

## FURTHER INFORMATION:

For more information on the Seaterra Program, including the Treatment Plant at McLoughlin Point, the rezoning application and the amenities and mitigation package negotiated between the CRD and the Township of Esquimalt:

### JOIN US AT ONE OF OUR TWO OPEN HOUSES:

<b>Date:</b> Thursday, February 13, 2014	<b>Date:</b> Saturday, February 15, 2014
<b>Time:</b> 6:00 p.m. to 9:00 p.m.	<b>Time:</b> 1:00 pm to 4:00 p.m.
<b>Location:</b> Esquimalt Legion 622 Admirals Road, Esquimalt	<b>Location:</b> Archie Browning Sports Centre – Crow’s Nest 1151 Esquimalt Road, Esquimalt

Contact us at **250.360.3623** with any questions.

### JOIN US ON A BOAT TOUR OF MCLOUGHLIN POINT:

<b>Date:</b> Sunday, February 16, 2014	A boat tour is available to view the site of the Treatment Plant at McLoughlin Point from the water on Sunday, February 16. Email <a href="mailto:seaterra@crd.bc.ca">seaterra@crd.bc.ca</a> with your name and phone number by Friday, February 14 to register. Participation will be limited to 150 persons on a first come, first serve basis.
<b>Time:</b> 2:00 p.m. Gather at dock 2:30 p.m. Departure 5:30 p.m. Return	
<b>Location:</b> Orca Spirit Adventures Marina side of the Coast Harbourside Hotel 146 Kingston Street, James Bay Victoria	

### VIEW INFORMATION ONLINE AT [WWW.SEATERRAPROGRAM.CA](http://WWW.SEATERRAPROGRAM.CA)

You are also invited to take part in the Township of Esquimalt public hearing of the rezoning application:

<b>Date:</b> Tuesday, February 18, 2014	Questions about the public hearing process can be directed to:
<b>Time:</b> 7:00 p.m.	<b>Anja Nurvo</b>
<b>Location:</b> Esquimalt Recreation Centre Gymnasium 527 Fraser Street, Esquimalt	Township of Esquimalt <b>250.414.7135</b>



# MCLOUGHLIN POINT REZONING & AMENITIES AND MITIGATION AGREEMENTS

In July 2013, Esquimalt Council amended their Official Community Plan and adopted a Zoning Bylaw that would permit a Wastewater Treatment Plant at McLoughlin Point. However, the Bylaw contained conditions and limitations that would prevent the required facility from meeting the commitments in the Capital Regional District’s (CRD’s) approved Liquid Waste Management Plan (LWMP).

The CRD and the Township of Esquimalt staff have worked together to develop a revised bylaw that describes zoning terms for the site at McLoughlin Point and negotiated two

amenity and mitigation agreements. These agreements are in addition to the requirements laid out in the rezoning bylaw, and propose amenities to be provided to the Township for hosting the Treatment Plant and mitigation measures to address impacts.

The revisions to the bylaw and the two agreements are part of the negotiated package, which addresses concerns that were expressed by Esquimalt Council and the public with the previous application.

REZONING TIMELINE	
2013	
<b>JANUARY</b>	CRD submitted rezoning application to the Township of Esquimalt
<b>APRIL</b>	Public Design Ideas Workshop and Open House
<b>MAY</b>	Public Rezoning Application Review Open House
<b>JUNE</b>	First and Second Reading of Rezoning Bylaw
<b>JULY</b>	Township of Esquimalt Public Rezoning Hearing
	Township of Esquimalt adopts alternative Rezoning Bylaw
	CRD and Township of Esquimalt begin working together to develop amendments to the Rezoning Bylaw at the request of the Provincial Minister of Environment
<b>NOVEMBER</b>	Core Area Liquid Waste Management Committee (CALWMC) review the proposed zoning, mitigation and amenity package
<b>DECEMBER</b>	Esquimalt Advisory Design Committee review the three proponents’ initial facility designs to confirm that they are consistent with the Design Guidelines
	CALWMC and CRD Board review and approve the proposed zoning, mitigation and amenity package
2014	
<b>JANUARY</b>	Proposed amendments reviewed by the Esquimalt Advisory Design Committee and the Esquimalt Advisory Planning Commission
<b>FEBRUARY</b>	Public Open Houses on rezoning for the Treatment Plant site at McLoughlin Point
	Township of Esquimalt Public Rezoning Hearing

# THE REVISED ZONING BYLAW

The CRD is presently conducting a competitive procurement process for the Treatment Plant at McLoughlin Point. The revised zoning bylaw was developed to address the design solutions of the three proponents who are responding to the Treatment Plant Request for Proposals (RFP). Because the procurement process legally requires confidentiality, the bylaw has to define height and setbacks that can accommodate all three proponent designs.

The designs proposed by the three proponents have been reviewed by the Esquimalt Design Review Committee. The Design Review Committee has indicated that all three proponent designs provided supportable design solutions consistent with the Design Guidelines developed through a public process, approved by the Esquimalt Council and contained in the Official Community Plan.

