield constitutes the future thinking and capacity of the Bio solids plant to the current approach and technology. Imagine the world 25-50 years ago. Could you imagine today's world. Now imagine the future 25-50

years from now. Waste (bio solids) is a resource.

The economic benefits of buying the viewfield site. Don't make sense when you factor in the cost of buying the property pacifying Esquimalt etc. Not proven that existing system is a problem. Seems to be politically motivated and that's it. Why not implement secondary treatment in the communities that don't currently have it? Wouldn't that do the job? Instead of one huge facility, have several small ones similar to in North Saanich. Comment about open house: I arrived around 7-15 by 7:30 pens were removed from tables. Very few (2) CRD staff to answer questions. Many place cards placed by Vic West were remove early. If the event is until 8pm, it should be 100% manned until 8pm.

What type of emergency plan will be put in place and which municipality will be paying for it? Are we equipped to deal with an explosion in a residential area? What type of toxins would be emitted in the air if there were an explosion? Evacuation plan? Will this plant be CRD run for the length of it's viability? If it run by someone after than the CRD who will be accountable if there are problems?

### Post It Notes

Board #5: Electric consumption equivalent to 4000 homes. Methane 9 million litres per day

Board #11: What's the regulations as to how close it can be to residence? Other responsible provinces have them? Table grid has no safety/Hazard criteria!!

Board #12: Too far to transport in a pipe. No homes there! Keeps plumbers employed more with this plan! It can feed into the existing grid/gas from Hartland (I think). No matter where you put it, this model of treatment is wrong! Emissions from biogas scrubbing. Emissions

from biogas burning. Water and sewer mains already successfully pump many km's - distance not an issue. Longer pipe distances and higher elevation for pipes than Plan B means a lot more employment for Victoria plumbers! A good thing.

Board #13: My house of 25 years. Esquimalt High School. Our grocery store! Lampson. The only sludge plant in the civilized world! Victor Brodeur school :( Why do photos of houses on the other side of site? More than residences, these are homes! Not some residences - many residences. This treatment model is ridiculous Get out of your tunnel CRD! Where are the pictures of all our homes (mine is 50m from this) It looks like no one lives here? It is simply wrong! CRD can't afford to compensate everyone living and operating a business within 500m from Viewfield. Vic West Elementary! Co-op Playground. Dean Fortin a real playground. Much too close to many residences! One is too many. Also too close to businesses! Some will be forced to move. Property values will fall. This plan violates CRD's own guidelines and reports Dump it somewhere else! I am opposed to a sludge plant in a residential area. Too close to homes 17million mistake! Too close to homes, parks and businesses. Affects far too many homes, schools, businesses, daycares, etc. Too close to homes, businesses, and schools. We can do better. Your own reports say it's not compatible in a residential area, Right on! Keep it out of the community! Many people will lose their homes due to inability to refinance mortgages - Will they be compensated? Sell it! Make it into a nice community centre. Would any CRD board members want this plant near their house? Find another place!

## Oak Bay - Windsor Pavilion Tuesday, June 25, 2013

It is always important to look at all new projects of any type through the lens of climate change. Probability of rising oceans for each decade for the life of the plant BEC. This information is available we ought to consider it. I am also for delay... the deadlines are not based on our unique ocean flushing which has such a tiny effect on our ecosystem. (Extra worms not a problem really) The deadlines are political. Are we comfortable with this being driven by government?

Option C: Smaller plant system with new technology. Did not find it informative, but rather dishonest. You did not follow the democratic process. You were not even going to hold an info session in Vic West. You have created mistrust. Viewfield site is too small, affects the Esquimalt and Vic West communities in unacceptable ways. Where is potential for explosion? Yes for treating our sewage. No to the mega bucks and short term solutions. The board may want to resign to allow for fresh ideas. We do not have the right plan yet on any of the triple bottom lines. Economic, Environment and social. Your facts have not been accurate. Kelowna plant was not similar thanks for taking this down. Denise may want to show gutsy leadership and resign. The public are starting to ask her to. Please do not choose Viewfield Road. This will be devastating to the community. Reduce property values, affect 5000 residents and business owners. Sits within a 600m radius of 1000 single & multifamily residential units. 4 public parks, 9 playgrounds, 5 preschool centres, 3 public schools, community centre and more. Please consider the kids. Thank you for taking the time to read this report. I appreciate having the democratic to voice my concerns.

Misleading info - photos are of treatment plants built in the 1950's and 1960's which were built before the cities knowingly moved in around them. No photos of treatment plants built in existing residential neighbourhoods. Risk of odour to neighbours of Viewfield, no risk of odour at Hartland as it has no neighbours. Gas can still be sold to Fortis from Hartland - a small cost to run a pipeline once construction of pipelines to Hartland are a one time disruption. A treatment plant for sludge at Viewfield would be permanent. Viewfield costs 15 million more to build but only 33 cents per household per year less to operate. Property values will drop in Esquimalt and Vic West. Less tax revenue for both municipalities. Has compensation for loss of business and property values been factored in? No costs on display for this. Huge loss of potential tax revenue with loss of building site at Viewfield, no loss of revenue at Hartland People and businesses will move away. Area will be a ghetto empty boarded up buildings. Risk of fire and explosion to residents in Viewfield not at Hartland.

Misleading information, inconsistent, biased towards Viewfield - no openness to scientific alternatives. Marine Scientists show that no change is needed to our existing site for many years. Please do not run forward with an option that will destroy a community when it makes sense to take our time. Please look at several smaller sites across the CRD as a viable alternative that could be scalable as the city grows. What is the exhaust from this facility? Documents are not consistent on the odour impacts. Some say no odour at the property line? Some say worst impacts are 4-600 m away. Building criteria should be "no odour" PERIOD \$100 million devaluation in Vic West / Esquimalt homes is unacceptable. Urban farmers and local food producers will suffer. CRD is experienced at building pipelines; do they also

want to be known for destroying communities? Comparative sites were built in the 1960's, 80's and residents had a choice to move into a devalued area.

Neither! Do a TBL comparison that includes the present marine system. All meaningless if you don't include the present system as a 3rd option. (Somewhat misleading)

No other cities? Ellis Point? Simplistic and manipulative

Option C: No sewage plant. Doesn't include present system in comparison

The whole project is not based on science. It is a waste of thousand million dollars. The whole thing is an expensive pubic relations exercise. The money should be spent on education and health care.

Disruption to homes and schools should be minimized by Option A. found it to be somewhat informative from the NON CRD boards. Hartland was the chosen site. Let's go with it. There's room around adjacent to Hartland to build what we hope will be some more up-to-date facilities which will enable us to use sewage for energy.

It seems to me that what I really want to do here is extend my support. I want experts to make decisions such as these, based on best practices and evidence from around the world. What I want is the nest use of my tax dollars, a solution that is evidence - not emotion-based and most clearly a facility that makes sense in our regions 200 year plan. (500 yr. plan!) I want to invest in great experts in this area (I assume we have) and then fund them to make a facility that is a world class and long term solution. Thank you for consulting the public (and I know you must) but I just want to extend my support to the design and technical teams who are

visioning the best possible outcome. And THANK YOU for not putting this on Agricultural land reserves!!! We need to protect this land as the treasure and resource that it is. I look forward to seeing the result. Hartland (your original Site) seems best overall at the moment, but as you wish.

Viewfield Rd Site is categorically inappropriate. Too close to residential area.

### Additional Comments

Please present the net energy recovery as watts per person. Maybe 1MW/250,000 people = 4W not enough to justify the cost and misleading propaganda

I attended the public forum in November 2012 at Oak Bay. The factoids presented by the CRD representation were taken out of context and/or did not present (egg) slide comparing heavy metal treatment capability between Annacis Plant in Vancouver and Victoria. The slide misrepresentative of Victoria's effluent. We have no heavy metal problem. At the meeting an ocean scientist from UVIC enlightened the attendees to the fact that Victoria's untreated effluent has lower PPM than the treated effluent from Annacis Plant. My conclusion, I'm sorry to say is that I cannot trust this information provided by CRD. You are advancing an agenda and not above using misinformation to achieve your ?

Esquimalt should not have to have both sewage plant and BEC nor should Hartland. It is time to listen to the scientists and put money into other forms of marine project and the present system with more source control of chemicals and mostly which won't be removed by secondary treatment. Listen to the scientists!!

Why has Esquimalt been chosen as an opportunity to have the treatment plant? One

of the options could have been to locate the plant in the District of Oak Bay. Why was it not considered. My wife and I live on King George Terrace (in Oak bay). And feel that the works could be located on the top of Gonzales Hill, above our house. Why should Esquimalt receive the benefits of this project when Oak Bay could benefit from the economic growth factor, going forward?

No idea why ESQ is being considered considering the hundreds of homes in the immediate area. Hartland of homes in the immediate area. Hartland has no residential homes within 500m.

There isn't very many places in the TBL comparison and the June 13 report and the TBL analysis don't either conflict with each other, have similar or same information in them; have incomplete information, or have omitted important critical monetary information in the relevant reports. The most glaring outstanding obvious conflict of interest of CRD and other paid person working for or paid by the CRD who should know or ought to know up to speed the latest facts is the CRD becoming CRD and speculators. It's about as far away from the mandated purpose of the CRD as interest not enough space or time to list all of them here now.

Not convinced that we actually need this facility! I am more concerned about environmental impact from storm runoff water which seems to be infinitely more toxic to environment. Not sure why the Viewfield property was purchased before a decision was made. It seems that the whole operation is an energy sink rather than a recovering of "resources" energy

## Westshore - Juan de Fuca Recreation Centre Wednesday, June 26, 2013

Thanks for staff and opportunity to comment.  
Do not Pump (or minimize pumping) > energy =  
no flares

My thought of the Viewfield Rd site decision should be no "preferred site" because of installation costs and operation costs - only - and that the CRD has now gone ahead and more or less purchased the property and if the landscape of trees and gardens around the perimeter of the property would not be of a great experience. Over the Hartland site distance of piping and pumps and generators for power backup for pumps operations, excavation costs and disruption of services such as existing sewer, water, cable etc. All underground services that are now in place and the overall social impact would be in these regards would be far less.

None of this effort is required! Current system is more efficient, more cost efficient and environmentally friendly. This is \$1 billion wasted that could be used for something needed infrastructure repairs. Stop this bad plan!

Your information is confusing and misleading  
1) Kelowna site is not a Bio solids plant. That is done 30 km outside of town. Your brochure still shows the Kelowna site. You could have put stickers on these so easily. Because you did not correct this brochure shows you want to disseminate misleading information. 2) Tera Environmental are spin doctors for the pipeline and oil/gas/tar sand industries. Just see the customer testimonials on the Tera website. In the Tera report June 5, 2013 project #W7132 there is a diagram that implies very strongly that heat recovery is easily feasible near the

McLoughlin site. This is completely incorrect because these homes and businesses lack the modern boiler technology needed to use this heat. Therefore your material is misleading. So your public consultations are flawed. Period. In brief, my proposal has been stated by Andrea Weaver in focus Magazine June 2013 Page 4

Obvious Hartland Site should be used.

Neither site is a very good location for the BEC but Hartland s marginally less "bad" by virtue of its location. If the BEC is to be sited in the Core Area, the Rock Bay area makes a whole lot more sense than Esquimalt. But really, the entire approach taken by CRD for sewage treatment is not very innovative. Old school thinking. One big plant. Will not serve the region well as we grow. We are building a 1970's solution to a 21st century issue and therefore missing the opportunity for innovation and building in advance of our needs. A distributed system would have made a lot more sense. Smaller footprints, more opportunity for resource recovery and flexibility to respond to growth pressures would. and could still be a much better path forward even if the costs were higher up front it would be a much better investment over the longer term. It's not too late to change the future for the better. Reconsider the one big plant approach.

Hartland is the obvious choice. Make the decisions and advance the project.

While the ranking of the criteria may provide a number for the CRD to use, these numbers are meaningless because they don't provide a relative weight. Some of the criteria will have a higher weighting than others such as in my opinion, under social criteria, odour potential, operations noises and operations traffic are a much higher concern than any of the others.

I believe the current method of pumping screened sewage far out into the ocean is the best way for Victoria to deal with its sewage. The vast amount of sea water is not adversely affected by the relatively small volume of sewage added. Bringing sewage on land and treating it brings problems - odour, possibility sewage pipeline failure, Unattractive buildings, pathogens, etc.

CRD paid too high a price for the Viewfield site compared to available site at Hartland. Putting the BEC in the middle of a residential area is totally inappropriate (noise, smell, traffic, visual, etc.) in the Viewfield area, how would homeowners be compensated for the expected 25% drop in property values?

To consider building BEC in a residential area should not even be considered as an option. Doing a great job of getting information available to public.

### Additional Comments

Would have been nice to see the locations on the map for the 4 new pumping stations. The view shows and displays 4 pumping stations but they will be staying for either project. Into a residential area would be devastating for the entire area. Just to save a few dollars. Four smaller pumping stations would and should not be the issue.

#### Reduce pumping risks

I would like to see a formal public conversation - resembling a debate - but more friendly - to show multiple choices and history to this process. Concern for the neighbourhood and the folks who live near there. The children, the property values, the smell, etc. Concern for 17\$ million being spent before consultation process. Concern for only 2 choices. What about other options? Good decisions frequently take time.

Option C: None of the above. Safety is missing in social Criteria of TBL. Ability to fund projects need to adapt to climate change. Did not find this informative, but confusing and misleading

Too many 1/2 facts - slanted to CRD ideas before public input or knowledge of purchase of Viewfield Site. Too close to residential area schools. Too small a site to be viable. Being imposed on population. Why not many small sites? Or have as it presently is. Irresponsible purchases, in secret, of viewfield site at above market value, no sense of value for the tax payers money. Look at new site being offered in partnerships to treat sludge instead of truck traffic or consider buying the whole site to leave park at entrance to Victoria harbour.

Extra info provided by the Vic West Community helped counteract CRD bias.

No true environment & health impact information. Information is confusing, difficult to understand to make an informed decision. Information is biased to Viewfield as the preferred site. Information should be neutral & non leading. Viewfield is not a suitable site. It is a residential neighbourhood with 100's of residences, schools, parks, businesses. CRD's site location assessment criteria does not realistically evaluate Viewfield therefore the TBL analysis is inaccurate & biased to Viewfield. Truck traffic will not decrease when the areas green waste is implemented into the bio digester system. 2010 CRD Commissioned report stated "operation of a bio solids facility is not operationally compatible with a residential neighbourhood. Why did the CRD ignore this report? Why spend tax payers \$ to only ignore expert reports. How does the Viewfield site differ to the Hartland site by 18% Heat recovery potential would be equal between the 2 sites. CRD info is biased to Viewfield. CRD information

states Viewfield was selected as an optional site based on “public concern” but this “public concern” does not include feedback from full public consultation since the site was ‘secured’ before the consultation process was done. This is wrong! The cost of Viewfield is not calculated as it does not include true cultural resource impacts - delay due to cultural resource fund. There is great public opposite to Viewfield so there will be a huge impact to timelines. The cost does not include the property value depreciation compensation to local residences & businesses.

“Your description of the choices appears clear. But it is really very slanted to mislead people not otherwise informed on the issue. It is obvious that Hartland is the better spot for this, but the clarity of that is obscured by your selection of what to highlight or exclude. Given the unnecessarily constrained choice of Viewfield vs. Hartland is the better choice. Let’s start with the money. The operating cost difference is expected to be 2%. That’s not much of a margin at all when you consider the social/community benefits of not building it on Viewfield. The combined maintenance of the property values over time would more than offset that and in terms of capital costs to build it, the CRD could sell Viewfield at a loss and still come out ahead. So that ends that. Bio solids plants are not built in such close proximity to residential areas as is proposed for Viewfield. There is little more than a streets width between the flares in a housing co-op of attached units. A block beyond that, there is a large town house. A Block beyond that, there is a large town house complex. There are all the many other houses and apartment blocks within a half kilometer radius. If you go back to the Ariel images of the 2 areas and pull your focus back a little, you will see what I mean. Or you could go for a walk in the area. I really love to wonder if the people who drove the

purchase of the Viewfield property and how can you characterize the buying of property before community consultation as acting in good faith. I really have to wonder if those people visited the Viewfield neighbourhood before signing the deed of purchase. As you might guess I have paid at least some to this issue. The process seems just so very flawed. The most obvious site is Burnside road. The excuse that it is not to be considered because it is in the ALR is not acceptable. Government fiddles with ALR for a lot less than this when you consider the heavy handed threats made around asking for provincial over-ruling zoning changes. I am left feeling angry, and the fact that Viewfield was bought without public consultation input. I absolutely regret your “extensive” search assertions. Thermophilic bio digesting plants are dangerous I accept that the technology is improving and that explosions are relatively rare, but it remains beyond reason to build a bio digester. So very close to – no wait – it remains beyond reason to build one in the middle of a residential area. Because even though the purchase View field property site, in some sort of industrial – zone land. The fact indisputably remains that the land is surrounded in close proximity to house, schools, daycares, playgrounds, grocery stores, bakeries, and more.

You acknowledge the safety issue in your description by saying the facility would be built with safety mechanisms and yet only grant that there is a “perception” of safety problems if built on the Viewfield St. and you make no mention of training firefighters in Esq. I am tired and hungry now. And very irritable. So I’ll stop. You have offered 2 bad choices but Hartland is much worse than Viewfield.

## Victoria West - Da Vinci Centre Thursday, June 27, 2013

There is no choice available. Not a possible to rank the TBL as option B is a residential Neighbourhood. Informative in that it highlighted that the CRD seems to consider that the Viewfield site is an industrial area first and a residential neighbourhood second.

My biggest concern about the Viewfield site and what is not captured in your information is the short time it will take to be too small for the region. I understand there is some rush to acquire a site in order to access government money, but to rush through such an important decision seems foolish. Marry in haste, repent at leisure - and there will be lots of time and cost to resend a bad decision. I am also concerned about the number of variables as it is impossible to make a good decision with so many unknowns. The Viewfield site asks a small/medium sized community to bear the social cost for the whole region. It's not right to ask that community to do that. We should all share the cost, even if the right solution costs more money!

Proves how manipulative you can be.

None of the above locations. TBL - all equally important - changes every 5 mins so what's a 10? How could be a 4 later then a 7 but wait! 5 mins later a 1!! Cultural Resource Impacts: What are cultural resources? What about public art to disguise the buildings? I believe Portland or lots of creative art. I am so furious with the limited imposed options you have provided. I can think nor see clearly to be able to plow through your sludge. Where's your common sense?

Lots of info given - stand up cards good. Thank you

Very manipulative

Missing environmental criteria assessment. I live 200m from alternative in complex of 32 town houses where families and kids live

Option C: None of the above. Option A is too far from heat from waste water Option B: is insane to even consider Viewfield. Misleading information. 1) Viewfield is wrong wrong wrong. How could you ever consider this as a suitable location? Oh yes that's right! You consider a biosolids processing plant as nothing more than a pump station! CRD directors read your reports. 2) McLoughlin is wrong. It is too small. It is too far away from any centre that can use the heat. It is too far any to use the water when we need to add territory treatment. 3) The project is wrong. The federal land is written for fresh water not salt. It is written with technicality next by principle. Just a little political effort we should be rated as low risk. According to science. So there should not be a rush when need to pause and rethink this with CRD directors who can read and understand the issue.

Not very informative because for one you left out all the schools, parks and homes out of all the picture which is false information as this is NOT an industrial area!

Neither locations, keep looking. TBL: all important. Not informative: But same as the website. I came looking for the info that isn't posted.

No information about risk of explosion, poison gas leaks, bio hazardous spills which have occurred fairly often in this type of plant. Likelihood of extreme stench down played. Officials try to distract with trivia about building appearance (bike paths, walking trails) while ignoring more serious issues. Why no box for "slanted and deceptive?"

Option C: Rock Bay. Option D: Integrated Resource Management Dispersed system. What about other options? 2 options are too limiting for an investment, this size. The information provided on criteria and objectives seem to contradict the decision that are made. The entire process of determining the design and location of the facilities required to treat sewage in the core area has been extremely discouraging. Consultation has been too little, too late. The CRD could use some training on the core values of the international Association of Public participation. Sewage should be treated as close to the source as possible to minimize cost, environmental impacts and increase resilience on the system, and to promote stewardship distributed throughout the community and avoid nimbyism. Viewfield is just wrong as a location for the biosolids plant. The weakness/scoring on the poster board make little sense. Points were given because there is an existing industrial facility?? It will be torn down to construct new infrastructure? Residences are too close, and the perception of risk factors too high. The decision makers should be held to account by way of a third party review independent that is commissioned by the industry of community sources to restore faith in the process. Why was 17 million spent on Viewfield (over market value) before a consultation process was followed? The results could have been kept confidential to assist in the procurement. The premise that an alternative site investigation was launched because of public appeal is a force. A proper business case should be developed that provides proper analysis. The selection Committee should include citizen representation from each. Please consider smaller treatment facilities located throughout the CRD.

The environmental criteria do not mention any impact on the quality of the air no mention of

hazardous chemicals, no mention of effects of flaring and potential dangers of fire (smoke) explosions gas leaks. Heat recovery and gas production is only enough to partially cover costs of operation.

Extremely concerned about stack emissions - aside from CO2 they're all very toxic. Also, why should I take a 120,000 hit on my property value when the rest of Victoria is unaffected? I challenge you to tell me one good thing about this project!

We live near the Viewfield site. Safety is the most important factor. It is just too close to houses. There are recognized dangers associated with these plants which are normally by distance from residential areas. explosions, emissions, and odour.

The info pack is slanted. For example, in option B: Alternative Viewfield Rd" the site is mainly surrounded by light industrial except the SE where there are some residences is disgenerous. The area is highly residential with many apartment buildings and duplexes. The biosolids plant will be next to a huge and popular grocery ware house.

Who owns McLoughlin Point land? If DND relinquishes it first has to be offered to aboriginal people.

Neither sites are appropriate. Very one sided and short sided.

You have had this since 2006 and these are the 2 options for the BEC? What about health and safety being placed close to a school and residents? Loss of neighbourhood. Why? These are rated to favour the CRD. Interesting but not an open discussion. We are not to present our concerns, just vote on the 2 options! It is not an opportunity to voice concerns, it is to make a decision!

Option A; Too far to pump Option B: Too great of an impact on Esquimalt. Option C: Back to looking for a better site.

There are missing such as the permanent 50-100 year impact.

Option C. Neither. Failure criteria social 1 environmental 2 Economic 3. This may be an economic solution (Viewfield) but it is not an environmental or social solution. Informative but bias. Viewfield Rd. site totally unacceptable.

Very confusing display boards difficult to make an informed decision. Feedback form is also confusing and missing important criteria like safety.

Because of the protesters posters etc. it informed me of some very critical issues.

I choose neither site. The CRD's proposal does not provide a complete and common sense response to the problem of sewage in the Greater Victoria area. It does not deal at all with the environmental impact of pharmaceuticals and heavy metals. It is a colossal waste of money that would be better spent upgrading storm sewer and outfall infrastructure on the one hand, and instituting programs to limit and neutralize the dumping of pharmaceuticals and heavy metals on the other hand. Please use common sense. It is much less expensive.

More research on viable alternatives to the plant you suggest are in other countries. (Consideration of satellite facilities is not mentioned.)

Option C another site for both sludge and sewage treatment.

It's not very informative because it does not really give us the people a choice.

Economic criteria; Of course everyone wants it to cost less. The whole plan seems faulted. Environmental Criteria These are very nonspecific phrases as such I can't rank them. The problem is the information given is very different from proven information by well-respected scientists worldwide.

Not relevant.

Both are so bad. Seems like the CRD are not truthful about criteria. There is no less important choice. I do not believe Esquimalt municipality has been fairly treated. In a balanced forum pressure and time limits for the board to make decision should not be in the equation. Very bias to how good your plant will be and all the good you will do for unnecessary sewage treatment that does not remove the pharmaceuticals, heavy metals or micro plastics. Until some real environmental values are gained. This is a disastrous waste of money. This treatment plant should not make you the CRD happy. Residents and community values must come first. We are paying for it. Not the Nazi CRD Board.

Not an alternative site this is a residential neighbourhood. Option B is not an option therefore this is irrelevant to my assessment. Selectively use information to bias the finding/outcome e.g. Kelowna wastewater treatment it is not a biosolids energy centre, therefore does not have the same impact/issues.

It is all too much money to get rid of a portion of toxic contaminates. Health and Safety. Keep out of a residential neighbourhood. Half-truths, misleading CRD education citizen need facts for comparison not PR.

Social Criteria up to 1 km from the site. Unacceptable to put it in an existing neighbourhood like Viewfield. Health and safety, people live within 21 m of Viewfield.

Very misleading including glaring omissions. Viewfield nearby residential let's get specific. Like with Hartland the nearest house is 21m away with hundreds of people living with 1.2 km the distance to residences from the proposed site. Viewfield. Lists that existing industrial facility on site. Not heavy industrial it's a grocery warehouse. Altering the entire structure of an existing neighbourhood at Viewfield but not at Hartland. Negative impact on quality of human life.

Miss informative.

Economic Criteria, What is the difference? Capital + operating costs = tax revenue implications. Social Criteria, these are all significant when you live next door all 1's. No concrete information where is the in person consultation? What can you actually assure us besides don't worry about it we'll take care of it all and stay on budget. wink wink.

Incomplete simplistic and misleading, based on the current level of information you are providing. Information provided with respect to the 2 proposed options including TBL was very high level. I do not appreciate the reference to the perception that the presence of a BEG at the Viewfield site may adversely affect future residential, commercial or mixed use redevelopment. The site is surround by established neighbourhoods, public schools, businesses and parks.

With no clear definitions provided it is not possible to answer this question. I find it biased. Just as Viewfield was purchased in camera. The information presented and slanted towards Viewfield as preferred choice. The area is mischaracterized and omits the residential components (100s) churches, parks multiply, schools and many other community features.

Somewhat because it is incomplete. Why is there no mention of the impact of local trade's employment with Plan A relative to Plan B.? In this respect Plan A is much better as it creates lots more jobs for local trades, which overall improves the economy in Victoria.

More information on the amount of harm being done in JDF strait versus new potential harm that might arise from land based treatment would have been helpful.

Misinformation and PR spin does not equal public consultation. No trust in any display after Kelowna debacle.

Too vague.

Flawed environment criteria. Where are the health and safety concerns? Impossible to rank unfair. Difference in cost is negligible. To be used with methane etc. from dump. How about residents. Hartland site has the space and potential to better develop future technological advances. Destruction of a community that is walking cycling and livability. Why do you need this information? Very helpful to have the Vic West community information to balance the slick CRD. CRD staff was competent and helpful for the most part. No Denise Blackwell or CRD Directors bothered to attend the information sessions I was at.

Right across the street from Upak.

There are pieces missing such as the permanent 50 to 100 year impact.

Misleading

The information provided by the CRD was deceptive incomplete and manipulated the data.

People are worth more than trees and the environment around the Hartland site. If Viewfield Rd is not required for its current use

there is a great opportunity to develop the site for affordable housing which would be within easy walking distance to downtown Victoria.

Have a kid that loves dogs.

I did not see why you decided to place this facility into a high density residential area. Plant design where was it?

Economic Criteria Level of importance between the 3 bottom lines. Why is there no health affects option here? Are you saying there will be absolutely no negative health implications form living next to this? The combination of the CRD signs with the signs created by the community gave a much clearer picture than the CRD signs alone.

Waste of time

None of the above. This should have been part of original design contract thought not an afterthought. Poor design of project from the get go. The choice is limited to very late in the process.

There are simply too many questions that have not been adequately addressed. My biggest concern however is this, How can the region justify the impact this will have on hundreds of hard working tax paying home owning citizens living in Victoria West and Esquimalt? What metric can be used to compare a relatively unpopulated area, at a landfill not less, to a community, My answer is that we must choose people over mostly empty land, there is no other decision that can be made.

Biased perspective, inaccurate and misleading examples, lack of information on health risks, safety risks, consultation process

Many questions of vital concern are not addressed here. Closeness to residential and

educational locations, parks, small businesses. Very concerned that your proposal does not include state of the art technology for proposal.

You are missing so much information. There are so many factors you are not weighting properly/adequately or ignoring. Obvious questions are not properly answered like what about safety concerns.

Economic Criteria: You cannot separate these costs are costs. It is the total cost that matters. Long term cost benefits analysis. Health and safety of area residents. I found several of the display boards at your Open house to be biased. For example the photos of the Viewfield site show two photos of the existing warehouses and one of the hydro substation to the north. What about photos of the houses to the east and to the south? They are just as close as the substation.

I am not impressed that I am being asked to fill out this form within 1 day of reading material.

CRDs TBL evaluation is flawed and the cost of pumping sludge to Hartland would have been paid for over and over with the 17 million purchase of the land on Viewfield road.

You failed to mention issues that I find important such as the safety hazards of the chemical in the plant.

The evaluation of the Viewfield site was inadequate and does not reflect the character of the area, park, bike/walking path, many residences, condos and apartments as well as the impact on existing businesses during construction such as disruption of access. Then there is the Grocery store beside the site. No buffer zone mention or even possible.

The information provided is unclear and misleading e.g. the plant shown is in Kelowna.

I found that the real neighbourhood impacts i.e. the smell were glossed over. I grew up in Edmonton and family that lived near Gold bar site and I wanted to know how this would compare.

Biased points/forces you to pick Viewfield site.

The information was too one sided.

The information seems incomplete and misleading

Some of the information provided was fine and some of it is misleading. For example to describe Viewfield as being surrounded by some residences is inaccurate as it is surrounded by many residences, schools, cafes, bakeries a church, daycares, etc. Leaving the image of a wastewater treatment facility in Kelowna as an example is irresponsible, this should have been amended with a sticker to note that is not comparable facility to what is being proposed.

We need more information more potential location options.

Somewhat misleading.

Not a professional question. It should say where do you not want a sludge plant. No very slanted to the direction that CRD would like to think is true. Extremely poor planning. Go back to beginning and start over this time with public feedback. Do not spend millions of our dollars without us knowing. Do not put sludge plant on Viewfield. How many is some houses. What unprofessional wording. There are many homes. Do not tell us you have to use the Viewfield property because you bought it. Totally unacceptable. You bought it without our knowing or permission. You deal with the problem. You caused it. Do not insult the residents of Esquimalt by trying to put two sewer facilities in the municipality. Do not use

valuable waterfront land for a treatment centre. Do not try to bribe Esquimalt bike lanes etc. to encourage re-zoning. The 3 photos under the overhead of Viewfield site show industrial only Why are there no photos of houses that are there. Very poor.

Why is a Saanich site would not be a loss to farmland because it is not farmable not offered as available option when it was a few years ago considered seriously. Very biased not truthful, the pictures of surrounding sites at Viewfield do not show exiting residential within 55 m of site. Nor do they show grocery store located right next door. I was grateful that the community association displayed actual facts had had been omitted on the CRD posters. Fact that indicate the CRD are not respecting the approved and specified standard for a site set up by the BC Ministry of environment this is unacceptable.

A significant amount of information on risk analysis was missing. In the event of an earthquake, what is the risk to adjacent homes? What is the risk of odour to the neighbourhood and what radius? What is the risk of explosions and what is the minimum impact? Risk studies must exist for BEC in neighbourhoods. I was disappointed to not see any of this information provided.

Confusing and misleading. This is misleading. Many important facts are either missing or have been slanted in such a way as to confuse the issues.

I think there are wrongful timeline pressures put on this project that is a mistake. Also I would be interested to know if we are looking at the most cutting edge technology. The Viewfield site is just a wrong location. Harland is a bit far but at least there is a treed buffer. We should stop right now and get this right. I still believe that the science behind deep se currents is

the most effective way. None the less the CRD should not put this plant in a residential neighbourhood period. Maybe Albert Head area or the downtown steel scrap locations are more appropriate. We should be using the purchased parcel of land for a different purpose. Les consult the community on what to do with the 17 million dollar parcel (above assessed) Let's get excited about it. Hit re set now. The person who made this unauthorized purchase at the Viewfield site should go. Pursue the latest and greatest technology to create a BEC plant with a buffer zone away from schools and neighbourhoods. Underwater pipeline from downtown to a barge location. TBD?

Need to consider that the residential neighbourhood is close enough to downtown to offer a sustainable community cycling/walking are feasible.

Jack Hull very open with discussion, questions etc.

Neither of these 2 options seem to be a good solution. The information presented in a biased manor so it's difficult to get reliable information.

Your dismissal of safety issues is offensive. They are not perceived concerns they are real legitimate and we deserve the respect of having them acknowledged. Any sludge treatment has inherent risk. Risks inevitable. At least have the decency to address the potentials.

Consultation should ask what is important to the decision, not choose between two options.

I have read and understood your literature. I live in the Viewfield area. Clearly you have represented the Viewfield area

Neither site is big impact glad you are going to do phosphorus recovery. Very important.  
1. Potential for explosions next to homes.  
Health impacts from flaring contaminants

and unburned CH4 combustions never 100%. Not enough detail, too much spent felt like everything was decided before we were asked and were just there to be convinced to go along with it.

Written material not informative - biased and purposely skewed. For example just look at two pictures chosen. Particularly the Viewfield site. Where are the houses? CRD staff very informative and very willing to answer questions very pleasant.

If it was blanked there would have been a picture of a sludge plant in a rural area away from the WWTP showing that many areas pump their sludge.

You failed to mention the safety issues.

Clearly not a neutral presentation of the facts. Deeply, concerned with lack of decision maker, representatives present

Why would you add an amendment to your approved plan at last hour? The social criteria out rank both economic and environmental factors by separating them you weight them arbitrarily. The effective property values exceeds capital costs. Where is risk of explosion? It has happened 1 or 3 time in 30 years has it not.

Release of dangerous materials. Human health implications.

What about health?

