

CRD Application to Rezone CRD Property at McLoughlin Point

Public Hearing
July 8, 2013

Purpose of Rezoning

- To construct a secondary WWTP with capacity to serve seven CRD municipalities and 2 First Nations until ~ 2040
- (Additional capacity would be provided in growth areas, e.g. Westshore)

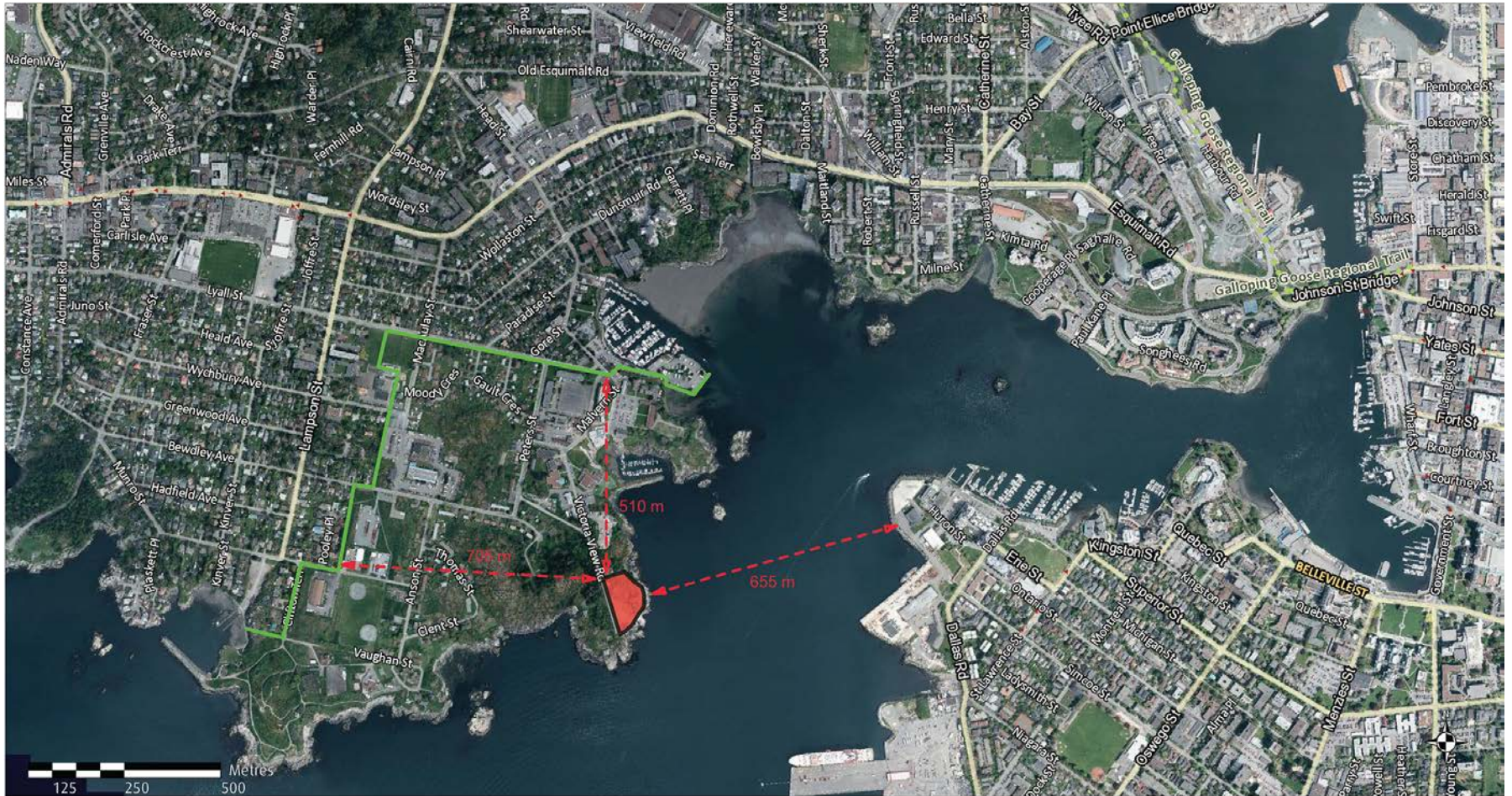
Why Sewage Treatment?