The changes in the revised rezoning application requested by the CRD will enable the construction of a Treatment Plant that will meet the commitments in the CRD's approved Liquid Waste Management Plan (LWMP). Any of the three compliant designs will then be able to be constructed on the McLoughlin Point site, subject to a development permit process approved by Esquimalt Council. These changes include:

- Minor encroachments into the 7.5 metre setback from the high water mark
- Site coverage and building heights in setback zones established for the McLoughlin Point property
- Inclusion of two small parcels of land not previously rezoned

## MITIGATION MEASURES INCLUDED IN REVISED REZONING AGREEMENTS

The overall rezoning application package submitted by the CRD includes the following mitigation measures negotiated between the CRD and the Township of Esquimalt staff. These measures are intended to address the concerns raised during the public hearing in July 2013.

Provision	Mitigation
<b>TRAFFIC &amp; NEIGHBOURHOOD IMPACT</b>	<ul style="list-style-type: none"> <li>• Use of barges to remove excavation materials and bring aggregates and concrete to the site</li> <li>• Traffic management plan approved by Esquimalt</li> </ul>
<b>LOSS OF PROPERTY TAX REVENUE</b>	<ul style="list-style-type: none"> <li>• District Energy System (DES) – A heat recovery loop to heat homes and businesses. Capital cost – \$7,500,000 with up to \$200,000 for the Township to evaluate the economic viability of the system</li> <li>• Community Impact Mitigation Fee – \$55,000 annually, indexed, initially for five years starting in 2014. Fee will continue if the DES is not acceptable to the Township</li> </ul>
<b>AMENITIES COMMENSURATE AS HOST COMMUNITY</b>	<ul style="list-style-type: none"> <li>• Upgraded pathway and bikeway system. Up to \$950,000 for Lyall Street enhancements</li> <li>• Waterfront observation area – \$75,000</li> <li>• Waterfront walkway – \$100,000</li> <li>• Allowance of \$100,000 provided for public art</li> <li>• Temporary and permanent dock – \$150,000</li> <li>• Education and Interpretive Centre for public use</li> <li>• Liaison Committee with representatives from Esquimalt, West Bay Residents Association, Lyall Street Action Committee, DND, CRD and the Contractor</li> </ul>

Provision	Mitigation
<b>FIRST NATIONS CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Ongoing consultation</li> <li>• Participated in blessing ceremony with Esquimalt and Songhees Nations prior to construction starting on various projects</li> <li>• Establishment of reburial site at Beacon Hill</li> </ul>
<b>ECONOMIC IMPACT ON TOURISM</b>	<ul style="list-style-type: none"> <li>• Positive impact on tourism through the elimination of negative public perception of dumping raw sewage into the ocean</li> </ul>
<b>HARBOUR VISTAS</b>	<ul style="list-style-type: none"> <li>• Addressed in revised application (architecture, view point)</li> </ul>
<b>IMPACT ON DND LANDS AND RESIDENTS</b>	<ul style="list-style-type: none"> <li>• Ongoing engagement with DND personnel, laydown agreements and impact mitigation being negotiated</li> </ul>
<b>RESOURCE RECOVERY</b>	<ul style="list-style-type: none"> <li>• District Energy System (DES) – A heat recovery loop to heat homes and businesses</li> <li>• Integration with Resource Recovery Centre at Hartland landfill</li> <li>• Heat recovered from the effluent to heat the Treatment Plant</li> </ul>
<b>ODOUR</b>	<ul style="list-style-type: none"> <li>• Contract specification for a comprehensive odour control system, where no odour will be detectable at the property boundary</li> </ul>
<b>CONSISTENCY WITH DESIGN GUIDELINES</b>	<ul style="list-style-type: none"> <li>• Architectural designs reviewed by Esquimalt Design Review Committee and deemed to be consistent with the Design Guidelines</li> <li>• Administration building to be constructed to LEED Gold standards</li> </ul>
<b>SAFETY PLANS</b>	<ul style="list-style-type: none"> <li>• Integral part of project execution plan</li> </ul>
<b>RISK OF TSUNAMI</b>	<ul style="list-style-type: none"> <li>• A 6.1 metre high tsunami wall will be established for the Treatment Plant, which includes a safety factor for a storm surge and sea level rise</li> <li>• A 2.5 metre tsunami wave height was identified in a CRD Emergency Planning study for a 9.0 earthquake on the Cascadia fault</li> </ul>
<b>SITING OF BIOSOLIDS FACILITY</b>	<ul style="list-style-type: none"> <li>• Hartland landfill confirmed as site for Resource Recovery Centre by CRD Board</li> <li>• Commitment confirmed in the <i>Community Impact Mitigation and Operating Agreement</i></li> </ul>
<b>CONVEYANCE PIPE TRENCHES</b>	<ul style="list-style-type: none"> <li>• Installation of additional piping for future use by the Township for electrical or other cable systems</li> </ul>
<b>WATER SYSTEM UPGRADES</b>	<ul style="list-style-type: none"> <li>• Included as part of construction agreement with contractor</li> </ul>
<b>EMERGENCY &amp; PUBLIC SEASONAL ACCESS</b>	<ul style="list-style-type: none"> <li>• Included as part of construction agreement with contractor</li> </ul>
<b>BUILDING PERMIT FEES</b>	<ul style="list-style-type: none"> <li>• Payable to Township of Esquimalt</li> </ul>