I have been following this sewage development form the beginning in the TC news, local news Cfax and social media. The need to take a breath reevaluate this whole system. Do it properly. We can't be rushed when the taxes will force hardships on so many of Victoria's citizen's

But I do not think we need this in the first place. And very disturbing. Why would you put a facility like this at Viewfield? It is a residential area.

What is writing in your side by side comparison does not correspond with other reports I have read.

Somewhat informative I hard to describe something so poorly planned.

I found the community posters more informative. They actually showed a photo of the Viewfield road location. Which is near many apartment buildings and house in Vic West and that is why the Hartland site is a better choice.

Biased in favour of Viewfield which is inappropriate being in a neighbourhood of coincidentally low income people. Put it in Uplands people before profits.

This is undemocratic forcing of a perceived choice there are two other sites that have been proposed and we are prevented from voting on. I found the process had some information was sculpted in presentation so much that the lies a bordering on allowing legislation.

I found a lot of it misleading and manipulative. I was thank full for the posts which they Neighbourhood Association provided. They gave some balance.

Need to review in more depth. But basics are there.

Because not complete needed the addition of the posters provided by Vic West and the neighbourhood of Viewfield who provide the complete costs, risks and benefits.

Biased completely one sided.

Democracy or Dictatorship. The CRD is supposed

to represent tits citizens. Please do what we have repeatedly and insistently ask and give up this mad plan. We do not want to be bankrupt.

Though biased for example, the photos of the Viewfield site misrepresent the neighbourhood. There are homes all around it though you chose not to show any. Are we to believe that your other information is truthful/objective?

Only 2 options were presented, neither of them are good. Look at the Upper Harbour proposal and Westhore and show us the TBL.

Only 2 options were presented, neither of them are good. Look at the Upper Harbour proposal and Westhore and show us the TBL.

The info was there for the most part, but many posters lacked details that were highlighted in the Viewfield posters below.

A good presentation for and against the Viewfield site.

### **Additional Comments**

This plant does not belong in a residential area. Viewfield is a residential area. This plant does not belong in Viewfield.

The 107, 000 yearly savings in operating and maintenance costs is a "laugh" when you consider the extra cost of #15million for the land!! In other words. It is much costly to go with the Viewfield site. Even though it would cost more to pump to Hartland and there is a slight risk to the environment, the cost to the tax base of Esquimalt and to the value of the houses is not worth it! The environmental risks are also much higher on Viewfield. It will affect many more people than the Hartland site. On the social level, the Viewfield site will more adversely affect the people in the area than the Hartland site. Please do not use the Viewfield site.

... and have lived in Esquimalt all my life. I think the idea of putting a crap-factory in a residential neighbourhood is absolutely ridiculous. The only reason Esquimalt is being considered is because it has the weakest voice and is more easily bullied. No one wants a sewage treatment plant in their neighbourhood. Why should one community bear the burden of both sewage treatment and a biosolids treatment for the whole region? For reasons of fairness alone, this should not even be considered!

Viewfield is simply not a place for a treatment plant in Esquimalt. Too many unknowns.

I have no idea why one would put this within hundreds of homes and businesses when Hartland is devoid of any residential.

This is all ridiculous! One wants to live beside or have a sewage plant in their neighbourhood. I have lived here my whole life and seen the area grow and it continues to get better every year. Putting this sewage plant here will be a huge step in the wrong direction! Not to mention its 5 minutes walking distance from 3 different schools and multiple different parks. People live here and you are wrecking the area! Would you want to live next to a sewage sludge plant? I don't think so! One reason you may not see a problem is you don't live here. Try putting yourselves in our shoes, you wouldn't like it either. The few million dollars more it will be to put it in Hartland Landfill is worth more for the people paying for it! What's a couple million when you're already spending millions to build it? Bottom line is the choice to either put it in a family neighbourhood or in Hartland landfill should be obvious to any normal person! Why put it in a neighbourhood when you don't have to??

I understand a U.K. Bio digesters Association recorded 63 explosions in plants of this kind

with 3 deaths. An internet search found at least 1 explosion per month in 2013 with 4-5 deaths in the U.S alone. Chlorine leaks seem to occur at least as frequently and there seem to be incidences of hydrogen sulfide and ammonia compounds also. There seem to be ongoing problems with infected water spills in hundreds of these plants with possible spreading of e.coli hepatitis and other bacteria in surrounding water. Most plants of this kind are kept at a considerable distance from populated areas. CRD silence on safety concerns suggests callous indifference and reckless negligence toward the health and safety of Victorians. The CRD has said the stench nearly would be "serve to extreme" and would result in property value declines of up to 25% (while studying the Hartland site) This would be a devastating financial blow to anyone. Why would you even consider doing this in a densely populated area affecting hundreds of thousands of people instead of handfuls or dozens as at Hartland?

The capital costs indicate Hartland is the cheaper option. The slightly higher operating costs would take 68 years to make up for the difference in capital costs. No legal costs are mentioned. Your environmental criteria do only address the difference in energy use. You do not address any of the hazards to the surrounding neighbourhood, air, soil if sludge gets deposited on land. You have no buffer zone to protect the surrounding environmental (air, land) gardens used to produce food. Your social criteria do not consider any safety issues. How will you protect the air, the land, and the people? Why would you locate this in a residential area without any buffer zone? Why would you locate it so close to schools? Why would you make the people who live in the area of Viewfield pay for this with the loss of property values? Why would taxpayers have to pay the capital costs while any profits will go to the private sector? Viewfield is a

residential area and should not be considered for a biosolids recovery operation.

Suggest you use the land on Wakefield Rd for residential housing.

I disagree with siting the biosolids facility in a residential neighbourhood. As others have pointed out if it costs \$100K to pump it to Hartland, 17 million for the land would fund it for 170 years. Also in general, I don't agree in even having a secondary treatment plant. So for all the scientific evidence, also points out that it is not necessary. The biosolids plant will not screen out heavy metals or chemicals which will be spread on land and then leached back into ground water and streams back into the ocean which is the same thing as is happening now except it will cost near one billion dollars.

I know the PM says "do it" and is putting a timeline on us for finances. However you have had 7 years to persuade DND to provide land. The small lots you are planning to use are not suitable nor large enough. You do not put septic tanks in living rooms. I don't care how you fancy it up, process it, or plant shrubs around it. This is just beyond stupidity. Your plants are obsolete and need to go back to the drawing board. The floor to make room on the table for you to count the federal tax payers dollars is not professional. If we don't plan to continue dumping sewage in the ocean, why do you plan to use only waterfront property? We know the Kelowna sewage plants stink, we have been there. We realize the facility of opposing any government plans you have let us know the results of continued opposition loud and clear. But I am old, I don't mind dying for this cause. Get sewage out of town!

It would be desirable is each community or area would build their own system to reflect this need.

I guess I am just amazed at the way the process has not been handled. There has only been an added location of the da Vinci centre because of public outcry! Wow! And to think you would go out and purchase the land, right next door. CRD processes appear to be flawed, and hearing would be forth coming. We are not asked for our opinions we are being presented to 2 options! I hate to think how much as tax payers has gone toward this process. Very closed door. Probably stand up meetings. To decide such an important matter within our community.

I totally object to the Viewfield site. This is a residential area with some light industry. I object to CRD falsifying information - only a few houses nearby!! It is several hundred houses. Why is the CRD doing everything possible to avoid EA. Viewfield site too small - Are you counting on driving out adjacent businesses to get the 2 hc needed just for the facility. 4 schools within 500m - inappropriate project for this area. The questionnaire has been developed to be bias. CRD must be answerable to the local people. 2 week period for commence - CRD does not respect the citizens - pushing what they want through regardless. Viewfield site will drive out existing industry & business. Viewfield site - no buffer? Ever "brown" Alberta requires buffers. Viewfield site is incompatible due to the number of people who live/work nearby. CRD has no credibility - say it takes too long to try to get some nearby FED land from the Naval base - you have had 7 years. Has the CRD factored a class section lawsuit for the Viewfield site (\$10 if not \$100 of millions of dollars) Viewfield site - wrong project for the Viewfield site. This public review does not meet any standards for public review for public projects. Scrap the entire project - put the 3/4 billion \$ toward something needed worthwhile does something positive. The entire project is causing more problems than it will solve. Viewfield site no good for future and need major \$ within 12 years.

Not good for the base. Not needed in ESQ site too small and in residential area with schools and business close by. If this goes through there will be a mass chaos of businesses leaving this area. There should have been public consultation first instead of buying the site for 17 million when only assessed at 11 million. The taxes will go sky high if this is allowed to go through. Esquimalt is not a dumping ground. There are other sites available.

Generally neither site is acceptable in Triple Bottom Line Criteria. There is no criteria for proposing another location. There is no discussion of alternative solutions demonstrating alternative technology. This public consultation is bias and late in the game. The Viewfield Rd. site is totally unacceptable. The Triple Line Criteria demonstrates just how unacceptable the Viewfield Rd site.

The site area is too small, and in a residential area. The Hartland site was approved in order to get funding. How can CRD renege on this and change sites on a whim. The Harland site will have green space whereas Viewfield is too small and will not allow for any green space which is very important. On another point, what happens to all the residents and businesses that have bought in this area not knowing that the biosolids plant was going to be changed to Viewfield. Property values will go down but the taxes will go up. How is this fair? Will the CRD compensate families and businesses for loss of revenue?

Sorry but your TBL for Viewfield is incorrect and misleading/biased to favour selecting Viewfield. If environment is an important criteria assessment, then why does the full program not have a greater positive improvement to the environment than the current system? Why spend \$1 billion for little improvement.

Viewfield is not a good location it is a residential area.

Not in Esquimalt please. So unbelievably stupid. We have many people here in Esquimalt that would be negatively affected. Please make the responsible decision to use the approved Hartland Landfill North site.

Environment lack of consideration to the human environment. Social. - Schools neighbourhoods and daily routines will definitely be affected. This plan does not belong in anyone neighbourhood. I can't believe the CRD would spend 17 million to consider such a thought. This is very irresponsible use of public money. Your survey seems to point to answers you are wanting, is lacking in fairness.

What is planned is short-sighted the McLoughlin treatment will last only 22 years. What we need is a site for both wastewater treatment and sludge treatment at the same place. Find a place large enough for both. There is plenty of time.

A sewage plant should not be in any residential area. Hartland seems like the obvious choice. There are many health and safety hazards to all the people in the area of Viewfield. Do you eat in your bathroom? We do not want to live in it. Not only that but there will be a huge decrease in the value of the homes in the neighbourhood. I can't believe this is even a question.

Someone gave very bad advice when the Viewfield site was purchased. It is too small. It cost almost 3 times its value. It will now be impossible to sell the site. It is in a residential area. If it can be sold the proceeds should be used to help operate and maintain the Hartland site. This project should be located at Hartland and all of the CRD efforts should be focused on getting it done. An 18 km pipe to lift the

wastewater 190 m with 4 pumping stations plus site servicing in the long run will be very much cheaper than the property and tax loss plus health costs to the residents in the Viewfield area.

With respect to CRD there is a huge gulf between the facts given by them. The scientific facts. The consideration of a secondary treatment site on Viewfield rd., defies all current information on sewage treatment. To reiterate what has been said, many, many times. Residential area family homes, three schools, five plus daycares. This violates all standards of locating such a facility in this area. Why are we not looking to the European model? This reflects the decisions they had to make despite dealing with large populations. It is my understanding they favoured smaller sites, servicing smaller areas no secondary sits in residential areas. They managers this in far more crowded countries. Please ask the Federal government for more time. There is a lot of anger on all aspects of the present plan, it is not a good way to do business.

There is no urgent need to build a waste water sewage treatment plant because it is impossible to define in measurable terms that there will be any benefits to public health on the environment from this construction. It is well known that in the judgment of marine scientists and public health officials, that the current deep sea outfalls are highly effective n enabling the sewage effluent to be treated naturally by the marine environment. In my opinion, implementation of the plan is not necessary and not in the best interest of taxpayers. We do not need it.

Denise Blackwell is an extremely poor chair and should be removed. All sewage options hold have been made public so that an informed

decision could be made. These two options do not reflect any CRD sense. There are options that apparently have been struck down. I would like to know the financial and environmental bottom lines for other options such as, 10-13 smaller sewage treatment plants. This could save the city from total sewage treatment wipeout with the chance that some or most make it thru the Big One. Not all eggs in one basket. Citing the whole boondoggle at the military field at MaCaulay point with no piping required and possibly barging any sludge away. Citing the whole mess at Albert Head. Pipe the sewage underwater to a treatment plant 5 K away and also on the water for barging sludge. Money issues have been the deciding factor. How much money are we talking about? To settle this conflict, presidents should vote on how we want our money spent.

The BCE is not compatible with a residential area, to refer to the Viewfield site so industrial is misleading might be better to say light industrial. Your report say not compatible with residential yet this is presented as an option. The social impacts of this site are continually downplayed as if it is of no consequence. Only consider odour my understanding from reading is that air particles are also a problem. I have seen very little mention of this. No mention of the potential of explosions. The CRD minimizes the impact or property value this should be a straight out negative rather than a yellow cautious negative.

Stop this process get a better alternative. McLoughlin is bad. Viewfield is bad, Hartland is not wonderful either but is better than McLoughlin/Viewfield. Do not ruin the harbour Esquimalt and Vic West. Houses back onto Viewfield site, don't subject these residents and 100's, 1000,s of others toxins odour noise, potential spills, fires, explosions. That is why

other places stipulate how far away these facilities have to be from houses.

Viewfield current planning and policies align with industrial use yes with light industrial use. Not with an odour producing, 24 hour noise producing, toxic producing industry. And let's be frank here, that it is an act of deep prejudice to suggest placing a sewage sludge treatment plant in an existing neighbourhood anywhere, and especially in a municipality which is often degraded and ill regarded. You would never even dare to suggest this for Oak Bay, so don't lay it on Esquimalt where the suggested site is so clearly inappropriate. And while we are at it, let's talk about the McLoughlin Point site, which is all in appropriately small and more over does not meet with the CRD's own 4m tsunami allowance there is on only 1m. Besides which do we really want to site sewage facility at the entrance to our beautiful harbour? How does that fit with our desired image as a tourist destination? I think we should pause on this whole plan and rethink the entire thing. Its 2013 and climate change is undeniable. Let's make some eye-opening world class changes in how we deal with our waste. Surely there are way better ways of dealing with human waste than this technologically backwards method. Let's look at this differently. Let's solve some problems creatively, let's aim for total composting of the waste. Let's not change existing by laws so that we can dump still contaminated waste onto farmland so that it can get into our foods and water supplies. I actually want to see none of this current plan carried out and especially the Viewfield site.

Totally unnecessary treatment plant plan. Waste of 1.7 Billion dollars of taxpayer funds disappointed the various levels of

government ignore scientific data and previous recommendations that current systems in our unique environment JDF strait etc. obviate need for this expenditure. Thank you for the coffee and cookies.

The presentation centre seems rinky dink parties of processing centre in Dublin Ireland? How is this useful? It should seem obvious from looking at the maps that Viewfield is a residential neighbourhood, the Great Canadian Wholesale next door to the potential site has heavy traffic 9 to 9 7 days a week.

No to Viewfield.

It is not just re development potential that is impacted. It is current use safety and quality of life for those in the area. Your skewed representation of the Viewfield option is quite appalling and disrespectful of the current residents. Also appalling is the closed door brokering overpayment for the Viewfield site prior to any consultation with those who might be impacted by development of a BEC at this location. Why has there been no discussion about compensation for impacted residents and businesses. The costs and impacts of any proposed sewage treatment project should be equitably distributed across the region. Clearly, some areas will be impacted more than others. Particularly if we are not going with a disaggregated system. However it shouldn't be overly onerous on one particular area without any clear assurances of significant compensatory benefits.

The constrained site on Viewfield is unacceptable. The impacts on the neighbourhood have been heavily glossed over. There are no details on potential health impacts, no buffer no details on what happens during maintenance days, no mitigation on truck traffic, light pollution frequency of flaring, noise

impacts, odour and more. All of these issues are a minimal concern for Hartland as no one lives within 500 m. Without clear answers to these and proper mitigation of process the selection of Viewfield. None of the cost presented or assessment deal with the devaluation and cost of compensation to the impacted neighbourhood. An 18 km pipe is a one time disruption during construction. Viewfield is a permit impact on many home, business, schools and churches. Showing savings on O&M cost based on an order of magnitude of class D&C estimate is a fabrication the numbers are too close to show a legitimate savings.

Should not be put in such a dense, already developed residential area, Kelowna example notwithstanding. Use existing, approved wastewater designated area of Hartland. Very upset with secret purchase of Viewfield. Sell it.

Higher operating cost within Plan A means more employment for local trades people. A good thing for Victoria. Though, this not on your list. Longer distance for sludge pumping means that plan A offers more employment for local plumbers, compared to plan B. All around Plan A is better for trade's employment in Victoria. Construction process to build facility and 18 KM pipeline route that includes 12 major road crossings in Plan A. Again this is excellent for trade's employment in Victoria. Limited opportunity for heat recovery with Plan A actually means that plan A offers research challenges for Victoria chemists and in general employment for Victoria chemists, with enough room for expansion at the site of plan A for conducting such research. Once Plan A is approved then the CRD can brag about all the employment they have created relative to less employment if Plan B happened. Plan A is the better plan.

Need more options. Why not the 1st choice on Arbutus Rd. Everything should be combined in one site for Heat recovery i.e. UVic endowment lands. Build environmental science building.

The survey is biased towards Viewfield. The only selection that can be made is Hartland because putting it at Viewfield has a major impact on residential and industrial land use. The whole thing has a life expectancy of 15 years. Spending 700 million does not equate. At Viewfield there is no room for expansion. I suggest you go back to the drawing board. It doesn't have any mediation of toxins they will now be placed in two places ocean and land.

TBL Comments. Under Economic. Item Annual Operating Costs and Maintenance Costs. For the sale of \$107 K a year the difference in scores between the 2 sites should have been smaller i.e. blue and yellow rather than grey and pink. Under Social, How does the CRD know that there will be less vehicle traffic at Viewfield if it becomes a BEC site, then visit the Wilson food Warehouse now? Visual Impacts, a BEC with tanks cannot be considered more visually pleasing than a couple of old warehouse. A more appropriate use could have been found for the Wilson Foods properties and there would be no loss of revenue to Esquimalt. Also perceptions right or wrong will affect property value in both Esquimalt and Vic West. Those property values drops will cause tax shifts from devalued properties across both municipalities as the municipalities will have to make up for lost revenues throughout their area by raising the property tax rates. The residents throughout Victoria and Esquimalt will be affected.

The whole process is flawed from every angle. What needs attention is the chemicals and heavy metals from storm drains into ocean. Natural effluents is just that natural. Improve the

discharge systems and maybe extend diffuser pipes. Has anyone in your world ever heard of Royal Bay in Colwood? Free aggregate for construction could be 3 stories underground. Natural filled/park on top would alleviate the visuals. Oh yeah way to expensive.

Terrestrial line plant habitats no natural plant communities? Only people. Capital costs 2% less in Viewfield? What are you going to do with the 17 mill property if you do what you are supposed to do Hartland? Negative: Loss of industrial and development land in Esquimalt. This site is not approved by the Feds, Hartland is. Viewfield site: Positive suggest that this site is used as a Community Facility Seniors and Adult mixed common areas. Keep the sludge in Hartland. Why if the Hartland site is approved are we doing all this extra participation and phoney commentary just put the plan in place that place is Hartland. 5.4 million vs 5.5 million not a good savings as far as I am concerned. No biosolids energy site centre in Viewfield.

No consideration on part of CRD as to what is in the best interest of residents tax payers in the area. As a taxpayer I resent being run over by the CRD who are mainly concerned about their own interest not the public who will have to pay and live with their pipe dream.

I believe the Viewfield site will dramatically reduce the value of the property and house that I bought 12 years ago. I live 200 meters from the Viewfield site and have planned live there for the rest of my life. I am a fourth generation Victoria, and the neighbourhood I chose to live in is a quite family oriented place to live my retirement years.

I think you should wait until a system is available that does put any wastewater into the ocean. That produces energy that does not stink. Other choices for a site would be nice. Real

consultation with us, the people who actually live here in Vic West. Important must not stink. Bad Plan Build a Better Plan al your plans stink.

The presentation material does not show the flare location for the Viewfield site or important omissions. Surely it would be feasible to locate this facility advance to the secondary sewage plant at MaCaulay Point. Surely the federal government DND can off up the required land space. The additional area needed is not that large.

The entire process has been flawed with the chairman and vice chair acting in irresponsible arrogant ways. Their decisions have been biased and optical with no accountability. Frivolous disregard for the residents of Esquimalt. Why do we need to be both the sphincter and the Cobra for the entire CRD? Every interview I have heard from Denis Blackwell being interviewed has been disrespectful and demeaning to Esquimalt. She disservices to be fired along with all the toadies in the CRD that perpetuated her themes. In all the levels of government these day accountability is becoming more and more of a problem. It least in our backyard I insist that my voice is heard. On no level is it acceptable to deposit the entire CRD sludge in a neighbourhood that will in the future and is now a vibrant community where it is possible to walk and cycle to the inner city Why should a Langford counselor have a say in this matter come on. A 2m distance to resident's even greedy Alberta demands a 300 M set back. The whole process needs to be revised. Do I have hope we will see. Also, the arrogance of buying a property at 17 million with an assess value of 12 mill is intolerable No accountability and incredible stupidity.

I live in Vic West close to where the Viewfield

site will be if the site is approved. I am concerned that if we vote yes to the use of the Viewfield site for biosolids, and then the design criteria for the plant cannot be met, then we may have plant that has negative impacts on our community. If the designers of the plant come to the CRD, and tell them that they can design a nice looking quiet, safe, not stinking plant that will be a good neighbour to us. But that the CRD's budget is too low, then we are at risk of having something either sub-standard or we will see taxes being elevated to make up the shortfall. The financial study by Static is already several years old, and the shovels won't hit the ground for maybe 2 more years. Maybe by the time this plant is built the money set aside won't be enough for a modern state of the art facility. I believe that a decent plant in our neighbourhood can be ok only if the highest standards are met. If we have not the budget for a state of the art plant, then the CRD should have another look at storing it at Hartland. Unless I understand that the plant would be a good neighbour in Vic West, Esquimalt, then I cannot accept it.

As the current Viewfield space in an ugly warehouse with trucks idling all day long and polluting my neighbourhood, I am not aesthetically opposed to this plant. However, too many other factors make it unsuitable for my neighbourhood. Will y shopping store Wholesale Club be forced to relocate as they do not want to be located next to a sludge plant? Will my house lose its value and difficult to sell. This is my pension. Is my sons school Ecole Brodeur in danger? The production of methane gas always come with an element of risk. Please find another place this is my home.

Re: Viewfield Road Site. This land is a vibrant light industry area with much economic activity to remove a large part of this area would impact

the economic activity in the area for many generations. Any additional costs to have the plant at Hartland would be offset by keeping Viewfield site in the tax base, the economic activity jobs that will remain in the area. Zero impact on property values around the plant. Potential law suits re compensation of lost property values. Re Hartland; to site the plant there would maybe cost more initially but, the impact on future economic activity would be virtually non-existent. The initial capital cost would easily be recovered over the life of the plant. By not removing an existing property from the tax base.å

I love the animals on earth, plants and forest and I do not want them to get hurt. I do not want to move out of the beautiful place. We can treat sewage in a way that does not hurt my environment. If you want to treat sewage you may find another way Please and thank you. I will not want my environment to smell like poop. I am 9 years old.

Waste do not do it.

The more developments are made public the more I am utterly disgusted with the level of incompetence and contempt or the public that the CRD has displayed. You could be setting an example for the world by implanting a tertiary sewage treatment plan. Your lack of consultation on the method of treatment is contradictory to your claims of public consultation and involvement. This is where people live. This should not even be a question. Hartland is not a suitable option either.

This would have some easing effect on the congested commutes to the Western Communities and would definitely reduce their carbon footprint. McLouglin Point is prime waterfront property other than in Calgary we are not making any more. Can we not find

a less pristine area? I am not aware of any comprehensive environmental study on the Viewfield site. Where was it done? By whom? Results? What are the lifecycle costs of running either site? Denise Blackwell recently made threats against Esquimalt if they fail to comply. This should be considered blackmail. Recent events have shown that the CRD committee does not understand the issue. They are not qualified to make decision on such a costly project. There is not possible expansion capability for the Viewfield site. How long will this site meet our region's needs? What is next and The food store adjacent to the proposed site? There are huge concerns about the smell, odours can be far reaching and can travel far beyond any visual impacts. This is probably the greatest possible impact on the community tax base and property values.

If you were to build the sewage treatment were you are going to put it. It would destroy a lot of habitat and maybe make some people sick and lots of people will have to move because of it. When you start burning the sewage people to going to get mad because they wanted to not have it there. I do not want no poo poo smell

This facility should be placed in a non-residential area. I hang my head in shame that anyone would accept the CRD philosophy to place a biosolids plant zoned industrial in the middle of a residential area. Traffic increased in children's play area is unacceptable. The odour from a malfunction plant is a historical fact. Our community does not deserve the treatment and lack of respect to our community plan brought to bear by an uncaring CRD design community .Submitted with respect.

I do not appreciate that the Viewfield Road Location is being depicted by the CRD as a mostly industrial area. It is a fine industrial

pocket surrounded by a vibrant and thriving residential community. Tons of schools, playgrounds daycares, parks gardens, orchards are within close range of the proposed Viewfield site. This is to an appropriate site for a biosolids facility. Please reconsider.

\*\$%^ waste of time and money

Talk to Andrew Weaver ML Donald Gallowag - Green Candidate. DVie environmental law Elizabeth May MP. Question what 100s the real reason this project been so poorly planned. Was some particular prospective contractor identified at step 1?

The Viewfield site is not an option. Locating it there would be incredibly destructive to the people living in the area as well as affecting the people either attending any of the nearby schools or the parents of future students in these schools. Especially the high school being so close, I can imagine if the whole surrounding area smelling so foul would increase the truancy rate or would all together make people change schools. The Viewfield site is completely unfeasible.

Insufficient public consultation process, serious concerns about the Viewfield Road site including, health risks - toxic emissions, safety risks - gas flaring, risk of an explosion, heavy truck traffic, odour, noise, impact on property values, nearness to residential areas, closeness to 3 schools, proximity to parks, playgrounds, paths, orchard, food gardens, Impact on local small businesses (bakeries, cafes, convenience stores, grocery stores. building with the 300 m buffer zone. Need a better location and a better planning process.

The Hartland location would avoid almost all of the concerns re human impact and although a great distance would place the facility in an area

where present a future needs can be met.

I honestly doubt anyone who had any part in sourcing sites or making a decision on them actually toured the area around the Viewfield site. Some of the things I have read suggest this could create more traffic since the waste will have to get moved somewhere. It concerns me that it is still undecided what is happening with the biosolids. How can the Viewfield sites lower operating cost even be a factor when it would take 70 years for it to cover the higher purchase price? The impact of the community should carry as much higher weight than you are currently giving it. And how can you say only 5% of home will be visually impacted by this building at Viewfield. The Viewfield site is also classified as light industrial which means mostly warehouses. How is a biosolids plant acceptable there? Also, it seems according to the Tera environmental consultants report, not test have been done at Viewfield, just Harland and McLoughlin. Why purchase property and prose the site without adequate and relevant testing. Why in this same terra environmental consultants report does it list a lot of question that people have, and the billboards on display, do not clearly answer. Questions like will my property be worth less? What will it look like? How will it smell? What were the cost reports on potential fees based on a three person household? How many 3 person households ever exist in the Greater Victoria Area? CRD Report o CLWMC on Feb 13/13 Schedule A)

I was particularly dismayed with TBL colour coded comparisons chart. Some of my reasons are itemized in the attached TBL page. No page attached. I am very concerned about health impacts to area residents yet this is not discussed anywhere in your materials. Air quality, noise, gas burning, and flares will affect everyone who lives here, making life less

pleasant and potentially damaging to health over the long term. This is true, too of safety issues. These AB sites do occasionally suffer leaks and explosions. Why are we given no information on related safety issues? Placement of such a facility in a residential area especially, demands an independent health, safety and environmental impact study. There should also have been much more information on how the CRD works to make the decision. All you say is that the CALWM Commute take their recommendations to the Board. Who sits on the committee? What municipalities do they represent? Who site on the board? What municipalities do they represent? Which municipality controls the most power at the board level and why? The inclusion of the Kelowna facility is totally misleading. The development around it came after long after it was built in the early 1900s every house and institution knew what it was getting info when building there, also, it is not a waste site, not a sludge site.

I am in disbelief that the plan is to put the pumping station at the mouth of the Inner Harbour in a tourist town. Then to hear that the Viewfield site had been purchased and was under consideration? Vic West and Esquimalt have been growing developing and becoming much nicer neighbourhoods. I have lived here 28 years now. The Viewfield plant has the potential to throw us back to the old day of lower property values, families choosing to live elsewhere and general sense that this neighbourhood isn't worth much. I am in disbelief that a site surrounded by families rather than a dump site is even on the table. I am really in shock.

The proposed location on Viewfield road stinks. Our house is approximately 200 m for this site. The property was bought in secret prior

to community consultation and prior to doing odour testing and wind patterns etc. The CRD has failed miserably in community consultation and land use putting those involved in the decision making should resign. These facilities produce odours during fermentation that are more offensive than pig manure and should not be located in a residential area. Odour management plans are not going to mitigate the stench produced by this facility CRD's feasibility studies calculated odours produced on Viewfield road would be severe to extreme. This type of facility should not be located in anyone's back yard due to the negative consequences to the quality of life of residents nearby. The Viewfield road site is surrounded by residential, light commercial, public schools etc. and the risks from explosions, fires, leaks of liquid emissions pathogens or chemical or hazardous are emission must be addressed. A wide non-residential buffer zone is not possible in this location, therefore such project cannot be considered safe to have in the midst of my community. It is unacceptable for residents in our neighbourhood to have such a smelly noxious industrial facility to be contemplated, never mind forced up on them. Victoria is rated a high risk for a major earthquake and damage to such a facility would further pose health hazards and safety risk to nearby residents. From a precautionary principle point of view, it makes more sense to locate a sewage treatment plant and biosolids sludge processing facility together in an area where a wide buffer can be maintained between residential areas and avoid piping partially treated raw sewage to a different location. If locating such a site is not feasible, the Hartland site is the only option, since it is larger, poses less harm to the residents and has more room for expansion.

I think it is a very risky thing to do in a neighbourhood with not only a high school

but an elementary school not to mention lots of babies in the neighbourhood that could be affected by these dangers. I found it quite irresponsible that you failed to mention this in your survey. Also I believe that the only reason you are leaning towards or even considering building it at Viewfield road is because it costs less money which absurd to me that's sending the message that to save money you are willing to risk the safety of young children. And to be frank I think you are scared of the people at Hartland because they have money and this whole thing is about class and you what just because we are not crazy rich does not mean that don't get a say. So you better not build this at Viewfield or I will never vote for you and never support you.

I do not believe that there must be a third option to consider. If we as residents and taxpayers in CRD/BC/Canada, own the DND property adjacent to the proposed McLoughlin Point site. Why are we pumping sludge at all? If the McLoughlin Point site is not big enough for both stages of sewage treatment, then surely we can buy or swap out a few acres as part of the Federal Government contribution to the project. Yes, negotiations with another level of government would be required, but we are legislated to move forward with this project by the Feds so, negotiation is already part of the project.

The process is unacceptable. Residents should have proper community access to information and timely consultation prior to city decisions. Viable options should be laid out/presented early on so that citizens have time to make informed decisions. More research is required prior to any options being presented. Surely Victoria is not the only global city of this size age and locale to need a treatment plan. European cities could offer examples. We do

not need to reinvent the wheel. Just do good research, know your options. I would like to encourage the city to have a bigger vision one that looks to our long term future and creates something that is truly viable for our children's children. Maybe it will cost more money today, but can you envision a structure/facility that is green, that uses and recycles renewable resources, that is surrounded by green space and gardens. That would not be an eyesore that other cities would look to as a model, that produces clean biosolids that do not smell and don't harm us in any way, that does not have a huge environmental impact and that would not present any risk in the event of a natural catastrophe such as flood or earthquake. Please dare to dream create a sustainable environmentally safe, green and visionary facility.

I also have issues with the wording in the social impacts such as a perceived property value decline when it seems that this given in other communities. The social impacts are glossed over as is evident with the pictures of the site had the camera moved just across the street there would be homes there. A few blocks away there are schools. This is unfortunately too close to a residential neighbourhood. I am against a BEC in the region, but not so very close to homes and schools. Especially when there are other options. There is no reason for Esquimalt to have both sites. It's a very unfair burden for one community. I would say your information on the previous colour coded page is very slanted to favour the Harland site and it doesn't accurately represent the true positives and negatives of this project.

Find that this feedback form is structured such that it leads you to pick the Viewfield site. You should be able to pick only the criteria that matter to you. Perhaps, some criteria have the

same ranking. I do not believe all the relevant information has been presented. Why only 2 site choices presented? Why were no other sites in the area between Cover Pt. and Macaulay point also presented? Surely other site must have been available. This process makes me feel that my opinion does not really matter. It's only about CRD fulfilling its obligation to have shown it has consulted period.

I resent that my legitimate concerns have been dismissed. When I ask about health and safety risks, I am told there are none; the risks are only my perception. When I ask what to do when I suffer an enormous financial setback by losing a huge portion of the value of my home I am sent a picture of a pumping station. I know the difference between a pumping station and a sludge plant. Do you? I would like someone to answer this. Why was the site considered when the 2010 Eastland report says a biosolids facility is not functionally compatible with a residential area. Why is the Viewfield neighbourhood not considered a residential neighbourhood. I live there. I live in a house. My neighbours live in houses, townhouses and apartments. This is this not a residential area? Staff and Directors continue to maintain that this is not a residential area after 8 meetings and being shown abundant evidence to the contrary. You can't make the sky pink, it does not make it so.