- Provincial direction - 2006
- Federal regulations - 2012
 - Secondary treatment by December 31, 2020

Why Secondary Sewage Treatment?

- Meets Federal and Provincial regulations
- Reduces contaminants being discharged to the marine environment
- Provides opportunity for resource recovery
 - Heat
 - Sludge (organic material)

Site Context



- - - Distance to site from nearest municipal residence
- DND/municipal boundary

Why McLoughlin Point?

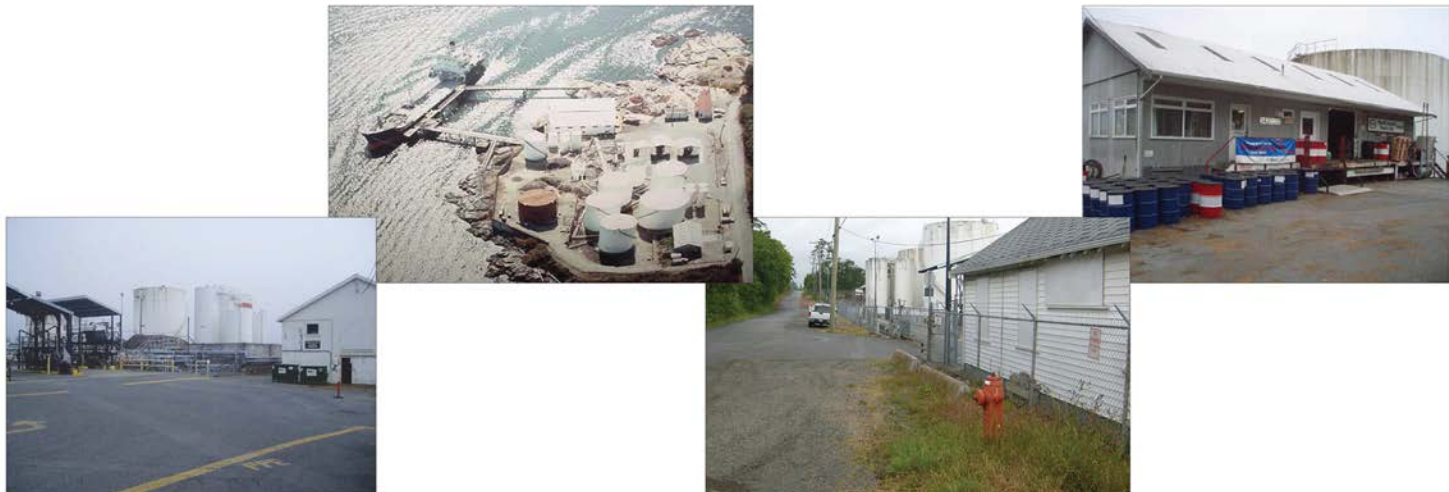
- Available site
- Previous industrial use/zoning – heavily disturbed brownfield site
- Designated “industrial” in current Esquimalt OCP
- Proximity to ocean for outfall
- No other uses/activities will be displaced

Why McLoughlin Point?

- Proximity to population served
- Site is buffered from adjacent land uses
- An alternative to Macauley Point, in response to Esquimalt concerns with social and environmental impacts
- Lowest cost option

Previous Use

- Site zoned industrial , & until recently actively used as oil storage facility for many years (zoned I-3 – Bulk Petroleum Storage)
- Historic photos show extent of industrial activities, including docking facilities



CRD Commitments – Design Guidelines

- Developed in consultation with design panels & public
- Must respect the site as gateway location
- Must respect natural shoreline
- Must respect the site context – integrate with site and its surrounds
- Included in RFP
- Collaboration with proponents to ensure compliance before RFP submissions

CRD Commitments – During Construction

- Project company must develop a traffic management plan
- Public safety - high priority and commitment
- Communication hotline
- Ongoing community liaison

CRD Commitments – Governance

CRD CAWTP COMMISSION

- Panel of outside experts
- Promote innovation in design & approaches
- Maximize value for money for CRD residents
- Sustainability (social, environmental, economic)
- Budget management

CRD Request

- Rezoning to permit construction of a wastewater treatment plant at McLoughlin Point