The area around the Viewfield site is very residential. There are many homes and businesses within too close of proximity to the proposed Viewfield site. This proposed plan would have an adverse effect to many homes and businesses to even be an option

The Viewfield site seems like reckless and rushed planning. Hard to believe that it's even an option. Surrounded by homes, businesses and schools. Seems like the CRD is not taking the

safety of citizen into account at all. Bad move for Victoria, especially so close to downtown. Why not set up a bunch of smaller facilities in the area seems like a better long term plan especially when Esquimalt becomes unified as the downtown core expands. At least eh Harland site is beside a dump and not in a residential neighbourhood. But eve that seems wasteful with an the transportation involved. This plan needs to be better thought out. Also, why was the Viewfield site bought for millions over the asking price? Is this about dollars with no safety concerns? Sludge plants can explode as seen in recent years in Texas, at the Kanakee River, Beijing etc. I am extremely frustrated with how this whole debacle is being handled.

I definitely believe that Viewfield Road is the wrong location for a BEC. I do support sewage treatment and I think energy recovery is a very interesting venture. However, given the proximity to residences, schools, parks daycare, playground etc., Viewfield Road is not an acceptable location for a BEC. I question why the risk due to sludge pumping length of pipeline and number of pump stations is acknowledged, yet there is no acknowledgment of operational risks associated with the plant itself sated in the TBL comparison provided. Great or small, there are risks and I expect to receive information about them and how they would be manage. I find the interpretation of the Impact on property values as perceived loss in property values problematic. Firstly perception plays a real role in assigning value. Secondly the potential loss in property values in perceived it is simply unknown at this time. If a decision between only the two sites currently under consideration is necessary. Please choose Hartland A BEC belongs far from town. The social impacts of locating a BEC at the Viewfield Road could be devastating and erode a vibrant community within close proximity to Victory's

downtown core a neighbourhood that is currently an asset tithe region. Thank you for your consideration.

The Viewfield site option is not the correct choice for so many reasons. The potential odour, the noise pollution, the danger re explosions the toxins released into the area. The only thing that matters in the world is our families, relationships and health. All else is secondary. The proposed Viewfield site would be detrimental to my relationships family and our health. If you the CRD members who will be making this decision lived as close to this site as we do and as many of our close family and friends do, then you would be upset and enraged and scared too. This feels like classism this is classism this would not be happening in Oak Bay Fairfield, or Upland's, Would it. I compel you to make the right choice for the people of Vic West and Esquimalt. We live in a beautiful democratic country and this decision feels ugly and undemocratic. K know that Dean Fortin has two your children would he want this sewage/sludge plant going in near Oakland's? Ryan St Park 100m for his house. Need more information email ... Want to see what a dedicated group of parents can do people who deeply care about the health and welfare of our Vic West children. [www.vicwestpac.com](http://www.vicwestpac.com) My name is ... I am a mother of two young boys and we do not support the CRD. Oh and I do vote.

This is just a bad plan. Unnecessary. Sue the Feds and stop this. I am appalled at the arrogance of the CRD board. Spend 17 million on a site in a residential area. Without public consultation? Way above market value. Bribe us with less than 1 million for sites cases? It gets more disturbing every day. Other jurisdictions have sued federal government when ordered to perform unnecessary environmental mitigation,

successfully. Oh right you do not have the funds to do so. You spent it on an overpriced piece of land in my back yard. If Viewfield goes ahead I want immediate compensation for loss in value. Your own study states a loss of 25%. This is a bad plan. No matter where you put it.

Criteria is miss leading economic and environmental. The energy cost in the environmental creiteria is already accounted for in the operating costs as an economic criteria. This double counting is not reasonable. The scale on the environment criteria is also misleading. High energy use per year red for Hartland comparid to yellow for construction. What are they realtive to each other. using energy units. The inclusion of habitat for a 2 hc parcel of land seems odd How much habitat value is the Harland site providing really. This is negligible at best consideration considering its proximity to the landfill. I would question the visual impact assessment for Viewfield. Simply because it is an industrial facility. The compatibility with industrial use at Viewfield site seems off. There are degrees of industrial use at BEC is at the top end of the scale compared to existing industrial use. The proposed use of Viewfield is in conflict with existing Ministry of Environment policy. Guidelines

I think it is imperative that the BC environment Ministry standards be respected and adhered to. Human health and wellbeing of our children is not be valued and taken seriously with the Viewfield location. Public opinion is paramount when undertaking a project of this magnitude. I hope the CRD respects that. I want to see the scientific studies adhered to with respect to the appropriateness of the entre waste water management project. Form all of the example locations of other city biosolids sites they all allow for greater distance to, business locations, grocery stores, children's schools and residential

properties. All other locations are further away from all of these as proposed by the Viewfield location. Viewfield based on the requirements of BCs ministry of the environment is not an acceptable location. Also we have calculate that our property taxes will double form 2500 to 5000 based on the cost numbers that were printed in the newspaper this too have been publicly misrepresented. Let's hear the truth publicly.

There are a number of points which raise concern with the Viewfield proposal. The identical area and potential risk are greatest here with 3 schools in the area, this is not an acceptable location for this facility. The noise and dour would significantly reduce the livelihood and wellbeing of many in the area, this also is not acceptable impact. My children enjoy being in a neighbourhood where they can play in the parks and ride their bikes on the streets. This will change with the industrial traffic and air pollution. Does CRD believe this is an acceptable outcome;/ I have also seen conflicting information about amount of space required for the facility? The Viewfield site is smaller than what is needed in the future what about longer term expansion needs. I don't feel the best decision has been made for the future needs of the district either socially, environmentally or economically. I believe we can do better without impacting high residential areas.

Building this BEC in Esquimalt not a good plan. The site is too small and is located in a high density neighbourhood. By displaying the photos of the Viewfield showing nothing but roadway when the photographer was standing next to a house where people live. Families and working people. Businesses too will be affected by this. How can them not. Do I want to build a business next to something like this? No way. This is not

a social perception. Only, it reality. This needs to be built on multiple sites away from any neighbourhood where the best technology can be utilized to get the most for our money. This is no huge need to rush this through. The Science is there that says that our current method of pumping into the straight while not ideal is better than trucking sludge to Hartland. What happens when Hartland becomes full? Please reconsider these proposals do this properly the first time. Build this somewhere where our environmental concern is met without impacting the people who live and work in Esquimalt.

You must recognize and obey the natural and environmental systems you are working against. Which are the gravitations /pull of the moon and the global tidal actions that the gravitational pull of the moon creates. There is a universe engineering phrase named or it reads something like volume divided by matter equals or creates dilution or a drop of water in a 20 litre bucket. That is the amount of sewage being pumped out of Victoria sewage outfalls. This scheme the CRD is propagating is a naturally not need common scenically unnecessary, scientifically against the natural pull of the moon and the natural local and global tidal actions. Actually the propagating schemes should end with those reasons. However, since the CRD is working against the science and facts money is the next topic. Let's start with the 5.2 million too much BC assessment authority the CRD paid for the Viewfield property. Let's sell all of the CRD people's houses who are responsible for this overpayment until 5.2 million is reached. And see what they think it is like to be homeless. Let's we, the public file court documents against the CRD people responsible and let the courts decide their futures.

It is astounding that the CRD could even consider this type of facility in such close proximity to a residential neighbourhood. It would be a very bad mistake for the future of the city to site the biosolids facility at Viewfield Road. It is very sad that those folks who are working hard to build a healthy vibrant neighbourhood could have such an unfair burden placed on them for all the wealthier communities benefits. This area (Viewfield/Esquimalt/Vic West) has fantastic potential as a sustainable community where walking and cycling to work and shops in a viable option. Having the area run into slum because of this facility is appalling.

In an ideal world I would have preferred 7 smaller sites not one major site. Would also prefer that tertiary treatment could be included at a later stage, within this specific design. Would like the expense spread out over a longer time period. What a 25 year amortization when the lifetime of the system is expected to be 75 years. Very hard for taxpayer like myself to have major increase my pension is very limited. I do not get any 3or 4% increase in my pension..

It has not been clearly explained to me why it is not possible to make foamfuel for the biosolids plant at Mcloughlin Point. Possibly even the wastewater treatment plant partly underneath the biosolids plant. Besides all this, I do not think a biosolids plant is environmentally necessary, though perhaps necessary politically.

It seems having a BEC in a residential area is not a good idea. If Viewfield is being considered despite the recommendation of not putting BEC in residential areas a very important factor is being overlooked. I am on board for a smaller carbon footprint, capturing the northern gas and having the facility closer to the source but this is still not an appropriate site Viewfield. We have to keep looking, maybe explore other options.

I am sorry to say I do not know what those options are yet. Downtown is close as the wind blows; the proposed outdoor food market is close as the wind blows. These are major tourist destinations that could potentially be affected significantly. Would you want a BEC in your neighbourhood? Affecting your property values? Affecting your health, your olfactory senses. That could disrupt your way of life significantly. There is not an appropriate solution. Either site. I appreciate being involved in the consultation process.

We are extremely concerned with the lack of public consultation prior to the purchase on Viewfield road. The rushed and deeply flawed process of these open house which are biased have no built in question and answer period and limit our feedback by not giving safety issues space and limiting the options to just Hartland and Viewfield. The \$17 million spent without consultation. The terrible impact on real people's lives and livelihoods. An estimated 25% in lost property value. Are you seriously contemplating divesting that many people's bank accounts and financial futures? That is criminal. How on earth do you sleep at night? There is no surprise to me that you have chosen Viewfield given that it is on the border of Esquimalt and Victoria and that there are many less than affluent young families, people who have struggled to a down payment. This is a class issue you are even entertaining sitting this plant in Oak Bay, Fairfield or Cadboro Bay. No surprise. Disgusting.

Why did you not put site remediation on the TBL scoring? Viewfield is not suitable site. A more exhaustive consultation would have given direction

Clearly the CRD has misrepresented the Viewfield area by saying the site is mainly surrounded by light industrial lands except along the southeast

where there are some residence. In fact the proposed site is surrounded by residences, schools, churches a grocery store, a park with wildlife and orchard a paved bike path etc. The Viewfield area is a vibrant tax paying community. The CRD has misrepresented the Viewfield area thus calling into question any information the CRD might present. The CRD has been incompetent or derelict in their duties or maybe downright deceitful. Your TBL comparison a side by side evaluation of the two options is skewed and dishonest. The CRD should clean up their act and go back to the beginning. Therefore, I cannot in good conscience complete your feedback form. I urge you to rethink this bad plan and not put a sewage sludge plant in any neighbourhood.

Viewfield it too close to people's homes and the population density is pretty high. Potential damages in event of an accident affect a lot of people. Hartland landfill site doesn't have this problem. When gasses flared combustion is very likely not to be 100%. Unburned methane and Hx5 are not good for people's health; CH4 is explosive but not too likely to be a problem in the open air. And H25 is toxic in low concentrations it smells, in high concentration it kills. For me these worries outweigh everything else discussed. You are asking a lot of Viewfield residents. If it were not for the impact on the people living nearby I would pick Viewfield over the Hartland landfill site due to lower energy requirements and ongoing costs, but the Viewfield simply is not suitable for this use because it is too close to people's homes. If this really is the best we can do as far as sites go? If we waited another 6 month - 1 year, might we be able to do better than either Hartland or Viewfield.

No one has adequately explained why an 18 km pipe is a problem. Technology exists, costs

appear to be equal. Disruptions will end when the project is complete. Hartland has a buffer is not sitting in the middle of a residential community already designed to reduce impact of noise and smell from its nearest neighbours.

This plan sucks. Go back to the drawing board.

Hartland, go back to amendment 8. What is driving this process? Why is it so biased in favour of Viewfield? I was not invited to the open house during the siting in SE/NO B/ why there was no alternative site offered at McLoughlin too: Why is classism allowed to continue. Why do the working poor suffer the greatest abuses of power? Why do the Directors in Victoria not fight for their constituents but instead they happily throw them under the bus.

I have lots to say to you and lots that I can on about. I could stay here all day writing why this is wrong, but I want all I can say is would you feel okay with this? Would you be sleeping fine at night knowing that you are ruining innocent people's lives? That you are destroying people's homes. So look down deep into your heart and think would you do this to your child?

All you have to do is stand outside the Viewfield site and open your eyes. Look around. Families are living right across the street up the street all around the site. The fact that this area is zoned Industrial is irrelevant. It is also a residential area. That should have made this an obvious no go zone.

I am deeply concerned that a low income neighbourhood with 3 low income schools is considered a socially acceptable place to address the solid waste of the more well to do neighbours. I am deeply concerned that this poor consultation process is considered adequate by the CRD. Children's social wellbeing is clearly being affected. Esquimalt High and Vic West

Elementary will become known as the schools by the %\$# plant.

I do not support it. If it proceeds I will seek compensation for my losses in property values. The last minute alternative indicates something is terribly wrong with your plan. Why these sudden changes to the one BCs biggest project. What kind of planning is that? Stop Please. Why did you pay more than the assessed value for the property?

It seems absurd to have a facility like this so close to where so many people live.

Please do not put this facility at Viewfield. My husband and I have worked and saved all our lives to afford our home in Vic West. It is our retirement nest egg. We are 5 years from retirement and choosing this site will drastically reduce our home value. By your own stats 25%. I am afraid the houses might be worth less and unsellable. Will you compensate the home owners for loss of value? I doubt it but I'll take you to court and make you pay if you do build it here and so will my neighbours so expect that.

The overriding negative to Viewfield is the proximity to existing residences. Hartland Cleary does not disturb people/neighbourhoods the same way that Viewfield will. This must be considered by our elected officials. You were elected to represent us. Keep that in mind.

How could you spend tax payer's money? (17 million) without giving info to the public who could give their opinion before purchase, instead of afterwards. Viewfield is not an appropriate location for sludge plant. It is a residential area, as well an industrial. This whole plan is not good. Stop it now. Do not build something that is not well planned. It is a very costly mistake. How could you even think about putting both treatment and sludge plants in one municipality?

It is insulting.

My family member lives in that area near Viewfield road and I would be more comfortable with the site at Hartland. Recovery of compost and bio gas should occur. Sweden has busses converted to run on natural gas than can run on biogas from sewage plants and food waste. This should be implanted in Victoria.

The model used in Christalstad Sweden produces gas for gas powered trains and busses and heats 80,000 homes. It also powers cars. This is the model you need. It has been in operation for numerous years and has been very successful for all participants in society.

The CRD has created arbitrary rules such as no ALR rezoning to which it is allowing and is ignoring its own established rules such as not placing a potentially hazardous facility in a residential neighbourhood, The Public consultation has been confined and steered into a choice between two unwanted options. This is blatantly undemocratic.

I truly and deeply believe that putting this treatment site on Viewfield Rd. is a gigantic mistake for the entire city. People are important. And community pride runs strong in this neighbourhood. We are certainly a part of the habitat and will be affected. The cost differential between the two sites are so negligible, but the human cost loss is huge. Put the BEC in Hartland. Not in the middle of a thriving community seems pretty basic.

Building at Hartland would have less impact on local resident's area and potential areas. Dump and similar facilities already at Hartland.

The information provided does not define the Viewfield Road site correctly. This is a neighbourhood not a light industrial area. There is a real loss of property values here even with

the site being considered. I have lived in this neighbourhood for 25 years and consider it just as valuable as Cook St. village, Fernwood and Quadra village. How this area could even be considered is beyond me. Please take a step back another year or two won't make much difference and a better location may be found, I am sure the committee is dead tired of the whole thing. There are 3 schools and at least 2 churches, not to mention the popular rail track, playgrounds and businesses in the Viewfield area. Despite the propaganda, it is a residential area. Thank you for providing the opportunity for feedback.

Misinformation about the Kelowna site is not a BEC. Not using good comparison apples vs. oranges when comparing Victoria with Saskatoon, Edmonton and Dublin regarding distances to residences. The straight is a fast moving water way and can naturally treat the sewage effluent. Why do we just do what the Feds want in that demanding some science or logic why we need this? The numbers of the proposals do not add up to be worth the costs even if the treatment was deemed scientifically needed. Too expensive.

Process is moving too quickly. More public consultation is required. Do we even need such a project? Are CRD scientists smarter than regular scientists? Do you have provincial approval to operate such a facility? Try to spend tax payers \$ like they are your dollars quite wasting tax payers \$. Is decision already predetermined? Where is end product being disposed of farmland? Will animals consume product mad cow disease? Product not reality.

The area around Viewfield has been developing into a vibrant neighbourhood, and locating a sludge plant there will kill the prospects for the area. That will simply drive development further

out into the Western Communities for example instead of closer to the city. It seems hard to believe that it truly makes sense to put the plant there, it is plain crazy.

I am 14 years old and have grown up here in Vic west. I don't want to see a sewage plant in my neighbourhood. Or anyone's if this has to exist I would rather it be far away from schools, homes, families and where people live. When I walk to school I walk right past where they plan to build it. I love my neighbourhood and all the people and children that live here, don't ruin it. Everyone should feel safe here. No one should have to worry about explosions or off gassing right next door. We need a better plan because this is not a good one. This is our neighbourhood do not stink it up.

Questions: What was the Viewfield location considered in the first place? Was it a real estate Deal? How does Vancouver and other big cities deal with this the only examples in the information are Kelowna and Saskatoon. Other options? Viewfield is too close to homes. Research heat recovery? Confused but just feel Viewfield is not a good place.

Revisit the entire sewage proposal and go back to square one. Some of the Green Party suggestions seem to present interesting options I am nonpartisan. Also, Blackwell should go she is not representing our interests well. Do not rush into this; we can't afford higher taxes and CRD fees.

All of the information in the CRD reports seems to indicate that Viewfield Road is a site with many problems and much greater impact to the community than Hartland. In the TBL live list the fact that there are no social challenges for Hartland is 4 notes for Viewfield should make it clear that Hartland would be the better option. Also that the social issues listed are perception

based makes me thin it's just something that will be sold to the residences after the fact. Seems like much of what is projected for operating costs does not take into account the initial price for the land. The impact of the Viewfield site on the community to the quality of life property values etc. just seem like it would be too great. It seems to go against all principles of planning in the CRD and local municipal act.

Just P\*\*\*\*\*ed than my tax dollars was spent to buy property that may not be the final site.

### Sticky Notes

1) I attended the information session expecting a presentation of facts. Instead we got "serve you" information displays. If you have difficult reading this is a problem. Further, information such as level of odour and safety was not included in the display. These are the issues for me. Until I have this info, which is not on the website either I will be unable to comment. 2) why is the proposal for Viewfield even on the table, since the nearest residence is 200 steps away from proposed location. 3) Why is there no information about impact on property values? What was the impact on the neighbourhood to the sites shown: Edmonton, Saskatoon, Denver, and Dublin? What is the distance to their community neighbours? 4) Why is ALR land off the table? Seems to me that the land offered for sale near VGH would be better than either site proposed.

# Appendix E

## Emailed Feedback

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Your Name:

Tamara Schwartzentruber

Subject:

Sludge treatment plant in Esquimalt

Message:

I would like to express my opposition to the proposal to locate the CRD's sludge treatment facility at Viewfield Road in Esquimalt.

The study prepared by Westland Resources Group for the CRD clearly states that anaerobic digesters are not functionally compatible with a residential neighbourhood. The Viewfield site is surrounded by homes, schools, playing fields, and commercial businesses. By the CRD's own figures, the site itself is too small for the planned facility, and moreover offers no space for a buffer zone of any size, let alone the recommended minimum buffer of 300 meters.

By all accounts, the anaerobic digesters will create odors that make living next to these sites unpleasant and possibly unhealthy. Increased truck traffic will be noisy, polluting, and dangerous to children living in the area. These factors are acknowledged to reduce property values. The aforementioned are the minimal negative impacts to the vicinity. Other potential dangers include leaks, spills, and explosions. Risk management for these potential dangers are purported to be the employment of skilled operators and managers, strong safety protocols, and location. Logic dictates that of these three factors, location must come first.

If the CRD cannot ensure that a suitable location is chosen - indeed, if the CRD attempts to obfuscate due process and public consultation (as demonstrated by the secretive purchase of the Viewfield site at an exorbitant \$17 million) - how can we trust that the operation of the facility will be conducted with any greater due diligence?

Furthermore, it is grossly unfair to the municipality of Esquimalt to expect it to absorb both the sewage treatment facility and the sludge treatment facility. I am not a resident of Esquimalt, but anyone could see that this is unjust. The need for sewage treatment is region-wide; it is only fitting that the solution be shared by all municipalities. Moreover, to reduce Esquimalt's tax revenues by denying it the ability to collect property taxes on the two sites adds insult to injury. [NB: The CRD does not pay property tax.]

As I understand it the CRD has already spent \$50,000,000 on sewage related studies, reports, and acquisitions, but it has decided not to proceed with the proposed \$20,000 business case study. Why not? It certainly seems to be false-economy thinking, but perhaps that is business as usual at the CRD. What else would explain the view that a sludge treatment facility in the middle of a residential neighbourhood is a sound decision?

The municipalities of the CRD should share the load. Small regional treatment facilities make long-term economic sense; they are technically, socially, and environmentally sustainable; they are not dangerous, smelly, or unsightly; and they are fair to everyone who owns a toilet. Failing that, a non-residential site such as Hartland Road must be chosen. Sludge treatment plants do not belong in anyone's back yard.

Submitted at: 6/27/2013 6:52:35 PM

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Your Name:

Erin Sherry

Subject:

Viewfield Sewage Sludge Plant

Message:

I am a resident of Vic West living on ... and mother of a young child. While I am an advocate of sewage treatment, I am writing to strongly oppose CRD plans to put a sewage sludge treatment plant on Viewfield Road in Esquimalt. It does not belong in this mixed-use residential neighbourhood. It does not belong in ANYONE's neighbourhood..

The CRD bought this site without any public engagement for \$17 million. The assessed value is only \$12.9 million. The CRD states that a 2.0 hectare site is needed, yet this site is only 1.7 hectares.

The CRD plans to install anaerobic digesters and buildings four stories high. Anaerobic digesters are NEVER compatible with residential neighbourhoods; your own reports openly acknowledge this.

It is acknowledged by all that the facility will create odors, gas flaring, and heavy truck traffic, all of which make life unpleasant and significantly reduce property values. Independent studies report that property values in a 500 meter radius can fall by 25%.

In addition to the smell, flaring, and trucks, which are a given, there are also potential dangers of spills, leaks, and explosions. These are the primary reasons why anaerobic digesters are never put in residential neighbourhoods.

The minimum buffer zone for anaerobic digesters across North America is 300 meters. This site has NO buffer zone; the nearest house is 21 meters away. The site is surrounded by homes, elementary and high schools, playing fields, parks, community gardens, cafes, bakeries, grocery stores, and other commercial businesses.

I believe this site is not viable. By any real measure – long term economic feasibility; technical, social, and environmental sustainability – it is the WRONG plan and the WRONG place. Sludge treatment does not belong in ANYONE's back yard. Will you listen to the voices of Viewfield area residents and abandon the Viewfield plan? I hope reason and good judgement prevail.

Submitted at: 6/17/2013 7:07:59 PM

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Your Name:

Mark Wade

Subject:

Sludge treatment plant on Viewfield Road

Message:

Our household would like to register our disagreement with the option to place the new treatment plant on Viewfield Road. This is a residential area, There are lots of better options.

Thank you.....Mark Wade

Submitted at: 6/17/2013 7:51:02 AM

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Your Name:

Nancy Nigro

Message:

This proposal is absolutely unacceptable and your process with the community has been terrible.

Submitted at: 6/15/2013 1:55:45 PM

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Your Name:

Justine Semmens

Subject:

BEC siting: Viewfield road is the wrong location!!

Message:

We have lived in Vic West for five years. Loving the neighbourhood because of its close-knit community, vibrant small businesses, beautiful playgrounds and parks, and proximity to the ocean and to downtown Victoria, my husband and I just purchased our first home at ... on the edge of Vic West. We believed that a dream had come true. That dream is threatening to become a nightmare. The closing on the purchase of our home was March 15. We were shocked to learn just five days after taking possession that the CRD is proposing the development of a biosolids energy centre across the street on Viewfield road. My month old daughter has a clear view of the site from her bedroom window.

There is more to the story than disappointment that we may have sunk our life savings into a home that may be significantly devalued, and saddened at the prospect that we may be bringing our first child into a home that threatens her health and safety and quality of life. On February 4, 2013, knowing about the proposed site at McLoughlin Point in Esquimalt and not being certain whether the plans might affect us should we purchase

the house on Hereward Road, my husband contacted the CRD's CALWMC to find out what the CRD had planned in terms of transportation of biosolids from the McLoughlin site. An executive assistant from the CRD responded to his request for information by directing him to websites describing the sites at McLoughlin point and Hartland landfill, but failed to mention any plans regarding a biosolids site either at the Viewfield Road location or even any vague mention that the house might be impacted in any way. Understandably upset once we learned that the information about the Viewfield Road site had been withheld from us, my husband contacted Heather Raines again by phone and email. An engineer on the wastewater project contacted him and after describing some of the architectural aspects of the proposed Viewfield site, admitted that this information had indeed been withheld. While we understand that the CRD was interested in maintaining secrecy in order protect its interests as a purchaser, we also feel that in withholding information that influenced our decision to purchase our home the CRD will have failed in its duty of care to us as residents of the CRD and of the city of Victoria should the proposal be realized. We are very alarmed and saddened by what feels like a betrayal of our trust in the good faith and operation of the various civic institutions of the region.

No one should be fooled by the CRD's misleading suggestions that this site is in an uninhabited, industrial region of Esquimalt. It is located in the heart of a vibrant residential community that straddles the borders of Victoria and Esquimalt.

And here we come to the crux of the issue. The fact that my family will be deeply impacted, realizing a pure economic loss as the result of misleading information supplied by CRD staff if this proposition becomes a plan is only one part of a much greater problem. What matters is that ALL of the families and businesses in this dense and vibrant residential centre will be deeply impacted. Our community, which we all love, will be impacted.

All of these things, which we know both in our hearts and in our minds matter, are also important to the very policy framework, which is meant to guide the CRD in its decision making. It seems ludicrous that citizens have to beg and plead with their leaders not to ruin their community and destroy their economic security when

the Hartland site already exists. Some of my neighbours have confided to me in tears that they feel their lives will be ruined if the Viewfield proposal goes forward – after decades of paying off a mortgage, nurturing a home, and building a community the news that the CRD had secretly purchased land to build an anerobic human sewage processing facility is simply devastating and feels like betrayal.

The City of Victoria itself – despite what feels like wholesale abandonment by those councilors who also serve as CRD directors – has envisioned a very important role for our community in its long-term growth strategy and the CRD’s own research indicates that Viewfield road is an inappropriate site.

The 2010 Westland report on “Land suitability for a biosolids facility in the Core Area of the Capital Regional District,” commissioned by the CRD concludes that “Neighbourhood centres are intended to be the focal point of the local community. The location of a biosolids facility in these areas would not be consistent with the intended land use form and function;” and “Operation of a biosolids facility would not be functionally compatible with a residential neighbourhood.” The Viewfield site, in particular is located directly adjacent to land that the report deems “least compatible” for sewage treatment development. The Viewfield site itself is only “somewhat compatible,” and pales in comparison to compatibility requirements offered by other sites located in Metchosin, Langford, and Saanich.

According to a study commissioned by the Canadian Council of Ministers of the Environment, “municipal biosolids from anaerobic digestion...had a more offensive odour than pig manure,” making it the most offensive smell indexed by the council. In fact, of the four biosolids treatment measures presented in the study, odour from anaerobic facilities was presented as the most offensive to study participants. The CRD’s own study rates the odour hazard of the BEC as severe to extreme, as compared to the primary sewage site proposed for McLoughlin point which was indexed as moderate. Furthermore, the federal guidance document makes a number of suggestions for the development of municipal guidelines that take into account social, economic,

environmental and health impacts of municipal biosolids treatment. Major criteria for considering the social impact of facilities include, “proximity of the proposed site to neighbouring land uses,” which would include proximity to property put to residential, commercial, religious and educational purposes. In fact, the document specifies that the impact to “nearby residents” needs to be taken into account when planning biosolids treatment facilities. As it stands, the proposed BEC site on Viewfield road sits within a 600m radius of several hundred single and multi-family residential units, at least one grocery store, three bakeries, several coffee shops, three public schools, at least three daycares, a Montessori preschool, four community gardens, two churches, several restaurants, three pharmacies, a community centre, a community baseball diamond, at least three playing fields, nine playgrounds, and four public parks (Raynor, Banfield, Barnard, and Highrock). And yet, the CRD’s flimsy numerical scoring metric used for site selection merely monetizes the social impacts of a potential BEC site by considering a random 25% depreciation in property values. This system clearly fails to account for the potential social and economic devastation to a set of lively central neighbourhoods and does not consider important selection criteria advised by the guidelines set forth by either the Ministers of the Environment or the 2010 Westland report, which the CRD itself commissioned. The simple monetizing criteria used by the CRD in its selection process blatantly ignores all of the other impacts to the social standards affecting community well-being and quality of life that the building of a noxious, extremely odiferous secondary sewage treatment site on this location would have on the communities of Esquimalt and Vic West.

In closing, when liaising with the public, the Canadian Council of the Ministers of the Environment advises municipalities that “Obtaining and retaining stakeholder trust and acceptance of beneficial use of wastewater residuals is a crucial element in sustaining a beneficial use program.” In this regard, the CRD has clearly failed. This is not an issue of “Not in my back yard,” but of “Not in anyone’s backyard.”

Submitted at: 6/13/2013 1:19:46 PM

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Your Name:

Leah Munn

Subject:

Biosolids Treatment Plant

Message:

Please do not put the biosolids treatment plant in Esquimalt. I am an Esquimalt resident with two young children who will go through the school system here. I want them to live in a safe, clean neighbourhood, without the worry of the adverse affects of the treatment plant. I love my neighbourhood and I don't want to see my property values or my health compromised by this plant. Please put yourself in my shoes when you make a decision. Would you want your kids to grow up and go to school by a treatment plant? Please put it at the Hartland Landfill.

Submitted at: 6/12/2013 1:16:06 PM

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Your Name:

Joie Novak

Subject:

Biosolids Energy Centre at View Royal road.

Message:

I do not think a Biosolids Energy Centre at Viewfield Road is appropriate given its close proximity to schools, homes and businesses - and if it must be built, build it at Hartland as originally planned.

J. Novak

Submitted at: 6/11/2013 2:54:29 PM

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Your Name:

Micha Hogg

Subject:

Sewage Treatment Plant

Message:

As a concerned member of the public, I wish to express my concern over throwing a biosolids sewage treatment plant right in a residential neighbourhood of Esquimalt. POOR CHOICE. People need to be considered. Extend your thoughts to encompass the idea of your beloved family and/or friends living next to a sewage treatment plant. I can't believe how arrogantly people who do not live in that area have blatantly disregarded any concern for the citizens living in Esquimalt. Be sensible, Be kind. Be forward-thinking and put the darn thing up at the landfill where people aren't going to be living right next to it. I mean, really. Whose asinine idea, whose uncaring idea, was it to throw it right where people live? Sheesh! Disgusting!

Submitted at: 6/11/2013 1:46:53 PM

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Your Name:

Pete Wills

Subject:

Viewfield not an option

Message:

It is hard not to suggest that the CRD hasn't been hanging out with Rob Ford when they go ahead and use bully tactics to push the Viewfield agenda after virtually misappropriating tax-payer funds to make the purchase. It is hard not to feel betrayed by the elected representatives we put in office when they push the Viewfield property and ignore its own CRD report that clearly red-flags the property for adjacent land-use compatibility. It is hard to remain respectful of a CRD that has lost credibility by taking consultation to a new low in lip-service and ignoring industrial best-practices.

Submitted at: 6/10/2013 11:59:26 PM

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Your Name:

Sean Corman

Subject:

Against the Viewfield Site

Message:

I am writing to formally state that I am completely against the Viewfield sewage treatment site proposal. It is far too close to schools and homes. I moved to this neighbourhood to start a family and have my children attend Brodeur. Both my home and my future children's school are now well inside any reasonable buffer zone of a proposed sludge plant. Not to mention that you are destroying the future resale value of my recently purchased home. The CRD needs to come to their senses and come up with a better plan and stop abusing the people of Esquimalt. I work with abused children in VIHA -- and this is not a fair way to treat me for choosing to live in the greater Victoria area and helping abused children from the Island. Shameful.

Submitted at: 6/9/2013 8:36:27 PM

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Your Name:

Ian Hobbs

Subject:

Biosolids Treatment

Message:

Under the Esquimalt Energy Center proposal will there be bio-hazardous and/or explosive materials on site?

Ian Hobbs

Submitted at: 6/7/2013 5:07:43 PM

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Your Name:

Donna Kaye Hobbs

Subject:

More info on biosolids energy centre

Message:

I have been looking for specific information on what the proposed Biosolids energy centre will be receiving, producing, shipping, and/or storing. All information online has to do with the liquid treatment. Can you please send

me more info on the solids treatment.

Thank You

Submitted at: 6/7/2013 4:50:48 PM

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Your Name:

Viewfield Neighbours

Subject:

Neighbourhood concerns re BEC at Viewfield site

Message:

A group of about 50 concerned neighbours got together on May 25 to talk about the proposed Viewfield Road site for a sludge plant. Here is a summary of the questions and concerns we have.

This submission represents many households and individuals. As the citizens living most closely to this site, we look forward to your replies to each of our questions and concerns listed below.

Sincerely,

Viewfield Neighbours

Health & Safety

How significant is the risk of explosion/fire, or a biohazard leak in any given plant?

What is the emergency response plan in the event of a major or minor leak or explosion at the plant?

What plans are in place to mitigate that risk?

What are the maintenance plans?

How does the insurance industry make calculations for safety risks?

Who carries the liability for risks to surrounding assets (homes and businesses)? Are the costs of this insurance borne by the CRD and included in the budget?

If no insurance is in place, where will the money come from for compensation for damage and lost property values?

What is the function of the flaring towers in a BEC? What is being burned?

What emissions will be released from the plant?

What will come out of the flares? Be specific.

How often will flaring occur?

What are the health risks of the materials coming out?

Who will monitor the composition of the emissions?

How often will they be monitored?

How will residents be notified of emissions exceeding legal air quality standards?

What are the health risks associated with emissions?

What are the safety concerns with locating such a facility adjacent to an electrical substation?

What chemicals are found in sludge? Hormones? E. Coli? Drugs? How will this be handled?

What will happen with the toxins in the sewage? Where will they go? In the air? Water? What about spills of contained contaminants?

<p>What chemicals will be used in processing?</p> <p>What happens if they spill or the trucks bringing them in spill?</p>	<p>What are the CRD's plans for property value reimbursement?</p> <p>Is there a formula for compensation? Is it fair? Can we see it?</p>
<p>Will there be a siren for residents to move to high ground in event of spill?</p>	<p>Already gas fumes settle in this area. Has this been taken into consideration?</p>
<p>What effects would the plant have on local soil where we grow our food?</p>	<p>How could we maintain our vital neighbourhood of residential properties and small businesses with heavy industry within it?</p>
<p>What are the potential outcomes in the event of an earthquake? How is this being planned for?</p>	<p>Air Quality</p> <p>What will happen to local air quality if the plant is located here? What effects might it have?</p>
<p>Immediate Neighbourhood Impact</p> <p>How many trucks per day would be taking residential solids away?</p> <p>What other trucking would be associated?</p>	<p>Would residents be able to continue to engage in outdoor activities safely and comfortably?</p>
<p>How much noise can be expected for the plant's operations?</p>	<p>Could emissions from the plant settle on the soil where we grow produce?</p>
<p>What would it look like? How tall would it be? Effect on the viewscape?</p>	<p>Can you show long-term studies of health effects to those living so close to such plants?</p>
<p>What would the effects be on the community orchard in Hereward Park? Would food be safe? Would underground water be safe?</p>	<p>What are the effects of methane on global warming?</p>
<p>How would proximity to a sludge plant affect property values?</p>	<p>Odour</p> <p>How smelly will this plant be, and how often? (ie wind &lt;5 km, etc.)</p>
<p>What is ratio of impact compared to distance? (one block/two blocks, etc.)</p>	<p>How far will odour go? Burnside/Gorge? Mayfair\ Burnside? What other areas will be involved?</p>

We have been told it won't smell when it's functioning properly. What about during breakdowns & maintenance?

If there is odour, what are the exact chemicals in the air that cause the odour? What might it smell like? Rotten eggs? Manure? Rotting garbage?

#### Community Consultation

How are neighbourhood concerns being addressed?

Why would all facilities be in one neighbourhood of the region if it is to be a regional plan?

Why in the less affluent neighbourhood?

Why will there be no public meetings about the Viewfield site held in our community? (near the site)

Why is there a lack of public consultation with those who will be directly impacted by the proposed site? To us, this signals a lack of respect.

#### General Questions

Where can we view a detailed plan for the proposed Viewfield sludge treatment plant?

Local sites have been repeatedly identified as not suitable – size & location – what other sites/places have been considered – why have they been dropped?

Where can we view information on alternative options considered?

Why put it in a residential area? The Westland report says it's functionally incompatible?

How did the CRD choose this site when the 'land suitability report' advised STRONGLY against such a site?

Why is a 300 metre buffer required for similar facilities in the province of Alberta? Why is no such consideration necessary here?

Do these plants function well in other places?

Can you give us a list of comparable plants in other residential neighbourhoods?

What biosolids facilities of this size have been built in North America surrounded by residential homes that have not adversely affected the values of the homes or the overall health of the neighbourhood?

What are timelines for this project? (Approval deadlines? Consultation? RFPs?)

Is it possible to go back to a more distributed model?

Is it possible to reverse the flow of sewage to go in different directions? Why do we need to continue to pump to Macaulay and Clover Point when the sewage is not going into the ocean. Why not have pumping stations to pump to a more suitable location. (Hartland. Sandpit)?

Why not barge solids to better location?

What are you doing? Are you making energy?

How much energy could be recovered? How will it be contained? Transported? Sold? Who will profit?

Where can we view the exact calculations for the triple bottom line assessments?

#### General Concerns

Exodus of community members

Increased taxes

Loss of small businesses in an area of new vibrant businesses

Empty buildings

Loss of integrity of community

Vagrants, damage, drugs

A major change to the neighbourhood – from storage/warehouse to major industry

Expansion beyond sludge treatment plant to MORE heavy industrial uses

Spiral downwards

Submitted at: 6/4/2013 2:07:55 PM

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Your Name:

Roel Hurkens

Subject:

proximity of Center to residences

Message:

I am very concerned that the Viewfield site is so close

to so many residences, to say nothing of businesses and schools. This is simply the wrong site for such a facility! My house is only 400 meters from the Viewfield site and downwind from it - I expect to be negatively affected by this facility! There are hundreds of homes too close to this site. How will you compensate us all for loss of property value, sure to come from such close proximity to a \*\*\*\* factory and its associated odors and issues? Please do the right thing and choose a more remote location! (assuming the thing needs to be built at all - that is another argument but one which I presume you are no longer interested in)

Submitted at: 6/3/2013 10:06:01 AM

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Your Name:

Kristil Hammer

Subject:

Viewfield Site

Message:

My husband and I bought a house in Vic West three years ago and are raising our family here. We are absolutely opposed to the proposal to locate the biosolids treatment plant in any residential neighbourhood.

Submitted at: 6/2/2013 8:44:33 PM

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Your Name:

Walter Ash

Subject:

BEC at Hartland is the only reasonable thing.

Message:

The viewfield road site is unacceptable by the CRD's own criteria. Zoning of site is light industrial, listed by CRD's own BEC siting study as only marginally compatible, and it is surrounded by residential areas that are listed as incompatible. The cost, according to preliminary reports, including operating costs, will be higher than Hartland. And I don't think this even considers the added expense of odour mitigation and possibly lawsuits that will arise.

Hartland has forest and the dump within 500 meters. Viewfield has numerous neighbourhood amenities and hundreds or even thousands of residents within that radius.

Put the thing at Hartland; extra sewer length be damned. The whole region has thousands of kilometers of sewer pipe, the purpose of which is to move the stuff away from our homes. It's senseless to freak out about a couple of extra kilometers of pipe to keep an offensive facility out of residential areas.

And please stop calling it an "industrial site in esquimalt," because this is very misleading terminology. It has a huge impact on Victoria (Vic West), and It's not even technically correct given the zoning of "light industrial".

Submitted at: 6/1/2013 11:32:45 PM

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Your Name:

Janet Riddell

Subject:

No consultation in Vic West

Message:

Five days ago I notified you that you had neglected to include Victoria West in your locations for "BEC Public Education" sessions. I have yet to receive a response. Residents of Victoria West will be directly and significantly impacted by this decision. Many live within 25 metres of the proposed Viewfield site, and their voices need to be heard. Their concerns need to be addressed. There are "Public Education" sessions planned for Esquimalt, Saanich, Willis Point, Burnside-Gorge, Oak Bay, and Colwood. But our community, which, along with Esquimalt, will most most severely impacted if this proposal is approved, has been left out. Residents with mobility limitations will be excluded from this. Please rectify this unacceptable situation.

Thank you.

Submitted at: 6/1/2013 8:12:42 PM

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Your Name:

Matt Forbes

Subject:

Biosolids plant concerns

Message:

To whom it may concern,

Hello, we recently purchased a home only blocks away from the proposed biosolids plant on Viewfield Rd.

Since moving here we have discovered a vibrant community that a young family like ours can be proud to be a part of. I have made many improvements to our house so far and have helped my neighbors add value

to theirs. I fear that the proposed Viewfield plant will not only pose many health risks but also decrease land value making all of the hard work we are putting into our homes and community seem like wasted effort. I understand that the sewage issue needs to be addressed but all of the information that I have gathered from several local meetings points to the same conclusion, that Viewfield is not an appropriate site for a biosolids plant.

I am interested in any information that you have on this subject and where the proposal is in the planning process.

Thank you for your time,

Matt Forbes

Submitted at: 5/30/2013 10:30:53 PM

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Your Name:

John Grabavac

Subject:

Siting of Sludge Plant

Message:

Consider the following points in siting the sewer sludge plant:

Engineering:

1. The sewage plant should be located at the end of the sewer pipe where it can be fed by gravity, either MacAulay Pt. or Clover Pt. Also, in the event of a system wide power failure caused by a natural disaster the pipes to the processing plant will need to be flushed into the

ocean by gravity.

2. The sludge plant should be integrated with the sewage plant. Thermal efficiencies could be realized, there would be no intermediate transport issues and the sludge biogas could be used to power the whole process.

3. Pumping sludge 160m uphill to Hartland requires enormous amounts of energy. What happens when one or more pumps stop working and the sludge settles and concretes in the pipes?

4. Any leak from the pressurized sludge pipe would contaminate the ground water that many along the proposed sludge pipeline route draw their drinking water from. Can the CRD guarantee safe drinking water for those living along the route of the proposed sludge pipeline?

5. The Esquimalt site is connected to gas lines that the sludge plant biogas can be fed into. There are no gas lines anywhere near Hartland, necessitating the spending of millions of extra dollars on burying gas pipes or building generating stations.

6. The Esquimalt site is connected to municipal water lines that can be used for fire hydrants and sprinkler systems required at the sludge plant. No such municipal water lines exist at the Hartland site.

7. The Esquimalt site is connected to municipal sewer lines that can be used for sewer generated by plant employees. No such municipal sewer lines exist at the Hartland site thus necessitating the use of a septic field that will produce runoff that could potentially contaminate nearby creeks and Durrance Lake.

8. The Esquimalt site is located near a rail line that can be used to transport the final product of sludge processing.

9. The Esquimalt site is already zoned for industrial use.

Environmental:

1. Siting a plant at Hartland will disturb considerable natural habitat whereas the Esquimalt site is already covered with concrete and steel.

2. Some have suggested an incinerator for sludge and garbage at Hartland. Such a facility would spread

persistent carcinogenic toxins far and wide via air currents.

3. Placing the sludge plant in an agricultural area “where the smell wouldn’t be anything unusual” is as valid as placing it near the ocean “where the smell wouldn’t be anything unusual”.

Social:

1. The Hartland area already hosts the CRDs landfill, a facility that produces a noticeable smell when the air is still. Nearby residents already bear a disproportionate share of the risk and burden for other municipalities in the CRD.

2. Saanich residents near Hartland echo the concerns of Esquimalt residents regarding the effects on health, air quality, property values, etc.

3. Saanich residents near Hartland are not serviced by municipal sewers. It is unfair to burden them with the product of municipal sewer processing.

Consultation:

1. Residents near the Hartland site were given no say or public consultation regarding the siting of the sludge plant in their neighbourhood.

John Grabavac

Submitted at: 5/30/2013 1:58:35 PM

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Your Name:

Peter Kennedy

Subject:

viewfield road site

Message:

I live in Vic West, just across the Esquimalt boundary, and within 600m of the the proposed BEC site. The area around the proposed site is a low income one, with a population less likely to be informed about local governance issues and mechanisms through which feedback can be offered, than residents of more affluent areas of the CRD. You may therefore receive fewer complaints about the proposed BEC site than if it were proposed for Uplands Park, for example. Please do not interpret that as indifference. My neighbours are upset and disturbed by this proposal, and feel powerless to stop it. Please do not exploit that feeling of powerless to impose yet another cost on low income people. The proposed siting is unfair and unjust.

Submitted at: 5/30/2013 12:11:19 PM

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Your Name:

Janet Riddell

Subject:

Viewfield site Open Houses

Message:

Victoria West residents are directly impacted by the Viewfield BEC site proposal. Why are there no Open Houses slated for Victoria West? There are sessions scheduled in Colwood, Oak Bay, Willis Point and Saanich (Elk Lake area), none of which are likely to be impacted directly by either the Hartland or the Viewfield sites? Some of our neighbourhood residents have mobility limitations and this schedule excludes them from participating in the Open Houses.

Submitted at: 5/28/2013 10:26:04 AM

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Your Name:

Warren Walsh

Subject:

Viewfield Road biosolids proposal

Message:

I am a resident of Vic West and reside with my wife and two young children near the proposed biosolids plant on Viewfield Road. There are fundamental flaws with the selection of Viewfield road as a site for the biosolids processing plant associated with the Core Area Wastewater Treatment Program. I have reviewed the report "Land suitability for a Biosolids Facility in the Core Area of the Capital Regional District" prepared for the Capital Regional District by Westland Resources in September 2010.

I draw your attention to statements made in the compatibility criterion regarding land use:

"The land use compatibility criterion identifies areas where the operation of a biosolids

facility would be compatible with existing and planned land uses"

page 8 - Land suitability for a biosolids facility in the Core Area of the Capital Regional District

"Operation of a biosolids facility would not be functionally compatible

with a residential neighbourhood."

Table 3 page 13 - Land suitability for a biosolids facility in the Core Area of the Capital Regional District

I have no disagreement with the methodology discussed nor the indication that the operation of a biosolids plant should not be located within a residential area. However, Viewfield Road is within a residential area. There is no buffer present between this proposed site and the neighbouring residential homes . The site's proximity to residences - the nearest home is a mere 20 (twenty) metres away - deems its own light industrial zoning irrelevant and any further zoning changes preposterous.

As you are likely aware, other provinces have set the buffer zone between treatment plants and schools and residential neighborhoods at 300 metres or greater (Subdivision and Development Vicinity of Wastewater Treatment Plants - Alberta [http://www.municipalaffairs.alberta.ca/am\\_subdivision\\_and\\_development\\_vicinity\\_of\\_wastewater\\_treatment\\_plants.cfm](http://www.municipalaffairs.alberta.ca/am_subdivision_and_development_vicinity_of_wastewater_treatment_plants.cfm)).

A buffer zone should be a primary consideration by the CRD when selecting a potential biosolids plant, as implied in Westland Resources report:

"Surrounding land use was not examined in identifying land use compatibility at this

stage of the assessment, aside from residential land uses."

page 12 - Land suitability for a biosolids facility in the Core Area of the Capital Regional District

However, nowhere within the report have I found a further reference to how surrounding land use influenced the scoring of parcels. This is a fundamental flaw in the report; it appears to have been promised but not implemented in the scoring. As residential areas were considered not compatible with the biosolids plant, any site location directly offsetting a residential area should have carried the lower score of the residential area.

I am also concerned that the Viewfield site has been purchased without consultation and proper evaluation as was identified in the report.

“The land use compatibility assessment is based on generalized land uses drawn from

OCPs. Further assessment is needed to determine the compatibility of specific land

parcels.”

page 12 - Land suitability for a biosolids facility in the Core Area of the Capital Regional District

My understanding is that site evaluations have been done for other sites. I was unable to find an assessment specific to the Viewfield Road parcel.

The proposed Viewfield Road site is immediately adjacent on three sides to residential neighborhoods and therefore is not compatible with the operation of a biosolids plant; it would not be allowed in most provinces in Canada and should not be considered by the Capital Regional District.

Sincerely,

Warren Walsh M.Sc.(Earth Science) P.Geo.

Victoria, BC.

Submitted at: 5/28/2013 7:46:17 AM

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Your Name:

Marvin Ringham

Subject:

Wastewater Treatment Plant facilities

Message:

The operation of the various plant facilities (treatment plant plus biosolids) will require substantial electric power. The design guidelines should require maximizing the potential for solar photovoltaics (roofs, walls and adjacent lands).

Submitted at: 5/27/2013 1:40:45 PM

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Your Name:

Julia Warrington

Subject:

Viewfield

Message:

How can the CRD sewage planning committee say that their social and economic goals are met by siting the BEC on the Viewfield property? Many hundreds, maybe thousands of residents living in proximity, even right BESIDE the proposed plant, will be VERY adversely affected, both socially (how can they LIVE in a neighbourhood with a severe to extreme smell and danger of safety malfunctions, enjoy their property, go to school there, play in parks, attend daycares, frequent or work at businesses, all things that regular people do?) and economically (properties in this area will lose 25%-30% of their value, so Victoria, Esquimalt, and Saanich will eventually lose millions annually in property taxes). How would anyone like it if such a plant were dumped in their neighbourhood, possibly right next door? The residents of this area have been improving their neighbourhood for a number of years, only to have their emotional and financial investments totally disregarded by this plan. In the education package of information

re this BEC, it is stated that Viewfield is located in an industrial area of the Township of Esquimalt about 2 kilometres from the McLoughlin Point wastewater treatment plant, and backs on to the E&N right-of-way and hydro substation. Reading this might make a non-resident feel, hey what's the matter with that, when in reality, this is a small light industrial area where people do business, grocery shop, and walk to and from schools. Biosolids "Energy Centres" DO NOT BELONG IN RESIDENTIAL NEIGHBOURHOODS. SITE THE WHOLE THING ON LAND IN THE ALR. OR JUST DON'T DO IT. I am sure people will understand that I as a resident do not want to have this foisted on us AND pay for the thing.

Submitted at: 5/27/2013 1:14:27 PM

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Your Name:

John Newcomb

Subject:

Sewage info: Add information to CRD sewage sludge website?

Message:

If the CRD sewage website is to become a resource for upcoming public "engagement", suggest you highlight key documents under the heading Additional Resources, including:

<http://crd.bc.ca/media/documents/presentation-biosolids-siting.pdf>

You probably already are well aware that the Wastewater Made Clear website is totally out of date and it is impossible for the general public to actually find any information there?

Submitted at: 5/27/2013 9:12:06 AM

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Your Name:

Helen Rogers

Subject:

sewage plan of CRD

Message:

I cannot believe that your CRD members are able to shove this current program down our throats and spend our tax dollars for years to come with a BAD PLAN done behind closed doors and without public consultation. This totally calls for a tax revolt by taxpayers in the CRD district. We need to STOP THIS CURRENT PLAN NOW.

Submitted at: 5/26/2013 11:51:06 AM

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Your Name:

Linda Simons

Subject:

Sewage Treatment Project

Message:

I am concerned about how the Greater Victoria Sewage Treatment project is progressing. This is the most significant public expenditure Greater Victoria has ever considered and it will impact land use in our community for many decades to come. I am worried that:

- Decisions are being rushed through based on Provincial and Federal funding deadlines.

- The CRD decision makers are acting like bullies. Municipal processes are not being respected.
- There has not been significant or meaningful public consultation on the project.
- A bio-solids plant is being considered within an urban residential area. There are so many negatives to this concept. Viewfield Road should not be an option.
- Expenses are already out of control; we have no idea of the long term costs; and, there is no real accountability to taxpayers. Remember that it's my money you are spending. I don't want good money thrown after bad.
- Feedback received to date and from the upcoming open houses will make no difference to decision makers. The outcome is already predetermined.

It is now time to step back and press the "reset button". Take some time to do it right. Fifty years from now, we want Victorians to be able to look back and conclude that we made wise sewage treatment decisions that enhanced our communities and our region. Not regretful decisions based on deadlines and expediency.

Submitted at: 5/24/2013 10:43:54 PM

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Your Name:

David Argo

Subject:

Biosolids Energy Project

Message:

Please send me any notices re the above referenced project

Submitted at: 5/24/2013 12:37:12 PM

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Your Name:

Jesse Wilton

Subject:

No to Viewfield

Message:

To the CRD:

I oppose Viewfield Road as a potential location for the Biosolids Energy Centre. It is too small and too close to schools, homes and businesses.

If you have to build it somewhere, build it at the dump as you originally planned. Or find somewhere else. Just not in Esquimalt. The sewage treatment centre is enough of a contribution from the municipality - we've done our share - now you do yours and stick with the original plan (Hartland) or come up with another one.

Regards,

jesse Wilton

Submitted at: 5/24/2013 11:08:04 AM

---

Your Name:

Shannon Griffin

Subject:

Opposition to Viewfield Road Biosolids Energy Centre

Message:

To the CRD Sewage Committee:

I completely oppose the construction of the Biosolids Energy Centre (BEC) on Viewfield Road. This is not the appropriate location for heavy industry. There are homes, schools and food distribution warehouses in the immediate vicinity. This is particularly troubling given the possibility of flaring into the neighbourhood.

There has been no economic, health or environment assessments publicly released for this proposed location so it is not clear to me how the CRD expects anyone to be comforted by "show and tells" like the one last night in Esquimalt. That was not consultation. In order for consultation there needs to be meaningful engagement. I do not feel that the 'consultation' process to date has been even remotely democratic. To illustrate, the CRD purchased the land in-camera presuming rezoning of both the sewage treatment centre and the BEC. The CRD decided to push through tenders for McLoughlin (in-camera again) before the community has adequate opportunity to provide input on the design. Consultation is being planned at the same time as contracts to build.

The consultations promised for May have not materialized. I fear when they do, they will be too little, too late. However, one has the impression that the CRD does not really care as long as they are able to move forward with the 'plan' at all costs. It appears the CRD will do what it wants regardless of the economic, health or environmental effects on the community because the Environmental Management Act trumps local processes. Will not that same Act require an environmental impact assessment? Has the 'plan' actually been approved by a "Director" as designated under the Act? How can this be when there is so little information on the proposed design, mechanisms and environmental impact? If the CRD has this information, why have they not shared it as

part of consultation?

The rezoning application submitted in January 2013 still states Hartland site as the site for the BEC. This is a more appropriate location, regardless of the pipeline. This location will not affect residents and business owners to the same extent the Viewfield Road location will. Not everything can be measured by money – particularly when the savings of having a BEC closer to the sewage treatment centre are relatively small given the magnitude of the whole project. When the sewage treatment centre reaches max capacity in 12 years, the CRD will have to locate a second plant and BEC elsewhere and presumably build pipelines anyway. Not to mention the Viewfield Road site is actually too small for the BEC. Perhaps the McLoughlin Point site is in the wrong location if treating the resultant sludge is such an issue.

To be clear, I oppose Viewfield Road as a potential site for the BEC and feel Hartland is more suitable. I would also urge the CRD to find a third location, one that is big enough to house both the sewage treatment plant and the BEC and not located in a small, dense urban community.

Sincerely,

Shannon Griffin

Esquimalt, BC

Submitted at: 5/24/2013 11:03:39 AM

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From: Reinhard Trautmann

Subject: RE: (CRD Website Submission)

Date: 24 May, 2013 10:09:30 AM PDT

To: bec <bec@crd.bc.ca>

Thanks for the response, But I do not see a venue in Victoria near one of the proposed locations.. We are either being ignored or this was intentional. Time to contact the elected officials.

Reinhard Trautmann

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Your Name:

Reinhard Trautmann

Subject:

biosolids open house

Message:

Congratulations to the CRD staff for arranging meeting as far away as possible from the actual proposed siting of the Viewfield bio soild facility. I live in Victoria near the proposed site and I do not see any meeting being scheduled near me. Do you really think that any one near the Celelia street open house has that much to say? The effective residence live near the Vic West Community Center. Let's have an open house there. I think it is time to start contacting my Council members to remind them that Victoria is a part of this process and those near the effective site need their voice to be heard.

Submitted at: 5/23/2013 6:59:48 PM

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This e-mail and any attachments are for the use of the intended recipient only and must not be distributed, disclosed, used or copied by or to anyone else. This

e-mail and any attachments may be confidential, privileged and/or subject to the Freedom of Information and Protection of Privacy Act. If you receive this message in error, please delete all copies and contact the sender.

Thank you.

Please consider the environment before printing this email.

From: Ron Bilodeau

Subject: (CRD Website Submission)

Date: 24 May, 2013 7:31:54 AM PDT

To: bec <bec@crd.bc.ca>

Your Name:

Ron Bilodeau

Subject:

biosolids plant

Message:

Please reconsider the Viewfield Road site for the biosolids plant as this will not fit in the neighborhood and will degrade property values.

It was originally set to be at Hartland.

That site will not hurt the neighborhood or have a negative affect on property.

Submitted at: 5/24/2013 7:31:54 AM

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From: Terri  
 Subject: (CRD Website Submission)  
 Date: 23 May, 2013 9:16:19 PM PDT  
 To: bec <bec@crd.bc.ca>

Your Name:  
 Terri

Subject:  
 Viewfield Road and Biosolids Energy Plant

Message:

Today's TC newspaper indicates that you are holding open houses in June. What are dates and when will they held?

I live in the community and am opposed to this facility. Thank you.

Submitted at: 5/23/2013 9:16:19 PM

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From: Kim Fisher  
 Subject: (CRD Website Submission)  
 Date: 23 May, 2013 8:40:09 PM PDT  
 To: bec <bec@crd.bc.ca>

Your Name:  
 Kim Fisher

Subject:  
 Viewfield and McLoughlin Point "consultations"..

Message:

As usual I see you are moving ahead and asking for RFP's ahead of the feedback sessions with the community. As well you have given little notice to residents regarding your feedback session for today, May 23. Many of us have obligations that cannot be quickly altered, with children enrolled in sports and school activities that heighten at this time of year. I do not think this is a coincidence.

I think many of us have given you feedback for years now that your decision to develop Macaulay as the sole site fore a sole sewage treatment plant are truly flawed and do not follow your own protocols. However it is evident you are determined to blunder on with template replies and no real reflection on the long term damage your decisions will have, nor the legacy each of you are building. Esquimalt residents were always willing to contribute to the overall project of sewage treatment by offering the McLoughlin Point property as part of a larger distributed system. However through undemocratic processes the CRD decided to squeeze the entire region's sewage treatment on to this site which was never presented as an appropriate site to shoulder the treatment process for the entire region. Now you are again asking for public consultation while simultaneously asking for submissions to move forward with both of these sites. The Viewfield site is a completely inappropriate site for a biosolids treatment centre and it was purchased with no consultation ahead of time. This could have been done without highlighting this specific property so your explanations that this was done as a negotiation tactic does not hold water. To build such a facility in a neighbourhood across the street from family homes, next door to a grocery store and mere blocks from Esquimalt High School, Vic West Elementary and L'École Victor-Brodeur? Please.. is this is the best you can do? Well it's not good enough and in private business it would never be done.

No actions with such serious repercussions should be taken on behalf of taxpayers before meaningful public engagement! That means talking to the public and listening with sincere intention to address problems and concerns, BEFORE any movement forward and without

predetermined outcomes. To do so is insincere and is also not fair to those who have to put many hours of work together to respond to your requests.

The actions of this committee continue to confuse and confound. Perhaps that is your desired results, if so congratulations, mission accomplished.

Submitted at: 5/23/2013 8:40:09 PM

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From: Justine Semmens

Subject: (CRD Website Submission)

Date: 23 May, 2013 7:55:03 PM PDT

To: bec <bec@crd.bc.ca>

Your Name:

Justine Semmens

Subject:

Proposed BEC site for Viewfield Road, ESQ.

Message:

To the staff and directors of the Core Area Liquid Waste Water Project:

I wish to share my feedback on the proposed Sludge Processing site (Biosolids Energy Centre) proposed for Viewfield Road, Esquimalt.

I wish to signal my complete and utter opposition to this proposition based on the failure of the CRD to honour the TBL, adequately consult the public prior to purchase of the aforementioned site. In addition to these problems,

the CRD's most recent press release regarding "public consultation" repeats the erroneous and misleading description of the larger area in which the site is located as "an industrial area in Esquimalt." This information ignores the residential, commercial and 'light' industrial (read: workshop style businesses and warehouse facilities) neighbourhood located within the direct proximity of the site.

Besides being extremely misleading (to the extent that the description becomes dishonest), the potential siting of a BEC on Viewfield Road ignores major policy recommendations put forth both by Canadian environment ministers and the CRD itself.

The burning of H<sub>2</sub>S and the odiferous nature of processing and airborne emissions (confirmed via telephone with Jack Hull on March 22, 2013) and reflected in the most recent design proposal released to the public on May 22, 2013, is completely incompatible with a vibrant, inner city neighbourhood.

The 2010 Westland report on "Land suitability for a biosolids facility in the Core Area of the Capital Regional District," commissioned by the CRD concludes that "Neighbourhood centres are intended to be the focal point of the local community. The location of a biosolids facility in these areas would not be consistent with the intended land use form and function;" and "Operation of a biosolids facility would not be functionally compatible with a residential neighbourhood." The Viewfield site, in particular is located directly adjacent to land that the report deems "least compatible" for sewage treatment development. The Viewfield site itself is only "somewhat compatible," and pales in comparison to compatibility requirements offered by other sites located in Metchosin, Langford, and Saanich.

According to a study commissioned by the Canadian Council of Ministers of the Environment, "municipal biosolids from anaerobic digestion...had a more offensive odour than pig manure," making it the most offensive smell indexed by the council. In fact, of the four biosolids treatment measures presented in the study, odour from anaerobic facilities was presented as the most offensive to study participants. The CRD's own study rates the odour hazard of the BEC as severe to extreme,

as compared to the primary sewage site proposed for McLoughlin point which was indexed as moderate. Furthermore, the federal guidance document makes a number of suggestions for the development of municipal guidelines that take into account social, economic, environmental and health impacts of municipal biosolids treatment. Major criteria for considering the social impact of facilities include, "proximity of the proposed site to neighbouring land uses," which would include proximity to property put to residential, commercial, religious and educational purposes. In fact, the document specifies that the impact to "nearby residents" needs to be taken into account when planning biosolids treatment facilities. As it stands, the proposed BEC site on Viewfield road sits within a 600m radius of several hundred single and multi-family residential units, at least one grocery store, three bakeries, several coffee shops, three public schools, at least three daycares, a Montessori preschool, four community gardens, two churches, several restaurants, three pharmacies, a community centre, a community baseball diamond, at least three playing fields, nine playgrounds, and four public parks (Raynor, Banfield, Barnard, and Highrock). And yet, the CRD's flimsy numerical scoring metric used for site selection merely monetizes the social impacts of a potential BEC site by considering a random 25% depreciation in property values. This system clearly fails to account for the potential social and economic devastation to a set of lively central neighbourhoods and does not consider important selection criteria advised by the guidelines set forth by either the Ministers of the Environment or the 2010 Westland report, which the CRD itself commissioned. The simple monetizing criteria used by the CRD in its selection process blatantly ignores all of the other impacts to the social standards affecting community well-being and quality of life that the building of a noxious, extremely odiferous secondary sewage treatment site on this location would have on the communities of Esquimalt and Vic West.

In closing, when liaising with the public, the Canadian Council of the Ministers of the Environment advises municipalities that "Obtaining and retaining stakeholder trust and acceptance of beneficial use of wastewater residuals is a crucial element in sustaining a beneficial use program." In this regard, the CRD has clearly failed. This is not an issue of "Not in my back yard," but of "Not in anyone's backyard."

If either the waste water committee or committee wishes to represent themselves as bodies with integrity, forethought, and compassion, the Viewfield site will be struck down as an extreme error in judgement that the community will only too happily forgive once it had been corrected.

Thank you for your time and consideration.

Submitted at: 5/23/2013 7:55:03 PM

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From: Levi Mundy

Subject: (CRD Website Submission)

Date: 23 May, 2013 7:37:20 PM PDT

To: bec <bec@crd.bc.ca>

Your Name:

Levi Mundy

Subject:

Sewage Treatment Plant

Message:

Hello, I just wanted to register my discontent with the CRD's possible establishment of a sewage treatment plant in Vic West. I have been informed that there is another location option near the Hartland Landfill. Please consider the latter as the better option, so that it does not affect the growing standard of living in Esquimalt.

Submitted at: 5/23/2013 7:37:20 PM

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From: Reinhard Trautmann  
Subject: (CRD Website Submission)  
Date: 23 May, 2013 6:59:48 PM PDT  
To: bec <bec@crd.bc.ca>

Your Name:  
Reinhard Trautmann

Subject:  
biosolids open house

Message:

Congratulations to the CRD staff for arranging meeting as far away as possible from the actual proposed siting of the Viewfield bio solid facility. I live in Victoria near the proposed site and I do not see any meeting being scheduled near me. Do you really think that any one near the Celelia street open house has that much to say? The effective residence live near the Vic West Community Center. Let's have an open house there. I think it is time to start contacting my Council members to remind them that Victoria is a part of this process and those near the effective site need their voice to be heard.

Submitted at: 5/23/2013 6:59:48 PM

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From: Reinhard Trautmann  
Subject: (CRD Website Submission)  
Date: 23 May, 2013 6:33:39 PM PDT  
To: bec <bec@crd.bc.ca>

Your Name:  
Reinhard Trautmann

Subject:  
Viewfield bio solid facility

Message:

There has not been any correspondence or further info regarding the biosolids facility in Esquimalt. When a meeting or info session is held please contact me with updates.

Submitted at: 5/23/2013 6:33:39 PM

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From: Mark Ealey  
Subject: (CRD Website Submission)  
Date: 23 May, 2013 5:08:35 PM PDT  
To: bec <bec@crd.bc.ca>

Your Name:  
Mark Ealey

Subject:  
Secondary Site

Message:

I was emailing to put forth my opinion of the secondary treatment center being located in Esquimalt. When I first

heard to be honest it didn't seem that much of a deal to me, but with more thought and research the more the idea started to bother me. While I know that Biosolids centers have been made that have no or very little impact on the surrounding area the CRD has done a very poor job in both keeping the public in the loop about how they will implement and build a heavy industrial plant withing the area of light residential without effecting both the land value and the people who live there. There is a vibrant growing community near this proposed location along with several schools all in close proximity. It would seem to me that it would make more sense to put a waste management plant in a location that is already zoned for waste management. I do hope that you would consider a location other than Esquimalt for this plant.

Mark

Submitted at: 5/23/2013 5:08:35 PM

---

From: Caleb Shortt

Subject: (CRD Website Submission)

Date: 23 May, 2013 11:17:21 AM PDT

To: bec <bec@crd.bc.ca>

Your Name:

Caleb Shortt

Subject:

Fecal Sludge Fermentation Facility

Message:

Greetings,

I am a concerned Victorian speaking in regards to the proposed fecal sludge fermentation facility at the Viewfield road site.

I am concerned as to why the CRD is considering placing the facility in an area that is currently populated by numerous residential buildings in close proximity -- and is designated "light industrial". Additionally, I am concerned that the CRD is considering changing said designation from "light industrial" to accommodate the facility. Additionally, I am concerned as to why, when a cheaper (~\$6 million less) alternative is proposed, the CRD is still considering placing the facility at the Viewfield road site.

With these concerns in mind, I do not understand why the Hartland site is not the obvious choice for the facility.

If such an expensive project is to be executed, would it not be pertinent to consider any-and-all alternatives before constructing a fecal sludge fermentation facility approximately 2.5km from downtown Victoria? across the road from housing?

With thanks,

Caleb Shortt

Submitted at: 5/23/2013 11:17:21 AM

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From: mike

Subject: (CRD Website Submission)

Date: 23 May, 2013 9:46:24 AM PDT

To: bec <bec@crd.bc.ca>

Your Name:

mike

Subject:

Biosolids Energy Plant Location

Message:

Hello,

I am not in favour of the proposed location for the new plant and feel it would be a potentially harmful eyesore to the community members located nearby. Considering that there is a more industrial location available for this project (adjacent to the dump), as a citizen of Victoria I feel it is the best option to develop the proposed fecal pond system there.

Thank you,

Michael Lang

Submitted at: 5/23/2013 9:46:24 AM

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From: Nathan Fuller

Subject: (CRD Website Submission)

Date: 23 May, 2013 7:48:16 AM PDT

To: bec <bec@crd.bc.ca>

Your Name:

Nathan Fuller

Subject:

Waste Centre Location

Message:

Please choose the Hartland location, not the VicWest one. That neighbourhood is so amazing it just doesn't make sense ruining it by placing the treatment facility there. It may seem financially more feasible in the short term but long term it's better to place by the dump. It could be combined with a future organic waste disposal system at the dump (kitchen scraps etc)

Submitted at: 5/23/2013 7:48:16 AM

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From: Claudia Copley

Subject: (CRD Website Submission)

Date: 23 May, 2013 7:18:23 AM PDT

To: bec <bec@crd.bc.ca>

Your Name:

Claudia Copley

Subject:

biosolids site

Message:

Good morning

I just heard the CBC radio interview and wanted to suggest a location for your new biosolids plant:

The Royal BC Museum needs new buildings to house the provincial collections on their Belleville property, but doesn't have the money it needs to do this. You need a place for your treatment centre and have the money

needed to build it, but there is controversy over the location. If it really is going to serve the provincial capital, not have impacts like smell, etc, and be beneficial over the long term, then positioning it downtown could really prove that point. Decreased property values maybe less of an issue because many of the neighbours are government buildings. The museum could use the energy generated to run the facility in perpetuity, and would benefit from a major input of funding in the short term.

Submitted at: 5/23/2013 7:18:23 AM

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From: Walter Ash

Subject: (CRD Website Submission)

Date: 23 May, 2013 3:30:29 AM PDT

To: bec <bec@crd.bc.ca>

Your Name:

Walter Ash

Subject:

BEC siting feedback

Message:

Hartland is a suitable location; Viewfield is not.

According to CRD documents a BEC has the potentially highest "social" impact of any of the sewage treatment components due to odour release and other undesirable features including flare stacks.

The "triple bottom line" analysis presented in tabular

form (<http://crd.bc.ca/media/documents/presentation-biosolids-siting.pdf>) shows that the viewfield site is unfavourable economically and socially, but marginally favourable environmentally.

Report on land suitability says Hartland is highly compatible and surrounding land is moderately compatible. Same report says Viewfield site is only moderately compatible, and areas directly adjacent (less than a hundred meters) are very incompatible.

The release (<http://crd.bc.ca/media/2013-05-22-bec-public-engagement.htm>) for public engagement calls the Viewfield site an "Industrial area in Esquimalt". This is perhaps true in name but not in spirit; my house and the houses of my neighbours, all of whom will be highly impacted by Viewfield, are in the desirable and central residential neighbourhoods of Vic West.

What is at stake here is not my personal property, but the future of an entire neighbourhood, which can either continue it's upward trajectory as a central Victoria neighbourhood, or be destroyed by this decision.

Hartland has no such impact on any neighbourhood. It is beside the dump!



# Appendix F

## General Correspondence via Mail and Email

November 16, 2012

[REDACTED]  
*Victoria, B.C.*

[REDACTED]  
[REDACTED]  
16 November, 2012.

Prime minister Harper,  
House of Commons, Ottawa.

I am writing to add my voice to the many in the Victoria area who find that the Federal and Provincial governments are misguided in insisting that All sewage be treated before discharge, at a cost of some \$800,000. My reasons? This planet we live on has two main eco-systems. On earth we breath air (oxygen) which is constantly replenished by photosynthesis by trees and other vegetation.

The other is the marine environment where oxygen is continuously replaced by wave action. This constant oxygenation of sea water more or less emulates the same process we employ in sewage treatment plants by bubbling air through raw sewage, and surprise, surprise, marine life has been evolving and flourishing in its own "poop" for eons of time.

Unlike other cities in Canada that are obliged to use "recycled" water, greater Victoria uses pure, soft, rainwater collected in Sooke Lake. Our sewage is screened through fine mesh screens to remove all solids, and the liquid, (almost 99% water) is discharged into fast-flowing Juan de Fuca strait where it is rapidly diffused. The damage to the marine environment is undetectable according to several fully qualified marine biologists.

I would be grateful if you would ask your advisers to take a second look at this appelling waste of tax dollars.

Yours sincerely,

*David B. Buchanan.*

David B. Buchanan

c.c. Elizabeth Mey M.P, Local press.

March 25, 2013

March 25, 2013

Denise Blackwell (Chair) and Members of Core Area Liquid Waste Management Committee  
625 Fisgard Street,  
Victoria BC, V8W 1R7

Dear Denise Blackwell and all CALWMC Members:

**Re: Concerns Regarding Proposed Sewage Sludge Plant - Viewfield Road**

I am incensed over the recent actions by the Core Area Liquid Waste Management Committee (CALWMC) to purchase land on Viewfield Road for a potential sewage sludge plant. To do this without any consultation with the public shows utter disrespect and a total disregard to fair democratic processes.

Your committee has betrayed the public trust by spending an astounding \$17 million of taxpayers money to purchase this property without any public input or engagement. Two of your members (Judy Brownoff and Ben Isitt on CFAX radio, March 21, 2013) have even shockingly acknowledged that the purchase price was \$5 million above assessed value due to concerns they could not otherwise secure a deal. Precious taxpayer dollars are not something to be gambled away on the whims of desperate planning.

There has also been absolutely no public consultation on locating a sewage sludge plant in the neighbourhoods of Esquimalt and Vic West. Comments from CALWMC that public input will happen later in May are not acceptable. Our community is still waiting for its promised workshops on the siting at McLoughlin Point. Consultation after decision making is not consultation – it is lip service.

Viewfield Road is a completely inappropriate location for a sewage sludge plant. This is not a heavy industrial area, but rather a small and vital business park in the middle of an established residential community. There are 3 schools within blocks, a co-operative housing complex, a park, playgrounds and a community garden. Placing a sludge facility in this area will have serious detrimental effects on the health and safety of families, on property values and it will decrease the overall quality of life for its residents.

This proposal will also have a severe impact on businesses in the area and on the current and future tax base of Esquimalt. Esquimalt already has an eyesore of a CRD pumping station (nothing like the virtuous efforts made in other CRD municipalities – why is that?), a proposed liquid waste facility and now a proposed sewage sludge plant. If this proceeds, Esquimalt will be taking an unfair share of impacts for the entire region. Recent comments by committee members about potential compensation and community benefits for impacted communities are disingenuous after the CRD reneged on its previous commitments over the liquid sewage plant.

Legitimate public criticism over the Hartland plan has been construed by the committee as a rationale to put forward an even more ridiculous option for sewage sludge management at great cost to taxpayers. I



urge you to put a pause on this project, and to re-evaluate better options for sewage treatment, including the location of a sludge plant. Funding timelines are false reasons to push forward the wrong plan. The CRD must negotiate extensions to improve upon the current plan and to allow meaningful and fulsome consultation with communities. Esquimalt and Vic West do not deserve to be the dumping ground or the last minute scapegoat for the CRD's poor planning for sewage treatment.

Sincerely,



Kim Bellefontaine

cc. Terry Lake, Minister of Environment  
Randall Garrison, MP  
Maurine Karagianis, MLA  
Esquimalt Mayor and Council  
Victoria Mayor and Council  
Esquimalt Residents Association  
Vic West Community Association  
ARESST

March 26, 2013

March 26, 2013

Mayor Dean Fortin and Victoria Councillors  
1 Centennial Square  
Victoria, BC, V8W 1P6

Dear Mayor Dean Fortin and all Victoria Councillors:

**Re: Inappropriate Location for Sewage Sludge Plant and Undemocratic CRD Process**

I am writing to express my grave concerns about the CRD's plans for a sewage sludge plant on Viewfield Road and to express by extreme disappointment with the lack of leadership shown by elected Victoria officials on this issue. I am a former resident of Vic West and I have a deep love and respect for this beautiful community.

Viewfield Road is a completely inappropriate location for a sewage sludge plant. This is not a heavy industrial area, but rather a small and vital business park in the middle of an established residential community. There are 3 schools within block, a co-operative housing complex, a park, playgrounds and a community garden. Placing a sludge facility in this area will have serious detrimental effects on the health and safety of families, property values and will decrease the overall quality of life for its residents.

Why are Victoria's Mayor and Councillors not adamantly speaking out against this disgraceful treatment of Vic West residents? Where are their elected voices? There has been absolutely no consultation on the issue of this sludge plant location or on the spending of \$17 million of taxpayers money. This is a travesty to fair democratic process and is completely unacceptable.

Please protect the quality of life for residents of Vic West. It does not deserve to be the dumping ground or the last minute scapegoat for the CRD's poor planning for sewage treatment.

Sincerely,



Kim Bellefontaine

cc. Core Area Liquid Waste Management Committee  
Vic West Community Association  
Esquimalt Mayor and Council  
Maurine Karagianis, MLA  
Carole James, MLA  
Susan Low, MLA Candidate  
Jane Sterk, MLA Candidate  
Murray Rankin, MP  
Randall Garrison, MP

March 26, 2013

March 26<sup>th</sup>, 2013

CRD  
PO Box 1000  
Victoria, BC V8W 2S6

**CAWTP**  
**APR 08 2013**  
*Received*

I am proud to say that I am a resident of Esquimalt; I enjoy living close to the ocean, the walking trails, all the amenities it has to offer and the fact that Esquimalt is family-friendly with many parks and community events and activities.

I was disappointed when it was decided that the sewage treatment plant be built in McLaughlin Point and I am now absolutely horrified and disgusted to hear that the CRD has unilaterally bought property in Esquimalt with the intent of building a Biosolids Energy Centre.

The sewage treatment needs to be shared with the entire region, not just one municipality.

Esquimalt is NOT a dumping ground. The residents of Esquimalt are not going to sit back quietly and accept this decision.

We accepted the sewage treatment plant; find another place for the Biosolids Energy Centre.

We live in a democratic society where people's opinions and voices deserve to be heard; it is our right as citizens of Canada.

I respectfully ask that you hear my disdain for this initiative and find another location.



Guy Lawrence  
Hadfield Avenue  
Esquimalt BC

March 26, 2013

March 26<sup>th</sup>, 2013

CRD  
PO Box 1000  
Victoria, BC V8W 2S6

CAWTP  
APR 08 2013  
Received

I am proud to say that I am a resident of Esquimalt; I enjoy living close to the ocean, the walking trails, all the amenities it has to offer and the fact that Esquimalt is family-friendly with many parks and community events and activities.

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Esquimalt is NOT a dumping ground. The residents of Esquimalt are not going to sit back quietly and accept this decision.

We accepted the sewage treatment plant; find another place for the Biosolids Energy Centre.

We live in a democratic society where people's opinions and voices deserve to be heard; it is our right as citizens of Canada.

I respectfully ask that you hear my disdain for this initiative and find another location.

  
Valentina Lawrence

Esquimalt BC

## March 28, 2013

March 28, 2013

Alastair Bryson (Chair) and CRD Board Members  
Capital Regional District (CRD) Board  
625 Fisgard Street,  
Victoria BC, V8W 1R7

Dear Mr. Bryson all CRD Board Members:

**Re: Official Complaint Against CRD Flawed Process for Sewage Sludge Plant - Viewfield Road**

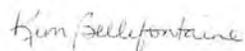
I am writing to register an official complaint against the recent activities of the Core Area Liquid Waste Management Committee (CALWMC) in purchasing land on Viewfield Road for a sewage sludge plant. This has been done behind closed doors with total disregard for public input and is a travesty of fair and democratic process.

The CALWMC has betrayed the public trust by spending an astounding \$17 million of taxpayers money to purchase this property without even a sniff of public input or engagement. Two committee members (Judy Brownoff and Ben Isitt on CFAX radio, March 21, 2013) have even shockingly acknowledged that the purchase price was millions of dollars more than assessed value due to concerns they could not secure a deal. Precious taxpayer dollars are not something to be gambled away on the whims of desperate planning. I am outraged that the CRD would behave in this manner. When does consultation happen with the public for this?

In addition, there has also been absolutely no public consultation on locating a sewage sludge plant in the neighbourhoods of Esquimalt and Vic West. These are established residential areas and are completely inappropriate for such heavy industrial activities associated with sludge digestion. Comments from the committee that public input will happen later in May are absolutely unacceptable. Consultation after decision making is not consultation – it is lip service. It is deeply concerning to me that the CALWMC has cancelled the April 10, 2013 meeting because there is nothing to meet about. This is an insult when there has been so much public expression of opposition for the lack of accountability of this committee.

The CALWMC continues to abuse its powers and behave in a manner that is undemocratic and disrespectful to the public. Our communities do not deserve to be the last minute scapegoats for poor sewage planning. I urge the CRD board to please put a pause on this project, and to direct the committee to re-evaluate better options for sewage treatment, including the location of a sludge plant, and to undertake meaningful and fulsome consultation with communities. The public deserves no less than this on a project of this magnitude with such severe implications for taxpayers and impacts to communities.

Sincerely,



Kim Bellefontaine

cc. Terry Lake, Minister of Environment  
Bill Bennet, Minister of Community, Sport and Cultural Development  
CALWMC  
Esquimalt Mayor and Council  
Victoria Mayor and Council  
Randall Garrison, MP  
Murray Rankin, MP  
Maurine Karagianis, MLA  
Carole James, MLA  
Ida Chong, MLA  
Jane Sterk, MLA Candidate  
Susan Low, MLA Candidate  
Andrew Weaver, MLA Candidate  
Vic West Community Association  
Esquimalt Residents Association

April 18, 2013

PIERRE CAYER

---

[REDACTED]

Thursday, April 18, 2013

Denise Blackwell  
Langford Councillor, CALWMC Chair

[REDACTED]

Dear Mrs Blackwell,

I find the latest move by the Capital Regional District (CRD) to purchase two parcels of land in Esquimalt, British Columbia for a Biosolids Center unacceptable.

I am opposed to the Viewfield Road site as an option for sewage sludge digestion, processing, transfer, or storage, due to extreme incompatibility with immediately adjacent land uses and the potential for impact to human health and safety, and property values. The Viewfield Road properties are located in a light industrial park surrounded and adjacent to residences, grocery store, small businesses, and school. The impact of such an industrial site would have a devastating effect on the community. The community will be faced with an industrial plant too big for its location and with problems including and not limited to methane emission, bad odours, and heavy truck traffic, not to mention the unsuitability of such an industrial site in a residential neighbourhood.

I request the immediate abandon of Viewfield Road properties from further consideration. I request the CRD to evaluate and pursue other sites for a sewage sludge facility that are more suitable.

I request an extension to the implementation date for sewage treatment, on the basis that more time is needed to identify a more appropriate site for a sewage sludge facility and to properly engage the public.

I strongly believe that rather than centralise most of the CRD sewage treatment in Esquimalt, which seems to be the present direction, the CRD should consider smaller and more regional sewage facilities.

Yours truly,



Pierre Cayer

April 21, 2013

[REDACTED]

04:25:35 p.m. 30-04-2013 1 / 1

PIERRE CAYER

[REDACTED]

[REDACTED]

Sunday, April 21, 2013

Judy Brownoff  
Saanich Councillor, CALWMC Director

[REDACTED]

Dear Mrs Brownoff,

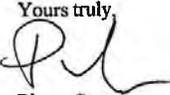
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I request an extension to the implementation date for sewage treatment, on the basis that more time is needed to identify a more appropriate site for a sewage sludge facility and to properly engage the public.

I strongly believe that rather than centralise most of the CRD sewage treatment in Esquimalt, which seems to be the present direction, the CRD should consider smaller and more regional sewage facilities.

Yours truly,  
  
Pierre Cayer

FEEED FAX THIS END  
**FAX**  
To: Heather Cal  
Dept.: CALWMC  
Fax N: [REDACTED]  
No. of Pages: 1  
From: Judy Brownoff  
Date: April 30 2013

June 17, 2013

Sewage Treatment Committee  


**CAWTP**  
**JUN 21 2013**  
*Received*

June 17, 2013

To whom it may concern:

While our family understands the need for the treatment of bio-solids, we were horrified to learn that the CRD forced the sale of a parcel of land one block from our house to build the new bio-solids processing plant.

A recent document titled "What Are the Potential sites for the Biosolids Energy Centre?", published by the CRD calls this site "mainly surrounded by light industrial lands except along the southeast where there are some residences". This is complete propaganda. Even their aerial map shows many residences located in very close proximity since the industrial area is only about two blocks. There are also four schools in close vicinity and countless playgrounds.

We have discussed this issue with many of our friends and colleagues and have discovered that the majority of them have no idea that you are planning or considering using this site for the bio-solids plant. The majority of them confuse it with the previously proposed, and now dismissed site, at McLoughlin Point. None of them were aware it would be so close to so many homes and schools and all of them are surprised.

How can you justify the possibility of reducing costs by placing this facility closer to the McLoughlin Point location over the health, safety, happiness and well-being of so many families, schools and communities? You should all be appalled at yourselves.

The fact that you could not even wait for Esquimalt to rezone the McLoughlin Point location before going ahead with your plans, and the fact that you have already had gas lines put in for the Viewfield location, suggest you do not care what the public thinks and that your requests for input from the community are mere propaganda.

All the same, I hope you can hear me when I say that I am whole heartedly opposed to you putting a bio-solids plant smack dab in the middle of a community with four schools, lots of family homes, and countless parks and playgrounds.

Shame on you for even considering it.



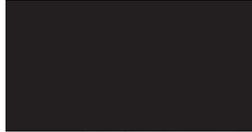
Kelly Pawlik  


June 25, 2013

CAWTP

JUN 25 2013

Received



22 June, 2013.

Scan,  
Send to  
COMMS

Sewage Treatment Plans

The planet we live on has two main ecosystems - the land-based and the marine-based. On land, we depend on oxygen that is renewable by sun-derived photosynthesis from trees and other vegetation, which, in exchange for carbon, provide us with a plentiful supply of oxygen.

In the marine environment, wave action on the ocean surface and beaches continuously dissolve air (25% oxygen), thus sustaining Marine life. It is worth noting that fish and marine mammals have been swimming around in their own "poop" since time began, and as long as we have had a moon to actuate tidal action.

for these reasons, I submit that the Minister of the Environment has been badly advised in imposing a uniform policy across the land for the sake of administrative convenience. Full treatment for the Victoria area is a scandalous waste of money.

When this controversy first arose, I mistakenly suggested to the Times-Colonist that, instead of the Controversial Viewfield Road site, the plant could be built vertically at the McLoughlan treatment plant.

This would envisage a totally enclosed structure with centrifuges instead of settling ponds to separate the sludge followed by the sequential treatments outlined on page 3 of the handout.. Admittedly, operationally this would cost more to operate, but if the plant were circular, and clad with solar panels, it might be self-sustaining.

(the Chinese are selling solar panels below cost, so we were told.

I am 90 years old - my typing is not what it used to be!  
A street Address would be helpful for Luddites like me - no computer!

I went to the Greek Church Hall

on Elk Lake Drive. - The Church itself

Disappointing!

is magnificent!

(I qualified as an architect and land use planner in Edinburgh in the 1950's - since retired!

David Buchanan.

June 25, 2013

CAWTP  
JUL 02 2013  
Received

June 25, 2013.

Re: sewage plans;

I feel I am against sewage sludge processing plant in the middle of my residential neighbourhood and to reverse the 2011 ban on the land application of toxic sewage sludge.

Also I am against the digging up Dallas Road from Clover Pt. to Ogden Pt. to lay a 1200 m.m. sewage pipe during a four year construction period.

This is my feedback on the impact to local neighbourhoods and the environment.

Sincerely,

Doreen S. Letch.

cc.

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From: Michael Major

Sent: Thursday, June 27, 2013 3:00 PM

To: Randall Garrison; Elizabeth May; Murray Rankin; Premier Clark; Finance Minister; Environment Minister; CSCD Minister; Adrian Dix Leader; Adrian Dix MLA; Hon. James Moore; Hon. Peter Kent; Denise Blackwell; Lanny Seaton; Geoff Young; Mayor Dean Fortin; Marianne Alto; Ben Isitt; Judy Brownoff; Mayor Frank Leonard; Leif Wergeland; Susan Brice; Nils Jensen; Chris Coleman; Vicki Sanders; John Herbert

Cc: Michael Major; Hon. Michael de Jong; Hon. Mary Polak; Hon. Coralee Oakes; Maurine Karagianis; Carole James; Rob Fleming; John Horgan; Lana Popham

Subject: Pause the CRD Sewage Project (CAWTP)

The current CRD sewage treatment plan will achieve no measurable improvement in the environmental consequences of our present sewage treatment program.

However, very significant improvement can be achieved for our sewage systems and our environmental reputation by implementing source controls and by prioritizing repairs particularly to Oak Bay Municipal drainage and sewerage infrastructure. Currently any high rainfall events will overwhelm Oak Bay storm drains diverting runoff to sanitary sewers causing large unscreened and untreated sewage overflows flushed into tidewater. It is this decrepit Oak Bay sewerage infrastructure which is entirely responsible for all apparent raw sewage from the CRD in the waters surrounding the Greater Victoria area.

The problem is predominantly localized to the

Uplands neighbourhoods and it can be repaired though doing so will result in municipal tax increases which are anathema to the Oak Bay residents and municipal Council.

Concerns raised over the Oak Bay sewage problem have been leveraged into a corporate lobbying effort for a whole new sewage treatment regime based not on the opportunities accessible through the perfect conditions of the local receiving environment but based on the presumption that our treated sewage enters freshwater streams which become the water supply for downstream communities. Though this presumption is generalized for the protection of many upstream and downstream communities throughout Canada, it is not at all accurate for Victoria and the CRD following this logic blindly results in no improvement in the environmental footprint of our treated sewage.

There are many things we can do within the Capital Region to mitigate our environmental consequences, but the CRD's Core Area Liquid Waste Management Plan and the so-called Biosolids Energy Centre Project will be expensive and ineffective and will very likely result in an increasingly costly, failure prone and socially inappropriate P3 initiative.

If we were actually intent on proving that P3's are much more likely to fail than more conventional public utility initiatives, then this would be the project with which to generally characterize and label P3's.

Please send the promoters of this P3 project back to the drawing board. They have shoe-horned our region with a project based on the interests of the P3 proponent rather than on the waste water management needs of our communities. Please stop this now before the regional district wastes another \$100 million

selling us on a project we don't need and cannot afford.

Michael Major

Sincerely,

Michael Major

Victoria, BC

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From: Heather Zayonc

Date: Wed, 24 Apr 2013 14:03:25 -0400

To: Randall Garrison; Elizabeth May; Murray Rankin; Adrian Dix Leader; Adrian Dix MLA; BC NDP Caucus; Maurine Karagianis; Hon. James Moore; Hon. Peter Kent; Hon. Terry Lake; Hon. Bill Bennett; Denise Blackwell; Lanny Seaton; Geoff Young; Judy Brownoff; Mayor Dean Fortin; Mayor Frank Leonard; Marianne Alto; Ben Isitt; Leif Wergeland; Susan Brice; Nils Jensen; Chris Coleman; Vicki Sanders; John Herbert

ReplyTo: Heather Zayonc

Cc: Heather Zayonc; Carole James; Rob Fleming; John Horgan; Lana Popham; Hon. Ida Chong; Vic Derman; Graham Hill; Carol Hamilton

Subject: CRD Core Area Wastewater Treatment Program

To: Ministers, MPs, MLAs, CRD and Core Area

Liquid Waste Management Committee

Dear Sir or Madam,

It is time for the CRD's Core Area Liquid Waste Management Committee (CALWMC) to be restructured and "The Plan Forward" rethought.

The latest move by the Capital Regional District to purchase two parcels of land in Esquimalt, British Columbia for a Biosolids Center without proper public consultation really "takes the cake".

The CRD pulled the same stunt with its selection of the McLoughlin Pt. site a couple of years back. Esquimalt residents willing to contribute to the overall project with McLoughlin comprising a part of a larger distributed system were blindsided when the entire treatment plant was sited on a single property too small even for the biosolids component.

Meaningful public engagement means just that. It means talking to the public, listening to their concerns and proposing ideas to them ahead of land purchases and predetermined outcomes.

For the record, I am opposed to the Hartland site because it too far away from dense neighbourhoods to make good use of energy recovery. How that concept was incorporated and approved by the Minister of Environment in 2010 is baffling.

I am also opposed to the Viewfield site because of the impact it will have on small businesses, residents near and far and because my first notice of this idea came from the Times Colonist and other media AFTER the CRD had purchased the land.

The CRD had better get its act together and start following due process. After seven years of delays and missteps it is perhaps time to erase

the slate, start over and design this project properly through meaningful public consultation.

The current state of affairs simply isn't good enough and residents and taxpayers from all over Greater Victoria, BC and Canada deserve better.

Sincerely,

Heather Zayonc

Esquimalt, BC

---

From: Kelly Pawlik

Georgina Kirkman

Ronald Mason

"James R. Brown"

Antony Wass

Brian Andrew

Date: 10 July, 2013 2:20:24 PM PDT

To: Randall Garrison , Elizabeth May , Murray Rankin , Adrian Dix Leader Adrian Dix MLA, Maurine Karagianis, "Hon. James Moore", "Hon. Peter Kent", Finance Minister, Environment Minister, CSCD Minister, Denise Blackwell, Lanny Seaton, Geoff Young, Judy Brownoff, Mayor Dean Fortin, Mayor Frank Leonard, Marianne Alto, Ben Isitt, Leif Wergeland, Susan Brice, Nils Jensen, Chris Coleman, Vicki Sanders, John Herbert

Cc: Kelly Pawlik, Carole James, Rob Fleming, John Horgan, Lana Popham, "Hon. Mary Polak", "Hon. Coralee Oakes", "Hon. Michael de Jong", Vic

Derman, Graham Hill, Carol Hamilton

Subject: CRD Core Area Wastewater Treatment Program

Reply-To: Kelly Pawlik

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

July 10, 2013

To whom it may concern,

I am writing in regards to the current sewage issue in the Capital Region which is coming to a disgusting climax.

I recently read the following in the Province's "Primer on Regional Districts in British Columbia":

3. Consensual. Regional districts are for the most part consensual organizations. They rely on "borrowed power", that is they only do what their municipal members and the public agree they should do. This is quite different than relying on "statutory authority" or "direct power". It means getting things done by forging agreements and partnerships. Accordingly, extensive procedures are set out in the Local Government Act for obtaining consent of the member municipalities and, in the case of rural areas, elector assent, whether in the form of referendum, petition or counter-petition. Regional districts that bristle at the lack of direct power in comparison to municipalities are missing the point that regional districts are consensual creatures by design.

How the sewage situation in Victoria could develop as it has when the CRD is supposed

to be “obtaining consent of the member municipalities” and “only do what their municipal members and the public agree they should do” is astounding.

The public consultation the CRD held in regards to the Viewfield site was a joke since the information offered was biased, misleading and incomplete. When the public spoke out against this proposal the CRD eventually listened, but not before calling us all uninformed. We did our best to educate ourselves while the CRD kept giving us no answers, vague, unhelpful information or complete redirects. If we were uninformed it was through the CRD’s own doing and they should take responsibility.

The entire project is just as flawed, with the CRD not properly researching all alternative options and sites, not providing reasoning for any decisions they make and not listening to what the municipal members and the public agree they should do. This is in direct violation of the province’s own documents, per above and has resulted in the region losing faith in the CRD’s ability to function.

A hearing was recently held on July 8 and July 9 in Esquimalt at which many residents of Esquimalt and nearby municipalities spoke out about the issue. Most were in favour of refusing all the proposed bylaws. None were in favour of passing the one proposed by the CRD.

If the City of Esquimalt votes down the proposed bylaws that would allow the CRD to place a wastewater treatment plant on a piece of property in their municipality and the province were to step in and overrule that decision, then the province would be making a mockery of their own documents, as well as spitting in the face of every person who is a member of the Capital Region and spoke at the hearing against the CRD placing a wastewater treatment plant at

the proposed location.

It is time for the province to step in and discuss this poor behaviour with the CRD, possibly demanding the resignation of one or more of the Board Members, or at the very least slapping a few hands for the appalling actions of late. The CRD needs to complete this process as it should be done – with public consultation and in a transparent manner. Not like this.

Finally, if the province is unwilling to step in now, then it should have the courtesy to stay out of the issue entirely and leave it with the municipalities affected. If the province does remain silent, the CRD shouldn’t cry “mommy” if its bullying tactics don’t work in forcing the City of Esquimalt to pass the bylaw.

It’s time for everyone to grow up and start looking at the whole picture and all the alternatives.

Sincerely,

Kelly Pawlik

Victoria, BC

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From: Jeff Martin

Sent: Wednesday, July 03, 2013 9:39 AM

To: CRD Chair

Subject: (CRD Website Submission)

Your Name:

Jeff Martin

Subject:

Bio Solids and sewage treatment

Message:

I am ok with the Hartland road site itself, just not the location of it; I do not like the idea of having to build an 18 km pipeline system to get the bio solids out to the site to be treated; It will be expensive and some have concerns about water safety at the site. I am not against treating bio solid waste and believe we should; I think we need little more time to find other sites because as I see we have little rural land available that is suitable for this and should explore one that does not effect the environment as much as some feel it could with current two sites; Not easy with such a dense usage of land in the south island region. The CRD needs to be more creative and think more outside the box on this issue because as I see it if we do not and nothing gets done then we are at risk of not treating our sewage and one day will be absolutely have to a greater expense then today. How we deal with the complex issues of taking residents concerns into account and realize that no matter what we do their will be some opposition! What ever is done needs to benefit the entire Capital Regional area and be the best compromise for all the citizen's. this issue can be a winner for the region at for all but at moment it seems to be dogging the region and nothing but a negative and no seems happy that we are going to be providing the environment with less overall stress and doing our best to provide good environmental stewardship.

---

From: Shannon Griffin

Sent: Sunday, June 30, 2013 9:02 AM

To: CRD Chair

Subject: (CRD Website Submission)

Your Name:

Shannon Griffin

Subject:

Wednesday vote regarding Viewfield BEC

Message:

Please accept the recommendation to abandon Viewfield Road as the site for the Biosolids Energy Centre and vote accordingly on Wednesday, July 3. The opposition from the Vic West and Esquimalt community will not diminish; our resolve will only strengthen with each perceived injustice by the CRD.

I urge you to vote no to Viewfield.

Thank you,

Shannon Griffin

---

From: Gerry Luton

Sent: Tuesday, July 02, 2013 10:12 AM

To: Webdesk

Subject: (CRD Website Submission)

Your Name:

Gerry Luton

Subject:

Proposed sewage sludge treatment plant on Viewfield Road

Message:

I have serious concerns about this plan. The study prepared by Westland Resources Group for the CRD clearly states that anaerobic digesters are not functionally compatible with a residential neighbourhood. The Viewfield site is surrounded by homes, schools, playing fields, and commercial businesses. By the CRD's own figures, the site itself is too small for the planned facility, and moreover offers no space for a buffer zone of any size, let alone the recommended minimum buffer of 300 meters.

By all accounts, the anaerobic digesters will create odors that make living next to these sites unpleasant and possibly unhealthy. Increased truck traffic will be noisy, polluting, and dangerous to children living in the area. These factors are acknowledged to reduce property values. The aforementioned are the minimal negative impacts to the vicinity. Other potential dangers include leaks, spills, and explosions. Risk management for these potential dangers are purported to be the employment of skilled operators and managers, strong safety protocols,

and location. Logic dictates that of these three factors, location must come first.

If the CRD cannot ensure that a suitable location is chosen - indeed, if the CRD attempts to obfuscate due process and public consultation (as demonstrated by the secretive purchase of the Viewfield site at an exorbitant \$17 million) - how can we trust that the operation of the facility will be conducted with any greater due diligence?

Furthermore, it is grossly unfair to the municipality of Esquimalt to expect it to absorb both the sewage treatment facility and the sludge treatment facility. I am a resident of Oak Bay, but anyone could see that this is unjust. The need for sewage treatment is region-wide; it is only fitting that the solution be shared by all municipalities. Moreover, to reduce Esquimalt's tax revenues by denying it the ability to collect property taxes on the two sites adds insult to injury.

The municipalities of the CRD should share the load. Small regional treatment facilities make long-term economic sense; they are technically, socially, and environmentally sustainable; they are not dangerous, smelly, or unsightly; and they are fair to everyone who owns a toilet. Failing that, a non-residential site such as Hartland Road must be chosen. Sludge treatment plants do not belong in anyone's back yard.

---

From: Casey Brant

Sent: Friday, June 28, 2013 10:20 PM

To: Randall Garrison; Elizabeth May; Murray Rankin; Adrian Dix Leader; Adrian Dix MLA; Maurine Karagianis; Hon. James Moore; Hon.

Peter Kent; Finance Minister; Environment Minister; CSCD Minister; Denise Blackwell; Lanny Seaton; Geoff Young; Judy Brownoff; Mayor Dean Fortin; Mayor Frank Leonard; Marianne Alto; Ben Isitt; Leif Wergeland; Susan Brice; Nils Jensen; Chris Coleman; Vicki Sanders; John Herbert

Cc: Casey Brant; Carole James; Rob Fleming; John Horgan; Lana Popham; Hon. Mary Polak; Hon. Coralee Oakes; Hon. Michael de Jong; Vic Derman; Graham Hill; Carol Hamilton

Subject: CRD Core Area Wastewater Treatment Program

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

I am an Esquimalt resident, living approximately 500m from the Viewfield Biosolids Treatment site, and I am vehemently opposed.

As a scientist (geochemist), I agree with most other scientists and informed persons that the current lack of secondary treatment is perfectly fine. But, if a treatment plant has to be built then don't build it in a residential neighbourhood.

The "industrial area" is about two streets, which include a burger stand, a coffee shop as well as several businesses which are patronized by esquimalt residents such as my mechanic and the recycling depot and a grocery store. Nestled beside and around these two streets are houses and parks and schools. This is no place for a sewage treatment plant.

If the CRD could promise a state-of-the-art facility incorporating greenspace and foolproof

safeguards, I might be interested in hearing more, although it is difficult to imagine what safeguard could be more effective than having a substantial buffer zone between peoples homes and a facility with handles explosive and biohazardous materials.

But this doesn't seem to be on the table. And any semblance of a meaningful public consultation process is undermined by the property in question being bought without prior discussion.

This is not an acceptable solution.

Casey Brant

Sincerely,

Casey Brant

Esquimalt, BC

---

From: Val Young

From: Bhupinder Singh

From: Kirpal Samra

From: Jasdeep Dhillon

From: Bhupinder Dhillon

Ardys Baker

Chelsea Chang

Tanya McKinney

From: ken Neva

Kelly Pawlik

Scott Nichol

From: GREG SHERWELL

From: Joseph Rozon

From: Terry Hopkins

Sent: Friday, June 28, 2013 11:11 PM

To: Randall Garrison; Elizabeth May; Murray Rankin; Adrian Dix Leader; Adrian Dix MLA; Maurine Karagianis; Hon. James Moore; Hon. Peter Kent; Finance Minister; Environment Minister; CSCD Minister; Denise Blackwell; Lanny Seaton; Geoff Young; Judy Brownoff; Mayor Dean Fortin; Mayor Frank Leonard; Marianne Alto; Ben Isitt; Leif Wergeland; Susan Brice; Nils Jensen; Chris Coleman; Vicki Sanders; John Herbert

Cc: Val Young; Carole James; Rob Fleming; John Horgan; Lana Popham; Hon. Mary Polak; Hon. Coralee Oakes; Hon. Michael de Jong; Vic Derman; Graham Hill; Carol Hamilton

Subject: CRD Core Area Wastewater Treatment Program

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

It is time for the CRD's Core Area Liquid Waste Management Committee (CALWMC) to be restructured and "The Plan Forward" rethought.

The latest move by the Capital Regional District to purchase two parcels of land in Esquimalt, British Columbia for a Biosolids Center without proper public consultation really "takes the cake".

The CRD pulled the same stunt with its selection

of the McLoughlin Pt. site a couple of years back. Esquimalt residents willing to contribute to the overall project with McLoughlin comprising a part of a larger distributed system were blindsided when the entire treatment plant was sited on a single property too small even for the biosolids component.

Meaningful public engagement means just that. It means talking to the public, listening to their concerns and proposing ideas to them ahead of land purchases and predetermined outcomes.

For the record, I am opposed to the Hartland site because it too far away from dense neighbourhoods to make good use of energy recovery. How that concept was incorporated and approved by the Minister of Environment in 2010 is baffling.

In addition, I believe the entire project be abandoned as I take issue with uninformed politicians playing fast and loose with OUR money. If your 'concern' is the danger our current system is to the marine life then there is no need to worry...the Orcas & Humpback whales are back travelling our waters in record numbers.

And of course, thanks to this 'secret' purchase of the Viewfield property taxpayers are stuck with a piece of land that should never have been considered in the first place. I would like to suggest that the possibility of contacting the APPROPRIATE organizations and propose building an Assisted Living Complex for seniors. At the very least, this is definitely something we do need. I also believe, if handled correctly, this project could be could be a reality and at a much reduced burden on taxpayers.

I am also opposed to the Viewfield site because of the impact it will have on small businesses, residents near and far and because my first

notice of this idea came from the Times Colonist and other media AFTER the CRD had purchased the land.

The CRD had better get its act together and start following due process. After seven years of delays and missteps it is perhaps time to erase the slate, start over and design this project properly through meaningful public consultation.

The current state of affairs simply isn't good enough and residents and taxpayers from all over Greater Victoria, BC and Canada deserve better.

Sincerely,

Val Young

Victoria, BC

---

From: Tamara Schwartzentruber

Sent: Thursday, June 27, 2013 6:53 PM

To: Webdesk

Subject: (CRD Website Submission)

Your Name:

Tamara Schwartzentruber

Subject:

Sludge treatment plant in Esquimalt

Message:

I would like to express my opposition to the proposal to locate the CRD's sludge treatment facility at Viewfield Road in Esquimalt.

The study prepared by Westland Resources Group for the CRD clearly states that anaerobic digesters are not functionally compatible with a residential neighbourhood. The Viewfield site is surrounded by homes, schools, playing fields, and commercial businesses. By the CRD's own figures, the site itself is too small for the planned facility, and moreover offers no space for a buffer zone of any size, let alone the recommended minimum buffer of 300 meters.

By all accounts, the anaerobic digesters will create odors that make living next to these sites unpleasant and possibly unhealthy. Increased truck traffic will be noisy, polluting, and dangerous to children living in the area. These factors are acknowledged to reduce property values. The aforementioned are the minimal negative impacts to the vicinity. Other potential dangers include leaks, spills, and explosions. Risk management for these potential dangers are purported to be the employment of skilled operators and managers, strong safety protocols, and location. Logic dictates that of these three factors, location must come first.

If the CRD cannot ensure that a suitable location is chosen - indeed, if the CRD attempts to obfuscate due process and public consultation (as demonstrated by the secretive purchase of the Viewfield site at an exorbitant \$17 million) - how can we trust that the operation of the facility will be conducted with any greater due diligence?

Furthermore, it is grossly unfair to the municipality of Esquimalt to expect it to absorb both the sewage treatment facility and the sludge treatment facility. I am not a resident of Esquimalt, but anyone could see that this

is unjust. The need for sewage treatment is region-wide; it is only fitting that the solution be shared by all municipalities. Moreover, to reduce Esquimalt's tax revenues by denying it the ability to collect property taxes on the two sites adds insult to injury. [NB: The CRD does not pay property tax.]

As I understand it the CRD has already spent \$50,000,000 on sewage related studies, reports, and acquisitions, but it has decided not to proceed with the proposed \$20,000 business case study. Why not? It certainly seems to be false-economy thinking, but perhaps that is business as usual at the CRD. What else would explain the view that a sludge treatment facility in the middle of a residential neighbourhood is a sound decision?

The municipalities of the CRD should share the load. Small regional treatment facilities make long-term economic sense; they are technically, socially, and environmentally sustainable; they are not dangerous, smelly, or unsightly; and they are fair to everyone who owns a toilet. Failing that, a non-residential site such as Hartland Road must be chosen. Sludge treatment plants do not belong in anyone's back yard.

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From: Erin Sherry

Sent: Monday, June 17, 2013 7:22 PM

To: Denise Blackwell

Subject: (CRD Website Submission)

Your Name:

Erin Sherry

Subject:

Viewfield Sewage Sludge Plant

Message:

I am a resident of Vic West living on ... and mother of a young child. While I am an advocate of sewage treatment, I am writing to strongly oppose CRD plans to put a sewage sludge treatment plant on Viewfield Road in Esquimalt. It does not belong in this mixed-use residential neighbourhood. It does not belong in ANYONE's neighbourhood..

The CRD bought this site without any public engagement for \$17 million. The assessed value is only \$12.9 million. The CRD states that a 2.0 hectare site is needed, yet this site is only 1.7 hectares.

The CRD plans to install anaerobic digesters and buildings four stories high. Anaerobic digesters are NEVER compatible with residential neighbourhoods; your own reports openly acknowledge this.

It is acknowledged by all that the facility will create odors, gas flaring, and heavy truck traffic, all of which make life unpleasant and significantly reduce property values. Independent studies report that property values in a 500 meter radius can fall by 25%.

In addition to the smell, flaring, and trucks, which are a given, there are also potential dangers of spills, leaks, and explosions. These are the primary reasons why anaerobic digesters are never put in residential neighbourhoods.

The minimum buffer zone for anaerobic digesters across North America is 300 meters.

This site has NO buffer zone; the nearest house is 21 meters away. The site is surrounded by homes, elementary and high schools, playing fields, parks, community gardens, cafes, bakeries, grocery stores, and other commercial businesses.

I believe this site is not viable. By any real measure – long term economic feasibility; technical, social, and environmental sustainability – it is the WRONG plan and the WRONG place. Sludge treatment does not belong in ANYONE’S back yard. Will you listen to the voices of Viewfield area residents and abandon the Viewfield plan? I hope reason and good judgement prevail.

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From: Kathy Fyfe

Sent: Tuesday, June 18, 2013 6:00 AM

To: Denise Blackwell

Subject: (CRD Website Submission)

Your Name:

Kathy Fyfe

Subject:

Esquimalt - Treatment Plant

Message:

I listened to the CBC news report this morning and they had a clip of you stating that those

absent from the consultations were the silent “yes” majority and you had to listen to them as well.

Absenteeism is not only representative of agreement. It also means:

1. People have not, for whatever reason, known of the dates for the consultations.
2. People understand consultation to mean that they have a voice. Very difficult to feel that way when the surveyors were out marking where the pipes would be laid BEFORE the first announcement of the purchase of the land was made.
3. People who feel they don’t have a voice don’t go to these consultations because they will leave feeling even more powerless about this stupid situation than they already do.
4. People don’t go to these consultations because they have lost faith in all political process which used to be seen as democratic.
5. People don’t go to these consultations because they are sick; have previous commitments for the night of many of the meetings. The more meetings that pass that they aren’t able to attend, especially when they hear the news reports of those meetings leaves one feeling “What’s the point?!!!!”.
6. Why would I attend these meetings when for the past few weeks I have been woken up; had to dust my house more frequently because I refuse to keep my house closed during these beautiful days when construction work has already been started on this project.
7. Why would I attend these consultations when it is obvious the almighty dollar is what is driving this project with no real understanding of science.

I am an Esquimalt citizen surrounded by neighbours who are elderly and / or too infirmed to attend your meetings.

I resent this whole project for many reasons but mostly because of the arrogance of the people running these consultation meetings who have the audacity to presume why people aren't at the meetings.

I have also heard that there is supposed to be a buffer zone around a treatment plant of between 300 to 500 meters. I fall within that range and resent that I may have to consider moving not by choice.

I have also heard the stack is being place closest to the power station. WHAT ARE YOU PEOPLE THINKING????? Plants don't blow up because they aren't near an electrical power source.

This would last point would be a reason for not attending. The Committee isn't even discussing all the issues.

I am so frustrating with living in this country now from top to bottom government, the people are no longer being heard or what they say or don't say is being so misinterpreted they give up because democracy really doesn't exist here any more.

Many, many people have lost all faith in governments and that is a very dangerous situation. We will become like South American and Asian countries where the Corporations have dictated political policy.

Respectfully submitted by a very cynical and angry Esquimalt resident.

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From: G Foote

Sent: Saturday, June 22, 2013 9:58 AM

To: Denise Blackwell

Subject: (CRD Website Submission)

Your Name:

G Foote

Subject:

CRD Offer of Mitigation to Esquimalt Counsel

Message:

Comments: RE: CRD Offer of Mitigation to Esquimalt Counsel

Upon reading the news in this mornings Times Colonist I am absolutely flabbergasted by the news that the CRD is trying to "bribe" Esquimalt Counsel into re-zoning the proposed sites for sewage treatment in Esquimalt. This news is quite surprising but indicates to me that the CRD is well aware that this is a bad deal for Esquimalt residents. Why else would they offer such a bribe. Frankly, a bike lane along Lyall street does absolutely nothing for the residents situated in the streets surrounding the proposed Viewfield site.

It was recently reported that, in addition to the many other concerns of local residents, property values for homes in the area of such facilities have the propensity to drop an average of 20%. That equates to over \$100,000 in equity for most of the residents in this area. For most this would have a devastating effect on the lives of residents, especially if they are facing a move in order to maintain their employment, which is often the case in the example of Esquimalt residents working for DND and other employers

where transferring is a part of the job. In this economy many people have had to move in order to stay employed. The negative impact brought on by the publicity of the CRDs proposal has already cost Esquimalt residents in value of their properties.

With such a drop in property values, Esquimalt Counsel must consider how much they would lose revenue from property taxes for all of those residents in the decades to come. It is my understanding that the CRD would NOT pay any taxes on these proposed facilities, leaving the residents to pay taxes to support them.

We residents of Esquimalt have asked Counsel to continue to stand up to the CRD; to resist this offer of "mitigation"/bribe; to put the needs of the residents of Esquimalt first.

A CRD representative recently used a community in the Interior as an example of how residents live in harmony with similar facilities. However, in that case, the sewage facilities were constructed before the housing developments built up around it. When those houses were marketed, it was at a lower cost to off-set the negative impact of having a sewage plant in the neighbourhood. That is not an option that Esquimalt residents are being offered in this proposal because these houses have been here for 60+ years.

It has now been suggested in a letter to the editor in the Saturday TC, that the CRD has made deliberate false claims that the Kelowna area sewage plant is comparable to what they are proposing for Esquimalt.

This further calls into question the ethics and integrity of every member of CRD management and it's employees.

If the CRD is prepared to offer mitigation, those funds should go directly to the homeowners in the area who stand to lose all the equity they have worked very hard to build over decades. That is the only way you would convince Esquimalt residents to go along with this plan.

As a resident of Esquimalt I reject the CRD proposal as it is not in the best interest of Esquimalt tax payers. Esquimalt Counsel has been advised of my position in this matter.

Thank you for your time.

Regards,

G.Foote

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From: Eric Pittman

Sent: Wednesday, June 26, 2013 7:03 PM

To: Langford Engineering General Mailbox

Subject: Water, Waste, Sewage and Drainage

Name: Eric Pittman

Message:

My letter to the Times Colonist in response to their don't make it personal editorial.

Please pass this on to Denise Blackwell.

Don't make it personal!

I personally stand to lose \$150,000 equity in my

home according to the CRD's own figures should the sludge plant be built on Viewfield Rd.

I personally will smell the sludge plant at the very least, on the days they clean the filters.

I personally have to live near a facility generating methane gas which can explode, as happened in Idaho in 2010.

I personally may not be able to rent my suite should my tenant decide to leave!

I personally may face a readjusted mortgage rate should my assessment fall outside of the banks comfort zone.

I personally may not be able to sell my home!

I personally may not be able to retire for many more years because of this.

You are completely correct. This should not be personal and in order for that to happen the CRD needs to get another plan which doesn't put this in anyone's back yard making it very, very personal!

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From: Ron Bilodeau

Sent: Wednesday, June 26, 2013 9:04 AM

To: CRD Chair

Subject: Viewfield or Hartland sites

My name is Ron Bilodeau and I am the owner of a business and a warehouse at ...

I would like to express my deep concerns about the possibility of the sludge plant being located on Viewfield Road.

My business requires that I operate from a light industrial zoned area.

After an extensive search all across the Capital Region, over 5 years, I purchased the warehouse in good faith as a location for my business.

The process of searching for such a location opened my eyes as to how little "light industrial zoned land" there is around the CRD.

The areas I did see in my search were vibrant economic hubs with a variety of small businesses.

Esquimalt Industrial Park, zoned light industrial is such an area and should remain so.

When Wilson Foods moves from their location, we would expect to see a number of small businesses move in and further promote this economic activity.

The Viewfield Road proposal as a possible location for a sludge plant would greatly affect this area for the life cycle of the plant. (50 to 100 years)

It would remove a great part of this light industrial area, economic activity, taxes, and jobs in the area.

Every business in this area would see a negative impact.

A negative impact on the businesses would also have a negative impact on the light industrial property values.

This negative impact is for the life cycle of the plant, virtually forever.

Add this impact to that of the adjacent residential homes in the area and there could be a significant loss of property values.

I have solicited professional opinions on property values in the area if the sludge plant was to proceed.

To locate the sludge plant at the Hartland location would not impact economic activity, jobs, taxes or property values.

Ron Bilodeau

Pro-Tech Exterior Products Ltd.

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From: Larry Cohen

Sent: Tuesday, June 25, 2013 2:56 PM

To: Robert Lapham

Subject: (CRD Website Submission)

Your Name:

Larry Cohen

Subject:

Sewage Treatment Plant Location

Message:

Dear CRD,

My family and I would respectfully yet adamantly protest the location of the sewage sludge treatment plant proposals. We believe that it is our constitutional right to live in a safe and healthy environment, and it is from all accounts available that this plant will compromise our health and the right to clean air in our neighborhood. We have contacted our realtor and will sell our property if indeed this plant goes forward. It behooves the CRD to reconsider it's position on this important and

life altering decision. You are employed to serve the community, So serve! Yours faithfully, Larry Cohen and family

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From: Ned Jackson

Sent: Sunday, June 23, 2013 5:13 PM

To: Judy Brownoff

Subject: (CRD Website Submission)

Your Name:

Ned Jackson

Subject:

Hartland Biofuel Facility.

Message:

Hi Ms. Brownoff

Hartland Biofuel Facility issue is very important for many of the residents of Saanich and surrounding area and most germane to your role as CRD rep.

I am new to the area having only moved up to Willis Point two years ago so I have taken sometime recently to learn what I can about the issue. The CRD website has a number of useful documents which outline the nature of the proposal and the comparison between the two sites under consideration, specifically Hartland and Viewfield.

What I am perplexed about is what has changed since 2010 to make the Hartland site a viable option? You may recall that the original CRD

amendment in 2010 to propose to use the Hartland site was set aside in response to a multitude of concerns that were raised. There was the public concern about the impact of an 18 kilometre pipeline of sludge running through many Saanich communities, across major thoroughfares and natural streams. There were concerns with the significant costs associated with mitigating the elevation gain by adding in numerous pump stations.

There also remains the fact that Hartland is an unserviced site and therefore what is required is not only the construction of two pipelines across the Saanich region (one to carry the sludge and one to take away the waste-water) but also an additional gas line, additional power lines and water lines. There is also the impact on local neighbourhoods and traffic during the anticipated 5 year construction phase.

What is not considered in the Stantec Assessment Report that was conducted for the CRD is that the Hartland facility is co-located to a provincial park that is used by many residents of Saanich and the region. From the cyclists who train every day on Willis Point Road to the hikers, mountain bikers and swimmers who use the local lakes and trails, both the construction and operation of the facility would have significant negative impact.

As well, the transportation costs of the project assume normal disruption in the case of an average project. What it fails to capture is that the Willis Point Road is the only point of access for the Willis Point Community therefore if that access is impeded or restricted, it will have a major impact on our community.

Ms Brownoff we need your support. There are a number of local community and environmental concerns with the proposal to use the Hartland site. The project requires CRD approval to

proceed and anticipates CDR funds for support.

Please do not support the Hartland Biofuel Facility.

Best regards,

Nikki Macdonald & Ned Jackson

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From: Barbara Ende

Sent: Monday, June 24, 2013 10:43 AM

Subject: HARTLAND - NOT VIABLE

Dear Judy,

The proposed HARTLAND biofuel facility will, as you know, impact every community from Esquimalt to the site of the Hartland location including my community of Willis Point.

At a meeting held at our community hall last Thursday, we were made aware of the strong possibility of Hartland as the location and are vehemently opposed to this site selection for numerous reasons including:

1. The Hartland area is already the only active landfill for the entire Victoria area impacting surrounding communities of Willis Point, The Highlands, Prospect Lake, etc.

- a. We living near this facility are already living with the impact of one facility and do not feel it is either fair or logistically expedient for us to be expected to, once again, assume the fallout of an additional facility

2. Willis Point Road is a small, rural, two-

lane road AS WELL AS THE ONLY IN/OUT ACCESS for the community of Willis Point. Any disruption to the opening/closing of this road is a hazard of an ongoing basis. In addition, this road is already over-burdened by CRD parks traffic, bicyclists training, recreational (i.e. skateboarders, dirt bike racing, etc) as the RCMP of Sidney can attest.

3. The area surrounding the HARTLAND SITE is RURAL, FARMLAND, and strictly residential with all homes surrounding the site on well water and septic tanks installed by and repaired by home owners at great expense. Why would we accept to manage and live with the waste from other communities? Why not locate the waste management where the bulk of the waste is produced?

4. This location is surrounded by sensitive eco-systems, seasonal marshlands and is also an annual site (directly behind the Red Barn Market) of protected migratory swan populations.

5. THE HARTLAND SITE will require over 18K of PIPELINES TO BE BUILT FROM DOWNTOWN VICTORIA ACROSS MULTIPLE COMMUNITIES (i.e. FAIRFIELD? OAK BAY?, BROADMEAD?, ROYAL OAK?, PROSPECT LAKE?, etc. On the CRD website, they state that it will impact a minimum of 10 "bodies of water" and 12 main roads. This does not seem to be the most logistically and strategically sound plan for the entire region.

6. The Willis Point Fire Department is the only fire and first responder rescue team in the area. How this might impact the WPF? Who's going to respond to the increase traffic accident and possible fires, etc..? US? We are a volunteer department.

7. Finally, we live in an earthquake zone with the southern tip of the Island have small events

almost daily. The possibility for major accidents to pipelines resulting in massive water/air/ground pollution is too high to even calculate.

I am reaching out to you to garner your support to NOT LOCATE AT HARTLAND.

Best Regards

Barbara Ende

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Survey Response

Subject CRD Wastewater Commission

First Name walter

Last Name ash

Message I attended a couple of the CRD's open houses this week and was very concerned that the brochure comparing the potential Viewfield Rd. site to the Hartland Landfill site painted a misleading picture of the surroundings. The only images of the Viewfield site are photographs of the small Esquimalt electrical substation and the front of the warehouse, framed to omit all other surroundings. As someone who lives in Vic West, about the same distance from the Viewfield site as the Esquimalt Substation, I'm very concerned that this paints the wrong image and may impact the community feedback received during the open houses. If you were to walk past my house in Vic West you'd have the impression you were in Fernwood, not some mythical heavy industrial land alluded to in the brochures. Some materials and press releases refer to the site as an "industrial site in Esquimalt", but the CRD's own siting study clearly differentiates "light industrial" from "industrial". Light industrial land is listed as only somewhat compatible (with potentially expensive upgrades), and residential is least compatible. I hope that the

Greater Victoria community at large recognizes that these communications are misleading with respect to the residential aspects of the Viewfield area. I don't believe this is malicious, but simply because the materials were prepared by an outside P.R. firm. Even disregarding this oversight, the already approved Hartland facility is less expensive (by the CRD's own studies and as indicated in their information sessions), better situated (other cities also send their sewage through sewers to treatment facilities away from residences), and does not present the significant social and economic risks that Viewfield does. One of the senior engineers present at an open house admitted to me that the Hartland site was his preference because of its potential for future expansion, and that the sewage pipe to send the sludge there was negligible compared to that already present in the rest of the municipal sewer system. Furthermore, the controversy, potential for drawn out legal disputes, and rezoning for the Viewfield site, is a significant barrier to an already slow-going process. With almost all factors weighing heavily in favour of Hartland I would hope reason would prevail and that we could simply get this process finished and move on with the reasonable and already approved plan to site the sludge plant at Hartland. Walter Ash

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Subject: CRD Core Area Wastewater Treatment Program

Reply-To: Mark Haines

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

I am frustrated with the CRD approach to public engagement that includes purposefully misleading the public.

At recent open houses on the Viewfield Sewage Treatment site, the CRD displays use Kelowna as an example to demonstrate how the Viewfield site would work. The information presented was wrong, incomplete, and in some cases purposefully misleading. Here are the facts that the CRD purposefully withholds from the public:

- 1) The Kelowna site was built prior to the surrounding development. Thus, there was no impact on property values as the neighbourhood was not yet developed. In addition to that, the treatment plants at this location are having an impact on the surrounding community in terms of smell. The CRD is lying to the public. This is not public engagement, it is subterfuge. Whoever is in charge of this process should be fired.
- 2) The Kelowna site is much larger than the Viewfield site and services a much smaller area. Thus there is a much larger buffer between the actual facilities on the property than what would be available at Viewfield. CRD is lying to the public. This is not public engagement, it is subterfuge. Whoever is in charge of this process should be fired.
- 3) The Viewfield Road site is within a 500-metre radius of several hundred single and multi-family residential units, at least one grocery store, three bakeries, several coffee shops, three public schools, at least three daycares, a Montessori preschool, four community gardens, two churches, several restaurants, three pharmacies, a community centre, a community baseball diamond, at least three playing fields, nine playgrounds and four public parks. And yet the CRD characterizes this as being industrial land. With all due respect, what are they

smoking?

As for Hartland? Well, within the same 500-metre radius, there are no private homes, no businesses, no gardens, no playgrounds and no schools. Why is this even a decision?

4) The Viewfield site will cost more in the long run and be permanently disruptive to the community. The option to pump the sludge to Hartland will be temporarily disruptive to the community, but the Viewfield site will permanently alter the Vic West/Esquimalt community not to mention the tourism potential of the City of Victoria including the inner harbour. If the CRD had taken the 17 million they spent on the Viewfield site and instead invested it in a savings account, they could have paid for the operating costs for Hartland. Instead this is a sunk cost we are not likely to recover. Whoever is responsible for this purchase should be held accountable.

When this process started, everyone was excited about establishing a world class system that would be an example for other communities. Instead we are left with a public engagement process that has become subterfuge, a product that is the worst possible option for sewage treatment, and locations that will do extensive damage to the community and cost the taxpayer outrageous amounts of money. In addition to this, we have a committee that is purposefully pitting community against community in order to foster block voting that will protect the larger municipalities at the expense of the smaller municipalities.

This process has not only created a lack of trust for this committee, but a lack of trust in the democratic process itself and the regional district model of governance.

Someone stop this madness before more public

money is wasted! It is time to learn from our mistakes and start over.

Mark Haines

Sincerely,

Mark Haines

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Subject: CRD Core Area Wastewater Treatment Program

Reply-To: "Diane L. Hill"

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

It is time for the CRD's Core Area Liquid Waste Management Committee (CALWMC) to be restructured and "The Plan Forward" rethought.

The latest move by the Capital Regional District to purchase two parcels of land in Esquimalt, British Columbia for a Biosolids Center without proper public consultation really "takes the cake".

The CRD pulled the same stunt with its selection of the McLoughlin Pt. site a couple of years back. Esquimalt residents willing to contribute to the overall project with McLoughlin comprising a part of a larger distributed system were blindsided when the entire treatment plant was sited on a single property too small even for the biosolids component.

Meaningful public engagement means just that. It means talking to the public, listening to their concerns and proposing ideas to them ahead of land purchases and predetermined outcomes.

I actually prefer the Hartland site idea just because the area is already being used for waste management.

I am opposed to the Viewfield site because of the impact it will have on small businesses, residents near and far and because my first notice of this idea came from the Times Colonist and other media AFTER the CRD had purchased the land. If we change the rejoining of the Esquimalt industrial park, then it should be changed to residential only as we need the space for people. Victoria West is the most up and coming and popular neighbourhood in Greater Victoria with a great deal of housing being built over the last 5 years with more building planned. The proposed site is only one block from the Vic West border. The site is beside a grocery store and smack dab in the middle of food industries, close to 2 schools and way too close to housing.

My property taxes keep escalating while services keep deflating and if this goes through, my house will not be worth what I paid for it!

The CRD had better get its act together and start following due process. After seven years of delays and missteps it is perhaps time to erase the slate, start over and design this project properly through meaningful public consultation.

The current state of affairs simply isn't good enough and residents and taxpayers from all over Greater Victoria, BC and Canada deserve better.

Sincerely,

Diane L. Hill

Victoria, BC

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From: Mark Haines

Sent: Thursday, June 20, 2013 8:19 AM

I was frustrated when I read the article about the Esquimalt Advisory Planning Commission rejection of the McLouglin Sewage Plan.

The commission presented legitimate concerns about the project and in response, all we get from Denise Blackwell is threats and disrespectful comments. Since when are legitimate concerns considered "roadblocks"?

Why does the CRD continually try to mislead the public on this project? At the Esquimalt open house I was told that the plan for Viewfield Road has already been done in Kelowna. What they don't tell you is that the treatment plant was built in Kelowna before any development occurred had around it, thus there was no impact on property values. They also don't tell you that the Kelowna site is much larger and has much more of a buffer than what will be available at Viewfield.

It was also raised at a recent open house that the CRD has not done any economic analysis on the impact of this project on surrounding property values. When asked why, the CRD responded that it could not be done. An economics professor from UVic pointed out that a first year economics student could do that analysis. Why are we making decisions with hundreds of millions of dollars without doing the proper analysis?

Since when did the spreading of misinformation become the standard for a legitimate public engagement process? It is time for the sewage committee to treat public engagement seriously.

It is time that Denise Blackwell is replaced. It is time that the CRD staff responsible for leading this project are replaced.

With respect,  
Mark Haines

Sincerely,  
Mark Haines

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From: scott langejan

Date: 20 June, 2013 4:34:43 PM PDT

Subject: Sewage Plant

I am pretty worried about this sewage plant going into Viewfield. My wife and I have just purchased a property in the neighborhood. We have a 1 year old daughter and cannot afford to lose 25% on our property value! It's absurd that the CRD is bullying this process through without any consideration for young families and tax payers. The open house was a joke and the Kelowna site you used for an example is NOTHING like the one you want to build in Esquimalt. Shame on you guys. We have had enough. Put it out at Hartland next to the "DUMP" if you must waste all this money on a project that is not needed. Your complete disregard for all of us Denise is appalling. Buying that property by surprise was totally wrong. As long as it's not in your backyard I guess hey?? Why does Esquimalt get all of the crap? Thanks for nothing. Disgusting.

Scott.

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From: Julia Warrington

Sent: Wednesday, June 19, 2013 2:27 PM

Cc: Viewfield Neighbours

Subject: Concern re CRD's CALWMC Feedback Process and Perceived Need for a Pause in this Project (Help!)

This process to obtain residents' feedback and choose between Hartland and "an alternative", the already purchased (and thus apparently favoured) Viewfield site, seems terribly flawed. How do residents know what they are being presented with when PR dominates and the promised "transparency" is not there. How can we "trust" what is said when, for example, the CRD open house photo of the wastewater treatment plant in Kelowna is presented as an example of a sludge processing plant built in the middle of a residential area. It is my understanding that the Kelowna plant was initially built in the early 1900's on the edge of town and its replacement was built in the early 1980's when there were very few residences in the area. Further, the proposed Viewfield sludge plant site is 1.7 hectares and the Kelowna wastewater treatment plant is 9 hectares, for fewer residents. And we are told (not by CRD) that the Kelowna plant stinks.

Another CRD poster for these information sessions say there are "some" houses near Viewfield. Let's get specific. CRD information says the nearest residence to Hartland is 1200 metres. The nearest residence to Viewfield is 21 metres. Then there are hundreds of houses in the immediate vicinity of Viewfield, along with all the other amenities that make up a residential neighbourhood. Within a 1200, 500,

400, 300 metre radius, whichever you choose for whatever purpose, there are still MANY houses. The Westland consultant's report said it was inappropriate to site a sludge plant in a neighbourhood full of people ("operation of a biosolids facility would not be functionally compatible with a residential neighbourhood"), although they did judge the Viewfield site itself as "somewhat compatible" (Hartland is "compatible"). Tell us, within what distance of residences is it appropriate to build a sludge plant? I believe Alberta has a law that says 300 metres. I heard that BC has a guideline of 400 metres but it isn't law. The Tera report says they checked odour dispersion around Hartland but not Viewfield. They said their "model predicted the highest odour concentration would occur approximately 600 m from a biosolids facility and lower odour concentrations could occur more than 1 km from a facility" and suggested that "an odour potential criterion should include areas within 1 km of a site", adding "even though the predicted concentrations are within acceptable levels". Acceptable to whom, and could the CRD committee please tell the residents individually within the 600 metre and 1000 metre radius of the Viewfield site that there will be odours? What has been said to residents seems to be that the odours will be acceptable, trust us, we'll get the proponents to do the best job they can. Same story with safety issues, harmful/noxious/potentially lethal chemicals, flaring stacks, etc. Oh, you'll get used to it.

Another PR attempt suggests that what the Viewfield site backs onto is the E & N right of way (along with the BC Hydro substation). We know the trains don't go there any more. But it's not just a disused train track. On the E & N right of way is now a fancy trail, built at great expense, come and see.

CRD has tried to say the Viewfield area is "derelict" which of course would lead non-residents of the area to feel it is fine to put a sludge plant there. It is NOT derelict. But it sure could become derelict if a sludge plant is put there. The Viewfield light industrial/commercial area is small and the sludge plant site is right between the Real Canadian Wholesale Club grocery and pharmacy, and Monks office supply warehouse, come and see.

So there are some trust issues. We would prefer to have the CRD committee come and speak to us and then have questions from the audience, not just look at posters of what the CRD committee has chosen for us to look at and then individually ask various CRD personnel or committee representatives questions which may be repeated and repeated over the course of an open house, with questions and answers not even recorded anywhere. We would also like to know how much of this hurry about "consulting" and "getting shovels in the ground" is being driven by federal deadlines for receiving funding. Listen to David Anderson, he knows how funding works: we may not get it anyway even though it has been promised. Let's get the project right.

Other concerns arise. So when our "feedback" gets looked at (how transparent will THIS process be?), and a site is selected (for everybody's sake it had better not be Viewfield), do we just trust the CRD committee to not sign on a company which will hold us to a huge ransom all our lives to give themselves gold-plated profits as we have heard has happened with many garbage contracts? Are all the other sludge plants done on a PPP arrangement? This is the largest, most important to get right CRD decision ever.

Where are the facts, where is the science on the

current proposal? As far as I know, there is no evidence that we are significantly harming the environment by continuing our present practices. I understand this may not continue to be the situation, but if we had more time (say to 2030 or 2040), we may be able to take advantage of new developments in sewage treatment which may not entail the extreme expense and possible harm of the present proposal. (The hundreds of thousands of dollars' worth of loss in property value also needs to be factored in to the probably billion dollar cost.) Further, the present plan apparently will remove only 50% or less of toxic contaminants from wastewater, despite the great cost.

As I understand it, the CRD committee is made up of various elected officials whose numbers correspond to populations of different regions. Is this fair when they are said to pretty much vote as a municipal bloc, i.e. Victoria, Saanich? Vic Derman has put forward what we feel are excellent suggestions but we understand his ideas get nowhere in this committee. Other regions are represented by only one person, who may have points worth acting on, but they are likewise apparently ignored. Some of us feel that this gives the impression that some committee members may not fully understand the admittedly very complex issues or grasp the implications of what they are planning except that they will get in trouble if they do not deliver a sludge plant on the federal time line so they'd better hurry up about it, no time to listen and take to heart citizens' and even their own members' concerns. There are also a number of voices in the community who have put forth excellent suggestions. The CRD committee and maybe even the commission don't seem to be listening to those either. What are the chances they will really hear the Viewfield residents' feedback? I am very concerned.

Sincerely

Julia Warrington

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From: payne corey

Date: 20 June, 2013 10:27:32 AM PDT

Subject: Sewage

Why would you put a Billion dollar investment at risk? If theirs only a small risk THEIRS STILL A RISK.

<http://www.youtube.com/watch?v=rg3viOTYGHY&sns=em>

Corey Payne

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Survey Response

Subject as discussed at sludge plant open house Elk Lake Drive

First Name Julia

Last Name Warrington

Message Subject: Viewfield and ALR land

Date: May 27, 2013 3:57:21 PM PDT (CA)

Dear Judy Brownoff, Vice-Chair, Core Area Liquid Waste Management Committee: Following up on your CFA interview and your request for listeners to get back to you regarding our feelings whether or not ALR land should

be considered for the siting of the sewage treatment facilities, my husband and I are in full agreement that in this one case, ALR land SHOULD be considered for such facilities. We regard Viewfield as ENTIRELY unsuitable for any aspect of sewage treatment because it is in an established and densely populated neighbourhood, our neighbourhood. As I'm sure you can understand, we do not want to be subject to severe to extreme smell and the danger of safety malfunctions (we know they do happen and can be deadly), along with very significant loss of property value. We would not wish this on any established neighbourhood. Further, we believe it is deceitful and despicable to publish in CRD information that Viewfield is "in an industrial area" and "backs on to the E&N right-of-way and hydro substation" without mentioning that this is a small light industrial area within a neighbourhood, in fact with residences only a few steps away from the planned sludge treatment facility. Apologies to Lanny Seaton and Alastair Bryson for my being unable to find their email addresses. Sincerely Julia and John Warrington

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Sent: Wednesday, June 19, 2013 2:22 PM

To: Lindy Kaercher

Subject: Mayor and Council

Name: James Reffelt

Message:

For Ms Blackwell:

Contentious biosolids discussions. Why not deal with the solids at the site of generation, using

the methane from digesters? only 20% of wet volume, and it would be less objectionable to area residents. Much lower cost and successfully done in Kingston NY.

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From: Ken Pawlik

Sent: Tuesday, June 18, 2013 9:00 PM

To: Randall Garrison; Elizabeth May; Murray Rankin; Adrian Dix Leader; Adrian Dix MLA; Maurine Karagianis; Hon. James Moore; Hon. Peter Kent; Finance Minister; Environment Minister; CSCD Minister; Denise Blackwell; Lanny Seaton; Geoff Young; Judy Brownoff; Mayor Dean Fortin; Mayor Frank Leonard; Marianne Alto; Ben Isitt; Leif Wergeland; Susan Brice; Nils Jensen; Chris Coleman; Vicki Sanders; John Herbert

Cc: Ken Pawlik; Carole James; Rob Fleming; John Horgan; Lana Popham; Hon. Mary Polak; Hon. Coralee Oakes; Hon. Michael de Jong; Vic Derman; Graham Hill; Carol Hamilton

Subject: CRD Core Area Wastewater Treatment Program

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

I have just completed the CRD's survey regarding the proposed biosolids facility sites. As a Victoria taxpayer and home owner I have numerous concerns about this plan as proposed.

The information provided has no mention of what kind of tax increases will be borne by homeowners in the greater Victoria region. This is a huge project (\$1.2 billion to build according to the media); it is vital that there be 100% transparency with regard to what taxpayers

will pay out of pocket annually versus what actual quantifiable benefit they will receive from this facility. Further, the potential social and economic effect this facility will have on the hundreds of home owners near the Viewfield Road site needs to be addressed in more detail.

The Viewfield map used in the survey needs to be zoomed out so that the “light industrial area” is shown to be what it is: two streets of warehouses surrounded by hundreds of homes, several schools, numerous parks, walkways, and businesses - in other words, a community. We might as well put this facility in Fernwood, Cook Street Village, Oak Bay Village, or any other residential neighbourhood in the Greater Victoria Region. The fact that questions regarding the effect on the surrounding community in Esquimalt and Vic West aren’t being addressed is troubling, as is the lack of public consultation until after \$17 million tax dollars were spent procuring the Viewfield Road site.

The survey leaves too many unanswered questions. Why are only two sites being considered? Why was the Viewfield Road site purchased for \$17 million when its assessed value is reported to be closer to \$6 million and its market value is around \$12 million? What benefits do these facilities offer, particularly for the affected communities, but also the region as a whole? What increased tax burden will we all have to bear to support not only this facility, but potentially hundreds of home owners whose home values plummet? Why is the complete burden of disposing of the entire regions waste falling onto Esquimalt’s shoulders? I have plenty more questions should you feel inclined to ask.

As a homeowner and taxpayer in Victoria, my ultimate concern is what these sites will cost me now, as well as in the future. While I doubt anyone in Victoria will notice any difference

when they flush their toilets after the sewage treatment plan has been implemented, all homeowners will notice the sharp increase in property taxes required just to build the infrastructure. Further, the citizens of Esquimalt/Vic West will certainly notice the decrease in their home values as well as the character of their community.

The greater Victoria region is not so densely populated that alternate unpopulated sites could not be found. I’m sure I’m not alone in not wanting to see the potential financial ruin of those in the affected Esquimalt/Vic West community, or have the entire area becoming a ghetto of poverty and crime.

Sincerely

Ken Pawlik

Sincerely,

Ken Pawlik

Victoria, BC

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Sent: June 17, 2013 2:00 PM

Subject: Fwd: TSS measurement question, May 23 Esquimalt Open House

Dear CRD board members

I sent this question to Mr. Hull on May 25 after I met him at the Open House on May 23. He asked me to send him an email about this question and I have yet to receive a response

from him. Could you please ask Mr. Hull for a response on my behalf?

Sincerely

Tim Frindt

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May 25, 2013 10:35:44 AM

Dear Mr. Hull

I spoke with you on May 23 at the Rezoning Open House in Esquimalt, about the Total Suspended Solids measurement that is published in the reports "Macaulay and Clover Points Wastewater and Marine Environment Program Annual Report" 2009, 2010, 2011.

The statistic I have graphed (see attachment) is the product of the Average Daily Flow, and Total Suspended Solids for every month from 2009 to 2011, at Macaulay and Clover Points. This calculation should give the average daily mass of material passing through the system. It seems to me that this statistic should be constant and it is not. Could you please explain why there is a large variance?

I am aware that measurement outliers will not materially effect the mean. I'm also not suggesting that the measurements are inaccurate--I would hope and expect that they are accurate. My point is that there may be some other important system parameter at work here that could be exploited to achieve the objective of conforming to the regulations. If that parameter could be identified, there might be an opportunity to build a treatment plant that is truly innovative.

Sincerely

Tim Frindt

The data used is from:

Appendix B1 Macaulay Point Effluent Flow

Appendix B2 Clover Point Effluent Flow

Appendix B3 Compliance Monitoring Results for Biochemical Oxygen Demand and Total Suspended Solids

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From: Chris Zegger-Murphy

Date: 18 June, 2013 7:33:13 AM PDT

Subject: protest CRD sludge plant location

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

I am writing to protest the recently announced decision to consider Viewfield Road in Esquimalt for the location for a Sewage Sludge Treatment Plant. Both the selection process and the proposed location itself are shocking and outrageous.

Viewfield Road is totally inappropriate for the location of such an installation and would undoubtedly impact property values and the quality of life in the vicinity. This a small mixed use neighbourhood with many families, as well as schools, shops, and parks in the immediate vicinity. Other options are available

for the location of this plant away from neighbourhoods. Pursue them!

Furthermore, the decision is an abuse of the civic mindedness of the citizens of Esquimalt. The CRD is attempting to force Esquimalt to accept a Sewage Treatment plant at McLoughlin Point to process the sewage for all of the Greater Victoria district. Now for the CRD to further attempt to burden our community with a Sludge Treatment plant is unfair and high-handed. Esquimalt is already being asked to accept a burden well beyond it's size and means. Other communities are not. Locate the plant elsewhere so that others may fairly bear some of the burden for treating their own sewage.

Finally, for such a decision to be reached behind closed doors by individuals unaccountable to the people of Esquimalt is an abuse of the public purse and an assault on the democratic process. I condemn both the CRD and this decision.

Shame on all who perpetrated this outrage on the citizens of Esquimalt ...

regards

Chris Zegger-Murphy

Esquimalt. BC

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From: Stewart and Susan Boutilier

Date: 13 June, 2013 3:54:57 PM PDT

To: Alastair Bryson

Subject: Letter to Mayor Bryson, CRD Core Area Liquid Waste Management Committee

June 13, 2013

Dear Alastair Bryson:

I write to express my opposition to the proposal to locate the CRD's sludge treatment facility at Viewfield Road in Esquimalt.

The study prepared by Westland Resources Group for the CRD clearly states that anaerobic digesters are not functionally compatible with a residential neighbourhood.

The Viewfield site is surrounded by homes, schools, playing fields, and commercial businesses. By the CRD's own figures, the site itself is too small for the planned facility, and moreover offers no space for a buffer zone of any size, let alone the recommended minimum buffer of 300 meters.

By all accounts, the anaerobic digesters will create odors that make living next to these sites unpleasant and possibly unhealthy. Increased truck traffic will be noisy, polluting, and dangerous to children living in the area. These factors are acknowledged to reduce property values. The aforementioned are the minimal negative impacts to the vicinity. Other potential dangers include leaks, spills, and explosions. Risk management for these potential dangers are purported to be the employment of skilled operators and managers, strong safety protocols, and location. Logic dictates that of these three factors, location must come first.

If the CRD cannot ensure that a suitable location is chosen - indeed, if the CRD attempts to obfuscate due process and public consultation (as demonstrated by the secretive purchase of the Viewfield site at an exorbitant \$17 million) - how can we trust that the operation of the facility will be conducted with any greater due

diligence?

Furthermore, it is grossly unfair to the municipality of Esquimalt to expect it to absorb both the sewage treatment facility and the sludge treatment facility. I am not a resident of Esquimalt, but anyone could see that this is unjust. The need for sewage treatment is region-wide; it is only fitting that the solution be shared by all municipalities. Moreover, to reduce Esquimalt's tax revenues by denying it the ability to collect property taxes on the two sites adds insult to injury.

As I understand it the CRD has already spent \$50,000,000 on sewage related studies, reports, and acquisitions, but it has decided not to proceed with the proposed \$20,000 business case study. Why not? It certainly seems to be false-economy thinking, but perhaps that is business as usual at the CRD. What else would explain the view that a sludge treatment facility in the middle of a residential neighbourhood is a sound decision?

The municipalities of the CRD should share the load. Small regional treatment facilities make long-term economic sense; they are technically, socially, and environmentally sustainable; they are not dangerous, smelly, or unsightly; and they are fair to everyone who owns a toilet. Failing that, a non-residential site such as Hartland Road must be chosen. Sludge treatment plants do not belong in anyone's back yard.

Sincerely,

Susan Boutilier

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From: Justine Semmens

Sent: Thursday, June 13, 2013 1:25 PM

To: Denise Blackwell

Subject: (CRD Website Submission)

Your Name:

Justine Semmens

Subject:

BEC siting feedback

Message:

We have lived in Vic West for five years. Loving the neighbourhood because of its close-knit community, vibrant small businesses, beautiful playgrounds and parks, and proximity to the ocean and to downtown Victoria, my husband and I just purchased our first home at ... on the edge of Vic West. We believed that a dream had come true. That dream is threatening to become a nightmare. The closing on the purchase of our home was March 15. We were shocked to learn just five days after taking possession that the CRD is proposing the development of a biosolids energy centre across the street on Viewfield road. My month old daughter has a clear view of the site from her bedroom window.

There is more to the story than disappointment that we may have sunk our life savings into a home that may be significantly devalued, and saddened at the prospect that we may be bringing our first child into a home that threatens her health and safety and quality of life. On February 4, 2013, knowing about the proposed site at McLoughlin Point in Esquimalt and not being certain whether the plans might affect us should we purchase the house on

Hereward Road, my husband contacted the CRD's CALWMC to find out what the CRD had planned in terms of transportation of biosolids from the McLoughlin site. An executive assistant from the CRD responded to his request for information by directing him to websites describing the sites at McLoughlin point and Hartland landfill, but failed to mention any plans regarding a biosolids site either at the Viewfield Road location or even any vague mention that the house might be impacted in any way. Understandably upset once we learned that the information about the Viewfield Road site had been withheld from us, my husband contacted Heather Raines again by phone and email. An engineer on the wastewater project contacted him and after describing some of the architectural aspects of the proposed Viewfield site, admitted that this information had indeed been withheld. While we understand that the CRD was interested in maintaining secrecy in order to protect its interests as a purchaser, we also feel that in withholding information that influenced our decision to purchase our home the CRD will have failed in its duty of care to us as residents of the CRD and of the city of Victoria should the proposal be realized. We are very alarmed and saddened by what feels like a betrayal of our trust in the good faith and operation of the various civic institutions of the region.

No one should be fooled by the CRD's misleading suggestions that this site is in an uninhabited, industrial region of Esquimalt. It is located in the heart of a vibrant residential community that straddles the borders of Victoria and Esquimalt.

And here we come to the crux of the issue. The fact that my family will be deeply impacted, realizing a pure economic loss as the result of misleading information supplied by CRD staff if

this proposition becomes a plan is only one part of a much greater problem. What matters is that ALL of the families and businesses in this dense and vibrant residential centre will be deeply impacted. Our community, which we all love, will be impacted.

All of these things, which we know both in our hearts and in our minds matter, are also important to the very policy framework, which is meant to guide the CRD in its decision making. It seems ludicrous that citizens have to beg and plead with their leaders not to ruin their community and destroy their economic security when the Hartland site already exists. Some of my neighbours have confided to me in tears that they feel their lives will be ruined if the Viewfield proposal goes forward – after decades of paying off a mortgage, nurturing a home, and building a community the news that the CRD had secretly purchased land to build an anaerobic human sewage processing facility is simply devastating and feels like betrayal.

The City of Victoria itself – despite what feels like wholesale abandonment by those councilors who also serve as CRD directors – has envisioned a very important role for our community in its long-term growth strategy and the CRD's own research indicates that Viewfield road is an inappropriate site.

The 2010 Westland report on "Land suitability for a biosolids facility in the Core Area of the Capital Regional District," commissioned by the CRD concludes that "Neighbourhood centres are intended to be the focal point of the local community. The location of a biosolids facility in these areas would not be consistent with the intended land use form and function;" and "Operation of a biosolids facility would not be functionally compatible with a residential neighbourhood." The Viewfield site, in particular

is located directly adjacent to land that the report deems “least compatible” for sewage treatment development. The Viewfield site itself is only “somewhat compatible,” and pales in comparison to compatibility requirements offered by other sites located in Metchosin, Langford, and Saanich.

According to a study commissioned by the Canadian Council of Ministers of the Environment, “municipal biosolids from anaerobic digestion...had a more offensive odour than pig manure,” making it the most offensive smell indexed by the council. In fact, of the four biosolids treatment measures presented in the study, odour from anaerobic facilities was presented as the most offensive to study participants. The CRD’s own study rates the odour hazard of the BEC as severe to extreme, as compared to the primary sewage site proposed for McLoughlin point which was indexed as moderate. Furthermore, the federal guidance document makes a number of suggestions for the development of municipal guidelines that take into account social, economic, environmental and health impacts of municipal biosolids treatment. Major criteria for considering the social impact of facilities include, “proximity of the proposed site to neighbouring land uses,” which would include proximity to property put to residential, commercial, religious and educational purposes. In fact, the document specifies that the impact to “nearby residents” needs to be taken into account when planning biosolids treatment facilities. As it stands, the proposed BEC site on Viewfield road sits within a 600m radius of several hundred single and multi-family residential units, at least one grocery store, three bakeries, several coffee shops, three public schools, at least three daycares, a Montessori preschool, four community gardens, two churches, several restaurants, three pharmacies, a community

centre, a community baseball diamond, at least three playing fields, nine playgrounds, and four public parks (Raynor, Banfield, Barnard, and Highrock). And yet, the CRD’s flimsy numerical scoring metric used for site selection merely monetizes the social impacts of a potential BEC site by considering a random 25% depreciation in property values. This system clearly fails to account for the potential social and economic devastation to a set of lively central neighbourhoods and does not consider important selection criteria advised by the guidelines set forth by either the Ministers of the Environment or the 2010 Westland report, which the CRD itself commissioned. The simple monetizing criteria used by the CRD in its selection process blatantly ignores all of the other impacts to the social standards affecting community well-being and quality of life that the building of a noxious, extremely odiferous secondary sewage treatment site on this location would have on the communities of Esquimalt and Vic West.

In closing, when liaising with the public, the Canadian Council of the Ministers of the Environment advises municipalities that “Obtaining and retaining stakeholder trust and acceptance of beneficial use of wastewater residuals is a crucial element in sustaining a beneficial use program.” In this regard, the CRD has clearly failed. This is not an issue of “Not in my back yard,” but of “Not in anyone’s backyard.”

From: Stewart and Susan Boutilier  
Sent: Thursday, June 13, 2013 3:15 PM  
Subject: Letter to the Core Area Liquid Waste Management Committee

June 13, 2013

To Denise Blackwell, Chair, CRD Core Area Liquid Waste Management Committee

Dear Denise Blackwell:

I write to express my opposition to the proposal to locate the CRD's sludge treatment facility at Viewfield Road in Esquimalt.

The study prepared by Westland Resources Group for the CRD clearly states that anaerobic digesters are not functionally compatible with a residential neighbourhood.

The Viewfield site is surrounded by homes, schools, playing fields, and commercial businesses. By the CRD's own figures, the site itself is too small for the planned facility, and moreover offers no space for a buffer zone of any size, let alone the recommended minimum buffer of 300 meters.

By all accounts, the anaerobic digesters will create odors that make living next to these sites unpleasant and possibly unhealthy. Increased truck traffic will be noisy, polluting, and dangerous to children living in the area. These factors are acknowledged to reduce property values. The aforementioned are the minimal negative impacts to the vicinity. Other potential dangers include leaks, spills, and explosions. Risk management for these potential dangers are purported to be the employment of skilled

operators and managers, strong safety protocols, and location. Logic dictates that of these three factors, location must come first.

If the CRD cannot ensure that a suitable location is chosen - indeed, if the CRD attempts to obfuscate due process and public consultation (as demonstrated by the secretive purchase of the Viewfield site at an exorbitant \$17 million) - how can we trust that the operation of the facility will be conducted with any greater due diligence?

Furthermore, it is grossly unfair to the municipality of Esquimalt to expect it to absorb both the sewage treatment facility and the sludge treatment facility. I am not a resident of Esquimalt, but anyone could see that this is unjust. The need for sewage treatment is region-wide; it is only fitting that the solution be shared by all municipalities. Moreover, to reduce Esquimalt's tax revenues by denying it the ability to collect property taxes on the two sites adds insult to injury.

As I understand it the CRD has already spent \$50,000,000 on sewage related studies, reports, and acquisitions, but it has decided not to proceed with the proposed \$20,000 business case study. Why not? It certainly seems to be false-economy thinking, but perhaps that is business as usual at the CRD. What else would explain the view that a sludge treatment facility in the middle of a residential neighbourhood is a sound decision?

The municipalities of the CRD should share the load. Small regional treatment facilities make long-term economic sense; they are technically, socially, and environmentally sustainable; they are not dangerous, smelly, or unsightly; and they are fair to everyone who owns a toilet. Failing that, a non-residential site such as Hartland Road must be chosen. Sludge treatment plants do not

belong in anyone's back yard.

Sincerely,

Susan Boutilier

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From: Heather Boulding

Sent: Tuesday, Jun 11, 2013 11:10 AM

To: Mayor (Dean Fortin)

Subject: Viewfield Sewage Treatment plant

Hello Mr. Fortin,

I would like to take an opportunity to write a brief email to express my concerns about the Viewfield sewage treatment plant. My husband and I live just a few blocks away from the proposed sewage plant. As a young voter (in my 20's), I have voted in every single provincial, federal and municipal election. I even voted for you last election (although should the Viewfield plant go through I will not vote for any of its supporters in future elections). I have read extensively about the proposal as well as the other options, however, I must register my extreme opposition to the Viewfield proposal.

Esquimalt and Vic West already has an image of being an undesirable place to live where people of lower socioeconomic status often live, and having this many sewage plants, with one in the middle of a residential suburb is unforgivable. Over the past four years we have seen our neighbourhood get a little better as young families move in and renovate homes, but the Viewfield plant would wipe

out any progress that has been made and resign hundreds of families to take a significant depreciation on their homes, and subject their children to potentially dangerous and toxic emissions.

Please, do unto others as you would have them do unto you. Take a moment and help the CRD look into their conscience and realize that by doing the Viewfield plant they would be depressing the area even further and resigning families to struggle with undesirable homes. Do not force a decision on a municipality and residents who do not want it (it will be very unpopular during election time). You will find that no good deed (or bad deed) goes unnoticed by the voting public.

Sincerely,

Heather Boulding

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From: Julia Warrington

Sent: Wednesday, May 29, 2013 10:02 PM

Subject: Viewfield "BEC"

I would like to express my total opposition to the proposed siting of the sludge treatment facility/"Biosolids Energy Centre" on the Viewfield property recently purchased in secret at a ridiculous cost by the CRD for this purpose. Learning of this plan in the Times-Colonist was very much a shock. Although I understand that there is to be some sort of "consultation" process, there was no communication that I know of before the purchase of the Viewfield site. Is Denise Blackwell's "open and transparent communication and consultation process" to

come only after the fact? And the expectation of the as-yet-to-come consultation could well be having the whole region (“the broad community”) prefer the Viewfield site, which will be easy because more residents don’t live near this site than do, and really, on the surface, it seems that it would be cheaper than getting the sewage to Hartland.

I understand that the CALWMC has judged this site to be appropriate for such a sewage treatment facility using some set of economic, social, and environmental criteria, a “triple bottom line”. I simply cannot understand what those “social” criteria could be, and it would be good to have a look at the “environmental” criteria too. Socially and environmentally, many hundreds of people in this densely populated area will be very significantly affected, particularly those living right by the Viewfield site.

CRD information has suggested that this site is not in a residential neighbourhood at all, but “is located in an industrial area of the Township of Esquimalt...and backs onto the E&N right-of-way and hydro substation”. This is painting entirely the wrong picture. The industrial area is LIGHT industry with a number of businesses and a grocery store; students, mainly from Esquimalt High, walk past this site daily. There are houses with families just like anywhere else in the region, steps away from the site. Many of these residents have made significant improvements to their homes in recent years, some restoring heritage-designated houses, and some have maintained beautiful large homes dating from the early twentieth century.

A sewage treatment facility does not belong just steps away from residences, in the middle of a neighbourhood. I have heard that in Alberta there is a law that such a facility cannot be

closer than 300 metres from a residence. If BC does not have such a law, there should at least be a policy or guideline.

It is not the broad community that needs to be consulted about the Viewfield site, it is the Esquimalt and Vic West residents whose lives would be most affected by a sewage treatment facility. We have a right to the enjoyment of our properties, just the same as anyone else.

More time is needed to determine the best possible solution. Viewfield is NOT the answer.

Sincerely

Julia Warrington

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From: Philomena Zegger-Murphy

Date: 29 May, 2013 6:07:07 PM PDT

To: Randall Garrison, Elizabeth May, Murray Rankin, Adrian Dix Leader, Adrian Dix MLA , BC NDP Caucus, Maurine Karagiani, “Hon. Terry Lake”, “Hon. Bill Bennett”, Denise Blackwell, Lanny Seaton, Geoff Young, Judy Brownoff, Mayor Dean Fortin, Mayor Frank Leonard, Marianne Alto, Ben Isitt, Leif Wergeland, Susan Brice, Chris Coleman, Vicki Sanders,

Cc: Carole James, Rob Fleming, John Horgan, Lana Popham, “Hon. James Moore”, “Hon. Peter Kent”, “Hon. Ida Chong”, Vic Derman, Nils Jensen, Graham Hill, Carol Hamilton

Subject: Protest CRD sludge plant location

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

I am writing to protest the recently announced decision to consider Viewfield Road in Esquimalt for the location for a Sewage Sludge Treatment Plant. Both the selection process and the proposed location itself are shocking and outrageous.

Viewfield Road is totally inappropriate for the location of such an installation and would undoubtedly impact property values and the quality of life in the vicinity. This a small mixed use neighbourhood with many families, as well as schools, shops, and parks in the immediate vicinity. Other options are available for the location of this plant away from neighbourhoods.

Furthermore, the decision is an abuse of the civic mindedness of the citizens of Esquimalt. The CRD is attempting forced Esquimalt to accept a Sewage Treatment plant at McLoughlin Point to process the sewage for all of the Greater Victoria district. Now for the CRD to further attempt to burden our community with a Sludge Treatment plant is unfair and high-handed. Esquimalt is already being asked to accept a burden well beyond it's size and means. Other communities are not. Locate the plant elsewhere so that others may fairly bear some of the burden for treating their own sewage.

A slick communications campaign to spin the story will not wash with the residents of this area.

Finally, for such a decision to be reached behind closed doors by individuals unaccountable to the people of Esquimalt is an abuse of the public purse and an assault on the democratic process. I condemn both the CRD and this decision.

Sincerely,

Philomena Zegger-Murphy

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From: Justine Semmens

Sent: Friday, May 24, 2013 8:14 AM

To: Denise Blackwell

Subject: (CRD Website Submission)

Your Name:

Justine Semmens

Subject:

BEC siting feedback

Message:

As you may recall, I have been in contact with you to share my deep concerns about the potential siting of the BEC in the middle of a residential neighbourhood in the heart of Vic West/ Esquimalt. Now that "public consultation" is underway on McLoughlin and Viewfield sites, it seems appropriate to contact you again.

I wish to share my feedback on the proposed Sludge Processing site (Biosolids Energy Centre) proposed for Viewfield Road, Esquimalt.

I wish to signal my complete and utter opposition to this proposition based on the failure of the CRD to honour the TBL, adequately consult the public prior to purchase of the

aforementioned site. In addition to these problems, the CRD's most recent press release regarding "public consultation" repeats the erroneous and misleading description of the larger area in which the site is located as "an industrial area in Esquimalt." This information ignores the residential, commercial and 'light' industrial (read: workshop style businesses and warehouse facilities) neighbourhood located within the direct proximity of the site.

Besides being extremely misleading (to the extent that the description becomes dishonest), the potential siting of a BEC on Viewfield Road ignores major policy recommendations put forth both by Canadian environment ministers and the CRD itself.

The burning of H<sub>2</sub>S and the odiferous nature of processing and airborne emissions (confirmed via telephone with Jack Hull on March 22, 2013) and reflected in the most recent design proposal released to the public on May 22, 2013, is completely incompatible with a vibrant, inner city neighbourhood.

The 2010 Westland report on "Land suitability for a biosolids facility in the Core Area of the Capital Regional District," commissioned by the CRD concludes that "Neighbourhood centres are intended to be the focal point of the local community. The location of a biosolids facility in these areas would not be consistent with the intended land use form and function;" and "Operation of a biosolids facility would not be functionally compatible with a residential neighbourhood." The Viewfield site, in particular is located directly adjacent to land that the report deems "least compatible" for sewage treatment development. The Viewfield site itself is only "somewhat compatible," and pales in comparison to compatibility requirements offered by other sites located in Metchosin,

Langford, and Saanich.

According to a study commissioned by the Canadian Council of Ministers of the Environment, "municipal biosolids from anaerobic digestion...had a more offensive odour than pig manure," making it the most offensive smell indexed by the council. In fact, of the four biosolids treatment measures presented in the study, odour from anaerobic facilities was presented as the most offensive to study participants. The CRD's own study rates the odour hazard of the BEC as severe to extreme, as compared to the primary sewage site proposed for McLoughlin point which was indexed as moderate. Furthermore, the federal guidance document makes a number of suggestions for the development of municipal guidelines that take into account social, economic, environmental and health impacts of municipal biosolids treatment. Major criteria for considering the social impact of facilities include, "proximity of the proposed site to neighbouring land uses," which would include proximity to property put to residential, commercial, religious and educational purposes. In fact, the document specifies that the impact to "nearby residents" needs to be taken into account when planning biosolids treatment facilities. As it stands, the proposed BEC site on Viewfield road sits within a 600m radius of several hundred single and multi-family residential units, at least one grocery store, three bakeries, several coffee shops, three public schools, at least three daycares, a Montessori preschool, four community gardens, two churches, several restaurants, three pharmacies, a community centre, a community baseball diamond, at least three playing fields, nine playgrounds, and four public parks (Raynor, Banfield, Barnard, and Highrock). And yet, the CRD's flimsy numerical scoring metric used for site selection merely monetizes the social impacts of a potential

BEC site by considering a random 25% depreciation in property values. This system clearly fails to account for the potential social and economic devastation to a set of lively central neighbourhoods and does not consider important selection criteria advised by the guidelines set forth by either the Ministers of the Environment or the 2010 Westland report, which the CRD itself commissioned. The simple monetizing criteria used by the CRD in its selection process blatantly ignores all of the other impacts to the social standards affecting community well-being and quality of life that the building of a noxious, extremely odiferous secondary sewage treatment site on this location would have on the communities of Esquimalt and Vic West.

In closing, when liaising with the public, the Canadian Council of the Ministers of the Environment advises municipalities that "Obtaining and retaining stakeholder trust and acceptance of beneficial use of wastewater residuals is a crucial element in sustaining a beneficial use program." In this regard, the CRD has clearly failed. This is not an issue of "Not in my back yard," but of "Not in anyone's backyard."

If either the waste water committee or committee wishes to represent themselves as bodies with integrity, forethought, and compassion, the Viewfield site will be struck down as an extreme error in judgement that the community will only too happily forgive once it had been corrected.

Thank you for your time and consideration.

Justine Semmens

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From: Mark Haines

Sent: May 23, 2013 11:52 AM

Subject: Comments on McLoughlin Point Rezoning

Hello,

I wanted to provide a number of comments on the McLoughlin Point Rezoning.

While there are a significant number of technical issues associated with the plans for the site, I will leave this type of analysis to those with the expertise.

My concerns are the following:

1) Essentially non-existent public engagement process

The CRD seems to think that spreading propaganda, holding open houses in communities not affected by the activities, and conducting backroom deals during provincial elections amounts to effective public engagement. The CRD also continually makes decisions BEFORE they conduct public consultation on the matter. How is this acceptable? This is the kind of public engagement you see in the Soviet Union, not in a democratic society in the 21st century.

2) The CRD's plans amount to significant financial hardship on the Township without compensation

The McLoughlin site is a valuable piece of real estate and the Township will receive no compensation for this lost tax revenue. In

addition to this, the Township will be forced to incur a significant cost associated with increased carbon emissions from the site. There is no indication that we will be accommodated for these costs.

### 3) Size of the site

All pipes do not flow to McLoughlin Point. This site is out of the way, across the inner harbour for goodness sakes from the majority of the population of the CRD. All pipes flow to Clover Point, but that site is not being considered because the City of Victoria has more representation on the CRD committee. This is not the right land use for the McLoughlin site.

### 4) Disregard for effects on military personnel

This community has a long history that is intertwined with our military neighbourhoods. The CRD proposal makes no considerations for the effects of this site on the residences of military personnel living in close proximity to the site.

### 4) No respect for municipal authority

The CRD is moving forward with its plans for McLoughlin Point to basically create a situation where they have invested too much money in the site to change plans when Esquimalt finally zones the site. This site is only feasible if the Viewfield road site is chosen. One site should not be chosen in order to increase pressure for the other site to be chosen. This all amounts to manipulation of our democratic processes and disrespect for the public.

It is evident that the CRD already knows what it wants to do and does not care what the public thinks. It is time for Esquimalt to stand up and say "we will not be bullied!" Please reject this rezoning application.

Regards,

Mark Haines

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From: Mark Haines

Date: 27 May, 2013 8:34:09 AM PDT

Subject: Fwd: Feedback from Website for Barb Desjardins

Hello,

I wanted to write you to let you know how upset I was by how Denise Blackwell misinformed the public in the article in the Times Colonist.

In the article Denise Blackwell states:

"The CRD argues the McLoughlin industrial site is already approved. Under the Environmental Management Act, in the event of a conflict between a municipal bylaw and an approved waste management plan, the latter prevails — "the municipality can't frustrate an approved liquid waste management plan," Blackwell said. "If they say no to the rezoning then ... the province will have to say that's contrary to the act."

This is in fact not correct. Under the EMA, a conflict between a bylaw and the EMA only exists if the Minister of Environment, by order, declares that a conflict exists. If such an order is issued, then the Lieutenant Governor in Council (i.e. Cabinet) may, by order, suspend the bylaw. These are both statutory decisions, not automatic overruling of local government zoning.

Denise Blackwell either does not understand how the EMA works or she purposefully misled the public. In either case, it seems that the actions of the CRD are not only pre-supposing what an Esquimalt zoning decision will be, but also pre-supposing what a statutory decision by the Minister of Environment will be, and what a Cabinet decision will be.

It is clear that the Chair of this CRD committee not only doesn't take public engagement seriously but also seem to think she can pressure Cabinet into supporting their out of control process. It is clear to me that a new approach is needed. It is clear to me that new leadership on this issue is needed.

Let's bring transparency back to the process. Let's make every community do their fair share to solve this issue. Let's find a solution that is a legacy for our children.

Mark Haines

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From: talya christbason

Sent: Thursday, May 23, 2013 3:06 PM

To: Denise Blackwell

Subject: (CRD Website Submission)

Your Name:

talya christbason

Subject:

crd sewage plans

Message:

We are writing to express our grave concerns and to express our grave concerns about the CRD's plans for a sewage sludge plant on Viewfield Road and ongoing efforts for a site at McLoughlin Point. We recently owned a home steps from Viewfield Rd, and believe it is a wonderful area and a great example of residential and light industrial businesses thriving in a shared community.

Viewfield Road is a completely inappropriate location for a sewage sludge plant. This is not a heavy industrial area, but rather a small and vital business park in the middle of an established residential community. There are 3 schools within block, a co-operative housing complex, a park, playgrounds and a community garden. Placing a sludge facility in this area will have serious detrimental effects on the health and safety of families, property values and will decrease the overall quality of life for its residents.

There has been absolutely no consultation on the issue of this sludge plant location or on the spending of \$17 million of taxpayers money. This is a travesty to fair democratic process and is completely unacceptable.

We moved to Saxe Point because of its beauty and the beach and walks at McLoughlin point. We have a one year old son who we thought would go to MacCaulay and play at the beach. Now that sewage will be trucked within steps of these two locations we are crushed. We have put our savings into this house and had planned to live here well past retirement. The CRD's plans without true consultation threaten this.

Please protect the quality of life for residents of Esquimalt and Vic West. Please consider the impact to Victoria residents when the under water pipes need to be built. Please consider a process that is open and truly engages all

municipalities and respects their opinions.

Finally I understand what it is like to be well down a chosen path and that changing directions now can feel like going backwards and can cost more money. To do this would take courage as it is the right thing to do. Please act courageously.

Sincerely,

Ryan and Talya Christbason

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From: Mark Haines

Date: 23 May, 2013 12:05:10 PM PDT

To: Randall Garrison, Elizabeth May, Murray Rankin, Adrian Dix Leader, Adrian Dix MLA, BC NDP Caucus, Maurine Karagianis, "Hon. James Moore", "Hon. Peter Kent", "Hon. Terry Lake", "Hon. Bill Bennett", Denise Blackwell, Lanny Seaton, Geoff Young, Judy Brownoff, Mayor Dean Fortin, Mayor Frank Leonard, Marianne Alto, Ben Isitt, Leif Wergeland, Susan Brice, Nils Jensen, Chris Coleman, Vicki Sanders, John Herbert

Cc: Mark Haines, Carole James, Rob Fleming, John Horgan, Lana Popham, "Hon. Ida Chong", Vic Derman, Graham Hill, Carol Hamilton

Subject: CRD Core Area Wastewater Treatment Program

Reply-To: Mark Haines

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

I was just informed today that the CRD is

pushing forward plans to use the Mcloughlin Point site for a sewage treatment plant BEFORE the municipality had voted on rezoning the site. This is also BEFORE the CRD finished their public consultation on the site with residents of the Township of Esquimalt.

The CRD also does not recognize that it is a statutory decision by the Minister of Environment to decide as to whether there is a conflict between a municipal bylaw and an approved waste management plan. If the Minister of Environment decides that there is a conflict than he/she can refer a decision to override the municipal bylaw to the Cabinet for a decision. The CRD is not only presuming as to what the zoning decision will be, they are fettering a statutory decision by the Minister of Environment and Cabinet of this newly elected provincial government.

When will the Province step in and stop this out of control process? Denise Blackwell does not seem to understand the legal framework within which she is supposed to be operating. Denise Blackwell should be replaced immediately.

We need a new process. I know we can figure this out, but not if we continue down the path we are going.

Let's sit down with the federal government, hit the reset button on this and figure out a better solution through a better process.

Regards,

Mark Haines

Sincerely,

Mark Haines

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From: Jan Lavallee

Sent: Friday, May 17, 2013 2:00 PM

Subject: Sewage Treatment Project

I am becoming more and more concerned as each new bit of information is being released regarding the proposed CRD sewage treatment projects for the Capital Region District. It appears that the technical, financial and community/social challenges are being designed and changed via a “fly at the seat of your pants” process. Community consultation seems non-existent. There seems to be a “steam roller” attitude around concerns from communities, like Esquimalt.

Is it even viable/possible to design a project around proposals that have not been accepted by specific communities or for that matter, the region as a whole? Is it ethical to saddle one community with infrastructure they do not want? Our democracy is built on the belief that we do not sacrifice the concerns of the few for the needs of the many.

I believe in the concept of sewage treatment. We need to step up and be responsible for our planet. Unfortunately, your current plan is too costly, technically flawed and socially disastrous. To place both primary and secondary treatment within one small community, on non-industrial land, in close proximity to residential properties and with no industrial corridors for transportation is just plain wrong.

I am completely against the current plan. Please return it to your Planning Teams with instructions to come up with a viable plan the

meets the needs of at least some of the people in the CRD. Cheers!

Jan

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From: Sean Corman

Sent: Saturday, May 11, 2013 5:15 PM

To: Mayor (Dean Fortin)

Subject: Fw: Still awaiting a formal response to this abuse towards myself and my wife

Subject: Still awaiting a formal response to this abuse towards myself and my wife

I am writing to voice my grave concerns regarding the CRD’s recent back room dealings to purchase land for a sewage treatment plant and foist it on the residents of Esquimalt.

I recently bought a home near the proposed site (my first home!) in one of the last places in the CRD that was actually (barely) affordable for me to live in.

I work for VIHA with traumatized and abused children – and by living in Esquimalt I hoped to not have an excessively long commute to work – and, most importantly, so that one day children of my own could attend Brodeur school (my wife and her extended family are proud members of the French community in the CRD).

I can’t believe that I work with some of the most vulnerable children of this community and this is the thanks I get – a giant sewage treatment site plunked in the middle of my neighbourhood (!). An area I have lived in for less than one year!! This is shameful and a betrayal to everything I saved and worked for my whole life up to this point. I can’t describe

my feelings of hurt and anger.

If you put this sewage treatment plant in my neighbourhood it is also an insult to the members of the military that live and work in my community. It is an insult to the French community that depends on Brodeur as the only French school in the CRD. It is an insult to hard-working people like myself who bought homes in a part of the CRD that we could at least barely afford to live in. I can't even describe how unfair and unjust I think this is.

I find this proposal a betrayal of myself as a health care professional and homeowner – and it could have ruinous financial impacts on my financial future and the future of my family.

The CRD needs to be taken to task for trying to do this all behind closed doors (e.g. buying the site before even telling the citizens) and then “consulting” after-the-fact. This seems like discrimination and corruption. This seems like the rich and powerful of Victoria and Saanich imposing their will, repeatedly on the people of Esquimalt – people who are sick and tired of being abused and degraded.

Sincerely,

Sean Corman

Occupational Therapist

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Subject:

Viewfield Road

Message:

On Tuesday, I went to the information session

held at Vic West Community Centre about the sludge treatment plan slated to be erected on Viewfield Road in Esquimalt near the Vic West border. Now, I would like to use the word ‘proposed’ but that would be a misnomer. The CRD has already spent \$17 Million on the site, which is on a thin strip of light industrial and commercial land in the middle of a vibrant and bustling residential neighbourhood. I would like to say that the CRD did their due diligence and consulted with the public prior to spending taxpayers money. Nope. Not a single public forum was held to discuss changes to our neighbourhoods that will be everlasting and detrimental. I would also like to say, well, at least they have started to listen because we are having this meeting. A little democracy in action. Um. No. Not a single representative from the CRD, nor the municipality of Victoria was present on Tuesday.

But I learned some stuff:

- So far, the CRD has spent \$50 Million on the proposed sewage plant, yet in all of that spending, there is yet to be a plan with sound financial research backing it
- The latest \$17 million of our money on the land purchase in Esquimalt was spent without an iota of public consultation on a lot that is too small to function as a sludge treatment centre and does not have the required 300 meter buffering against neighbouring lots
- Sludge treatment centres take up a huge footprint (think of huge industrial buildings in the middle of a residential neighbourhood) produce methane (smell and potential hazard) increase traffic (emissions) and will have a smoke stack (air quality)
- The CRD has not followed their OWN mandate: consult with the community, build a site that

takes resource recovery into consideration

- The \$50 million spent thus far has not even entertained innovative, less costly and proven treatment technologies (distribution, for example)
- The CRD has already given themselves the green light to borrow \$100 million more dollars to build a poorly researched, ludicrously planned industrial plant beside a grocery store and residential homes and schools

As a member of the CRD, I am writing this letter to urge you to stop what you are doing and look around. Your tax payers are talking to you. This 'plan' is unacceptable. Stop spending our money on this ill conceived, under researched, back door plan. Come up with something better, and more innovative for sewage treatment. There are better options that could leave a positive legacy for our communities. What the CRD is attempting to do is unethical and your citizens are speaking to you.

Sincerely,

Genevieve Grant

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From: Shannon Griffin

Sent: Tuesday, April 30, 2013 9:08 AM

To: Randall Garrison; Elizabeth May; Murray Rankin; Adrian Dix Leader; Adrian Dix MLA; BC NDP Caucus; Maurine Karagianis; Hon. James Moore; Hon. Peter Kent; Hon. Terry Lake; Hon. Bill Bennett; Denise Blackwell; Lanny Seaton; Geoff Young; Judy Brownoff; Mayor Dean Fortin; Mayor Frank Leonard; Marianne Alto; Ben Isitt; Leif Wergeland; Susan Brice; Nils Jensen; Chris Coleman; Vicki Sanders; John Herbert

Cc: Shannon Griffin; Carole James; Rob Fleming; John Horgan; Lana Popham; Hon. Ida Chong; Vic Derman; Graham Hill; Carol Hamilton

Subject: Viewfield Road Biosolids Energy Centre Proposal

To: Ministers, MPs, MLAs, CRD and Core Area Liquid Waste Management Committee

Dear Sir or Madam,

I have written before to oppose the CRD's proposal to build a sludge site that would turn waste from sewage into biosolids in my neighbourhood. I am writing to reconfirm my opposition and encourage politicians to join me. For the CRD members who receive this letter, I am writing you so you are aware how deeply the residents of Esquimalt feel about your ridiculous proposal. This will not go away until there is a commitment to not build the BioSolids Centre in Esquimalt.

The Biosolids Centre will involve off-gasing and the production of methane. Please be advised that the Esquimalt Industrial section in which the proposed site is located is a small (3 by 3 city blocks), light industrial section housing woodworking shops and food distribution centres nestled in the middle of a densely populated neighbourhood filled with houses, apartments, schools and businesses. It is not the appropriate location for a heavy industrial plant of this nature. In fact, the CRD will require re-zoning to build the Biosolids site there. Residents have every intention to try to block that re-zoning.

The CRD did not perform an environmental assessment before purchasing property literally across the street from homes and within 1km of three large public schools. Esquimalt High

School is two blocks away. The CRD did not consult with the community and refuse to do so until after the election. The CRD did not even inform the township of Esquimalt of its intent and submitted a zoning application for the McLoughlin Treatment Centre in January 2013 that still cited Hartland as the location for the Biosolids Energy Centre, not Viewfield. The Hartland site, while far away, is not in an urban area and is large enough to accommodate the Biosolids Centre. The Viewfield site is too small and in fact the current sewage treatment plan, with all sites located in the small, urban Municipality of Esquimalt, will cost \$783 million and will only meet the needs of the CRD for 12 years. This is a very disruptive and short-sighted plan.

The CRD is unable to offer residents any information, they don't know what type of plant exactly will be built, what the environmental, social or economic effect the Biosolids Centre will have, how they will remove the biosolids from the neighbourhood or when exactly community 'consultation' will take place. They have already spent over \$50 million dollars and they cannot provide basic information on the sewage plan.

Since attempts to address raw sewage in the greater Victoria area have begun, the CRD has historically consulted with the affluent municipalities (e.g. Oak Bay), but not in the more modest areas where they actually intend to build their sewage plants (i.e. Esquimalt and Vic West). Many residents already cannot sell their homes because of the CRD's announcement. The fact the CRD has already purchased the land indicates they have made their decision regardless of after-the-fact community 'consultation.' Why else would they spend \$17 million? Is there a plan B for the land?

I recently received an email from Mr. Dix clearly stating an NDP government, should they be elected, will not force re-zoning on Esquimalt for the construction of this Biosolids Centre. Mr. Dix, I applaud you and the NDP government. I encourage politicians from all parties to become informed on this issue and take a similar public stance.

Thank you,

Shannon Griffin

Sincerely,

Shannon Griffin

Esquimalt, BC

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Your name:

Janet Lewis

Municipality / Electoral area:

Esquimalt

Your comments:

Please do not rush any new waste water treatment plans.

There are two good reasons for this. One is that the effect of our sewage on the ecology of the areas around the out falls is minimal. The second is that much better solutions than that now in the planning stage are just around the corner, and will be available in the next 10 - 15 years, which is at the very least a viable

timeframe to deal with this issue.

It would be a colossal waste of our dollars to jump into this without exploring new/upcoming technology which is very likely to be much more environmentally friendly and less unacceptable to the neighbourhood in which any facility might be located.

Thank you for your attention.

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From: debbie curtise

Sent: Wednesday, April 24, 2013 6:54 PM

Subject: Stop A Bad Plan April 24, 2013

Go back to the drawing board please! We are not happy the way this has come down the pipe. You need to find a better plan & better sites.

This is going to end up, um well you figure it out with Social Media!

Both projects are absolutely ridiculous! The money, the areas, the plans....Come on! You can do much, much better. There are so many other options!

Please do the right thing and back off what you've started and go back and find something Esquimalt, Vic West can live with, if, it in fact has to be here.

I am petitioning my neighborhood and talking to all I can! You have a 97% disapproval rate....That has to say something about these plans.....

Good luck, I can only imagine this is a difficult

job. Doing the right thing can sometimes be difficult, but it needs to be done!

Debbie Curtis

Esquimalt, B.C.

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From: Mark Haines

Sent: Wednesday, April 17, 2013 8:50 AM

To: Randall Garrison; Elizabeth May; Murray Rankin; Adrian Dix Leader; Adrian Dix MLA; BC NDP Caucus; Maurine Karagianis; Hon. Terry Lake; Hon. Bill Bennett; Denise Blackwell; Lanny Seaton; Geoff Young; Judy Brownoff; Mayor Dean Fortin; Mayor Frank Leonard; Marianne Alto; Ben Isitt; Leif Wergeland; Susan Brice; Chris Coleman; Vicki Sanders; John Herbert

Cc: Mark Haines; Carole James; Rob Fleming; John Horgan; Lana Popham; Hon. James Moore; Hon. Peter Kent; Hon. Ida Chong; Vic Derman; Nils Jensen; Graham Hill; Carol Hamilton

Subject: CRD Core Area Wastewater Treatment Program

I am writing to express my frustration with how the CRD led sewage treatment system development process is going.

I attended an information session hosted by the Victoria West Community Association and was frustrated that not a single representative of the City of Victoria or the CRD chose to attend. For an issue that of such importance to the community, you would think that our representatives would show up.

There are a number of aspects of this process that I would like to highlight with some recommendations:

1) The CRD is not an appropriate mechanism for developing a system like this. The CRD has representation from each municipality based upon population. For a system like this where all of the impacts will be felt by the communities that host the treatment facilities, a population based approach has led to all of the impacts being dumped upon the Township of Esquimalt. I did not vote for Saanich or Victoria local governments and yet their representatives are making decisions that are impacting my community and my community ONLY. For an issue like sewage treatment, each municipality should be responsible for the treatment of their own waste. It is not fair for one municipality to be responsible for treating the sewage of the entire region.

Recommendation: Each municipality should be responsible for developing their own sewage treatment solution. Municipalities could work with other communities to have them host their sewage treatment, but no sewage treatment solution should be forced upon any municipality by the larger communities in the CRD. A single site sewage treatment solution should only be considered if there is consensus from all communities and agreement from the communities that are asked to host the treatment facilities. Communities that are asked to host treatment facilities should be fairly compensated.

2) The CRD is proposing a sewage treatment system that is antiquated and will not provide for the long term sewage treatment needs of the community. The Province and the Federal government are footing two thirds of the bill and should be extremely concerned that the

CRD is proposing to use that money on a system that will only meet the demand for 12 years. Is the Province and the Federal government willing to foot the bill again in one decade? This is not an effective use of tax payer dollars.

Recommendation: The Province and Federal government should require the CRD to do a full cost accounting analysis of their proposal including operating costs, conducted by an independent third party and compare this to a full cost accounting analysis of more progressive sewage treatment options. The province should also place requirements upon the CRD regarding the length of time for which the treatment solution should meet the demand of the region. This should be at a minimum 20 years.

3) The Environmental Management Act requires thorough public consultation as there is no appeal mechanism once decisions have been made. The CRD has demonstrated that it does not take public consultation seriously. Board members have even stated at public meetings that they do not think public consultation is worth their time. The CRD has not even followed its own consultation plan for this project. The Viewfield site was purchased for \$17 million dollars without a whiff of public consultation. This is not how public policy is developed in the 21st Century!!

Recommendation: The CRD should be forced by the Province to take public consultation seriously. Those staff members who have stated that they do not believe in public consultation should be removed from this project. The CRD should Evaluate and pursue other sites for a sewage sludge facility that are more suitable, only after there has been substantial and meaningful public consultation.

4) Other jurisdictions have laws that prohibit facilities like the one that is being considered for

Viewfield Road from being constructed within 300 metres of residential property, schools, or other public facilities. This is because there are real environmental, health and safety hazards associated with these operations. Situating a facility such as this within 50 meters of residences and within 200 metres of three different schools and within 20 metres of a grocery store and small businesses is irresponsible, and completely absurd!

Recommendation: Immediately abandon the Viewfield Road properties from further consideration as an option for sewage sludge digestion, processing, transfer, or storage, due to extreme incompatibility with immediately adjacent land uses and the potential for impact to human health and safety, and property values.

5) The CRD process is obviously flawed and will only result in a system that does not work for anyone, is undemocratic in how it was chosen, and unfairly penalize one of the poorest areas of the community for the benefit of the rich.

Recommendation: A new process is needed, new project staff are needed who take public engagement seriously. Extend the implementation date for sewage treatment, on the basis that more time is needed to identify a more appropriate site for a sewage sludge facility and to properly engage the public. Force the CRD to meet the conditions imposed upon them by the Province including thorough public engagement.

I believe that we can figure this issue out if we work together and are open and transparent during the process. This is the 21st Century. We can do better. Our children deserve better.

Respectfully,

Mark Haines

Sincerely,

Mark Haines

Esquimalt, BC

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From: Genevieve Grant

Sent: Thursday, April 18, 2013 7:27:20 AM

To: CRD Chair

Subject: (CRD Website Submission)

Auto forwarded by a Rule

Your Name:

Genevieve Grant

Subject:

Viewfield Road

Message:

On Tuesday, I went to the information session held at Vic West Community Centre about the sludge treatment plan slated to be erected on Viewfield Road in Esquimalt near the Vic West border. Now, I would like to use the word 'proposed' but that would be a misnomer. The CRD has already spent \$17 Million on the site, which is on a thin strip of light industrial and commercial land in the middle of a vibrant and bustling residential neighbourhood. I would

like to say that the CRD did their due diligence and consulted with the public prior to spending taxpayers money. Nope. Not a single public forum was held to discuss changes to our neighbourhoods that will be everlasting and detrimental. I would also like to say, well, at least they have started to listen because we are having this meeting. A little democracy in action. Um. No. Not a single representative from the CRD, nor the municipality of Victoria was present on Tuesday.

But I learned some stuff:

- So far, the CRD has spent \$50 Million on the proposed sewage plant, yet in all of that spending, there is yet to be a plan with sound financial research backing it
- The latest \$17 million of our money on the land purchase in Esquimalt was spent without an iota of public consultation on a lot that is too small to function as a sludge treatment centre and does not have the required 300 meter buffering against neighbouring lots
- Sludge treatment centres take up a huge footprint (think of huge industrial buildings in the middle of a residential neighbourhood) produce methane (smell and potential hazard) increase traffic (emissions) and will have a smoke stack (air quality)
- The CRD has not followed their OWN mandate: consult with the community, build a site that takes resource recovery into consideration
- The \$50 million spent thus far has not even entertained innovative, less costly and proven treatment technologies (distribution, for example)
- The CRD has already given themselves the green light to borrow \$100 million more dollars to build a poorly researched, ludicrously planned

industrial plant beside a grocery store and residential homes and schools

As a member of the CRD, I am writing this letter to urge you to stop what you are doing and look around. Your tax payers are talking to you. This 'plan' is unacceptable. Stop spending our money on this ill conceived, under researched, back door plan. Come up with something better, and more innovative for sewage treatment. There are better options that could leave a positive legacy for our communities. What the CRD is attempting to do is unethical and your citizens are speaking to you.

Sincerely,

Genevieve Grant

Victoria West Resident

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Your name:

Thomas Pemberton

Municipality / Electoral area:

Victoria

Your comments:

Why do you think putting a bio solids plant in my neighbourhood would be a good thing. The amount of air pollution and nose pollution will be insane. Not to mention the odor, and yes there will be an odor, I have been to Goldbar in Alberta. If it does move in will you take responsibility for the health effects that may occur to my family as well as cover the lose of property value that will be inflicted? You are

going to ruin a good neighbourhood. There is no way you should have the right to make this decision, no one voted you into this office. Have you even been to this area?

---

Your name:

David Waterhouse

Municipality / Electoral area:

Saanich

Your comments:

You folks have forgotten the meaning of DEMOCRACY. How dare you purchase land and then say, "ok folks, time for your input." Disgusting. I do hope every road block possible is put in front of the CRD on this one. You deserve absolutely no sympathy. Litigation? Yes.

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Your name:

Jack Meredith

Municipality / Electoral area:

Victoria

Your comments:

Putting a Sludge Treatment Plant in the middle of a residential neighbourhood is a risky decision

and not fair to the local residents.

This is a heavy industrial application and should be placed in a heavy industrial setting.

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Your name:

Eric Pittman

Municipality / Electoral area:

Esquimalt

Your comments:

The fact that the you, the CRD, has admitted to disseminating false information during your current public consultation process (regarding the bio solids plant location at Viewfield Rd) should be enough evidence for anyone to question your veracity. You purported that Kelowna has a bio solid treatment plant in a residential neighbourhood, when, in fact, Kelowna's bio solid plant is located far away from any residence. (You have since removed that information from your display.) If, after so many years of study and examination, you lied or are ignorant of the real facts, it proves that you are not qualified to design and direct one of the largest infrastructure projects this area has ever seen. If you can't get such a basic and crucial piece of information correct, what else is erroneous?

Even the fact that Viewfield Rd has come up as an amendment to the original design confirms bad planning right from the start. You need to

go back to the drawing board and start again with a plan that does not divide the community or put unfair pressure on one municipality.

After my letter last week was published in the TC, I received a number of anonymous crank calls from people telling me that I don't know anything about sewage plants. I agree, my letter was about the public consultation process, not the sewage process, yet these staunch defenders of the current plan proved my point. When I asked if they would like to live next to a sewage plant, they all said, "No!"

---

Your name:

Eric Pittman

Municipality / Electoral area:

Esquimalt

Your comments:

My letter to the Times Colonist in response to their editorial

Don't make it personal!

I personally stand to lose \$150,000 equity in my home according to the CRD's own figures should the sludge plant be built on Viewfield Rd.

I personally will smell the sludge plant at the very least, on the days they clean the filters.

I personally have to live near a facility generating methane gas which can explode, as happened in Idaho in 2010.

I personally may not be able to rent my suite

should my tenant decide to leave!

I personally may face a readjusted mortgage rate should my assessment fall outside of the banks comfort zone.

I personally may not be able to sell my home!

I personally may not be able to retire for many more years because of this.

You are completely correct. This should not be personal and in order for that to happen the CRD needs to get another plan which doesn't put this in anyone's back yard making it very, very personal!

Eric Pittman

# Appendix G Willis Point Petition

## PETITION

We the undersigned oppose the construction of a Biosolids Facility at Hartland

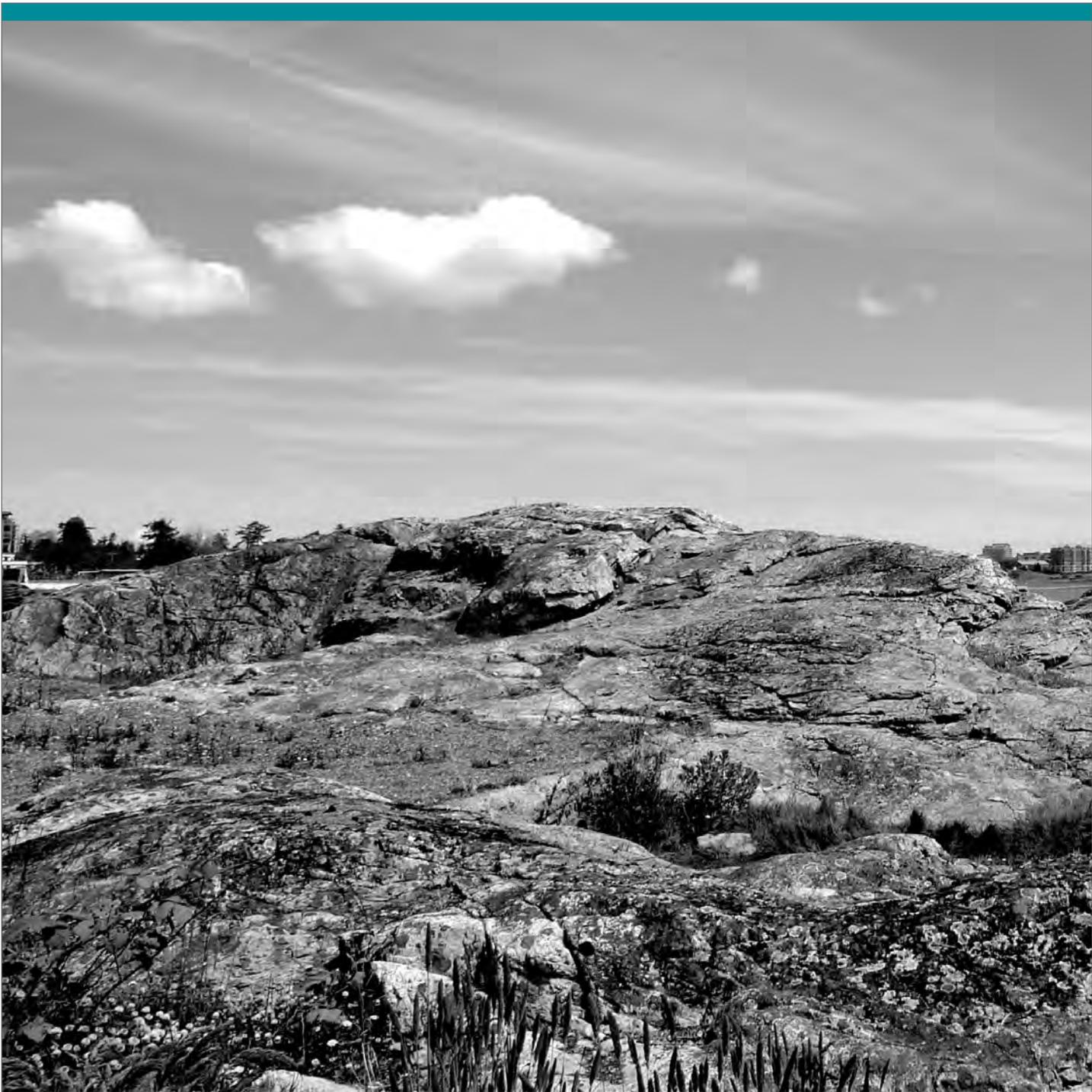
<i>[Signature]</i>	7036 MARK LANE
<i>[Signature]</i>	7036 Mark Lane Willis Point
<i>[Signature]</i>	6683 Mark Lane W.P.
<i>[Signature]</i>	6683 MARK LN W.P.
<i>[Signature]</i> <b>KEN SUTA</b>	<b>7290 MARK LN WP</b>
Lorne Walker	7042 Mark Lane, Willis Point
<i>[Signature]</i> of Haddon (J LADDON)	7442 MARK LANE
<i>[Signature]</i>	5271 Old West Seaneh
<i>[Signature]</i>	7604 MARK LANE WILLIS PT
<i>[Signature]</i>	5271 Old West Seaneh Rd
<i>[Signature]</i> <b>Jean Grant</b>	<b>6736 Mark Lane Rd.</b>
<i>[Signature]</i>	6966 MARK LANE
<i>[Signature]</i>	" "
<i>[Signature]</i>	842 Sea Aria Heights
<i>[Signature]</i>	7105 Mark Lane
Lisa Durkin <b>LISA DURKIN</b>	799 Sea Aria Hts
Laura Resnick	7130 Willis Pt. Rd
<b>ANDY SWEDDEN</b>	7124 WILLIS PT RD
<i>[Signature]</i>	6759 Mark Lane
<i>[Signature]</i>	6759 Mark Lane
<i>[Signature]</i>	836 Melody Pl.
<i>[Signature]</i>	6865 MARK LANE
<i>[Signature]</i>	6777 MARK LANE
<i>[Signature]</i>	" " "
<i>[Signature]</i>	7368 MARK LANE
<i>[Signature]</i>	794 Melody Place
<i>[Signature]</i>	6748 Mark Ln
<i>[Signature]</i>	" " "
<i>[Signature]</i>	6618 MARK LN



PETITION

We the undersigned oppose the construction of a Biosolids Facility at Hartland

<i>John Laurie</i>	7036 MARK LANE
<i>Jeff Porter</i>	7036 Mark Lane Willis Pt
<i>Don Corbin</i>	6683 Mark Lane W.P.
<i>Seri Gattling</i>	6683 MARK LN W.P.
<i>KENYITA</i>	7290 MARK LN WP
<i>Larry Walker</i>	7042 Mark Lane, Willis Point
<i>Sharon (J Landon)</i>	7442 MARK LANE " "
<i>Jackie Wrenick</i>	5271 Old West Saanich
<i>John Daniel</i>	7604 MARK LANE WILLIS PT
<i>Jean Grant</i>	5271 Old West Saanich Rd
<i>Spida Kellang</i>	6736 Mark Lane Rd.
<i>Judy Wilson</i>	6966 MARK LANE
<i>Lisa Durkin</i> LISA DURKIN	" "
<i>Larry Resnick</i>	842 Sea Area Heights
<i>AWAY SWEDDEN</i>	7105 Mark Lane
	799 Sea Area Hts
	7130 Willis Pt. Rd
<i>P. Wick</i>	7124 WILLIS PT RD
<i>Bonnie Manning</i>	6759 Mark Lane
<i>Jim Petrin</i>	6759 Mark Lane
<i>Terry Longbottom</i>	836 Melody Pl.
<i>DAN ROBIN</i>	6865 MARK LANE
<i>Sandy Burton</i>	6777 MARK LANE
<i>Bob Wilson</i>	" " "
<i>Kathy Crawle</i>	7388 MARK LANE
<i>Brenda Kunge</i>	794 Melody Place
<i>Greg Rosak</i>	6748 Mark Ln
<i>Jack</i>	" " "
	6618 MARK LN



Core Area Wastewater Treatment Program

## Public Consultation Summary Report

### **BIOSOLIDS ENERGY CENTRE SITE SELECTION**

625 Fisgard Street, PO Box 1000  
Victoria, BC, Canada V8W 2S6  
[www.crd.bc.ca](http://www.crd.bc.ca)

**CRD**  
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