

# Comox Valley Regional District Proposed Septic Regulation

Community Engagement – Summary Report  
May 2024



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## Executive Summary

This report provides an overview of community engagement regarding the proposed septic regulatory program in the Comox Valley Regional District (CVRD). Feedback was gathered from various sources, including in-person events, online submissions, phone and email inquiries, and feedback forms.

### Key Themes of Feedback:

The majority of feedback collected during this engagement was opposed to the proposed regulation.

- Concerns were raised regarding the perceived unfair burden this would place on responsible property owners, especially in areas without evident septic challenges. Some residents advocated for a targeted approach focused on high-risk areas.
- Criticism centered on the additional financial burden this puts on residents through taxes and was described as unnecessary/unwelcome government interference.
- The additional costs this would apply to residents was also a key focus of opposition.
- Residents expressed general inquiries about septic regulations, septic systems and maintenance and sought clarification on who would be affected and how different systems would be impacted.

### Three engagement events were conducted:

- Electoral Area Directors' Open House: An initial event attended by 47 residents facilitated informal discussion and information sharing but did not yield comment forms specifically related to the proposed regulation.
- Sewer Extension South – LWMP Amendment Open Houses: These events attracted 146 participants in Royston and Union Bay, with 30 comment forms received, including a small amount of feedback on the proposed regulation.
- Septic Regulatory Program Engagement: An open house was attended by 74 residents, this event provided detailed information and facilitated 17 comment submissions. Additionally, a recorded webinar and online comment form was made available, garnering 165 views and receiving 66 submissions.

The engagement process provided valuable insights into community perspectives on the proposed septic regulatory program for the CVRD to consider as they look to next steps.

# Engagement Overview

## 1.1 Approach

The proposed septic regulatory program was introduced to the public through three different public events that started at a higher level of introduction and culminated in a focused event on the proposed service specifically. The three events are outlined below.



### Electoral Area Directors' Open House

Nov. 14, 2023 – CVRD Civic Room

Septic system regulation was introduced at an annual open house event hosted by the CVRD's Electoral Area Directors. The event highlights a range of topics that are of importance to the rural areas, from wildfire prevention, to secondary dwelling rules. A station focused on the proposed septic regulation program was included, with two information boards and staff on hand to discuss and answer questions.

- 47 people from the electoral areas signed in for the event.
- The event was promoted in a newsletter mailed to each electoral area home, as well as through press release, social media and print advertising.
- There was informal discussion with staff on hand, and information about septic care was shared. No comments forms were submitted regarding the proposed regulation.



### Sewer Extension South – LWMP Amendment Open Houses

Jan. 25, 2024 – Union Bay

Jan. 29, 2024 – Webinar (Online)

Jan. 31, 2024 - Royston

The CVRD is seeking an amendment to the Comox Valley Liquid Waste Management Plan that would facilitate a community wastewater collection system in Royston and Union Bay. As part of that process, open houses were hosted in both communities, and included information about the proposed septic regulatory program.

- 146 people participated in the in-person and online events.
- The events were promoted with direct-mail postcards to over 900 addresses, along with press release, social media posts, print ad and an email invite to 320 people on a project contact list.
- 30 comment forms were submitted re: the LWMP amendment which included some comment on the proposed regulation within the Royston/Union Bay community.





### Septic Regulatory Program Engagement

April 29, 2024 – CVRD Civic Room Open House

April 3, 2024 – Recorded Webinar and Online Comment Forum

An open house event focused entirely on the proposed septic regulatory program was held. It included eight boards that covered information about septic system maintenance, current regulations, the proposed program and cost impacts. A presentation on the proposed program was also recorded and posted to a project webpage for review by residents at a time convenient to them.

- 74 people attended the event, which was held at a central location for electoral areas across the region.
- All areas were represented in comparable levels: Area B and Area C had 26 and 25 household represented, while 19 were represented from Area A (where Royston/Union Bay are located).
- The open house was a drop-in, station-style event where people could review information and discuss questions and feedback with staff at their own pace. Comment forms were available with residents encouraged to complete at the event or take home and return later – 18 were submitted.
- A representative of the Waste Canada Onsite Wastewater Management Association of BC (WCOWMA-BC) attended the event to respond to questions about septic system regulations and maintenance.
- A recorded presentation outlining the information was posted to a project page created at the CVRD's online engagement page: Engage Comox Valley. It has been viewed 165 times.
- An online comment forum was hosted at Engage Comox Valley (online engagement platform) and had posts from 66 commenters.
- The event was promoted through a press release, boosted social media posts, radio ads, print ads and a monthly CVRD update newsletter.


## 1.2 Community Engagement Goals

Engagement with the community at this early stage was focused on INFORM and CONSULT levels of the IAP2 Public Participation Spectrum.

Goals for the engagement process included:

- Educating residents on the requirements/needs for implementing septic regulation and the process to achieve a new service.
- Increasing awareness of the risks caused by failing systems

- Informing the public on provincial regulation that requires homeowners to ensure their septic system is properly maintained.
- Collecting feedback on the proposed regulation.

Increasing level of public involvement in decision-making 				
INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
Provide balanced and objective information to residents.	Obtain feedback on analysis, alternatives and/or decisions from residents	Work directly with residents to address concerns	Partner with residents to develop a preferred solution	Place final decision making in the hands of residents

### 1.3 By the Numbers

The numbers below highlight key data highlights of the engagement process.



### 1.4 Themes of Comments

The themes of feedback listed below are compiled from four sources:

- feedback shared with staff members at in-person events
- feedback forms submitted at the events and online
- questions/comments submitted via phone and email
- questions posed to online Q&A

The two most consistent themes of comments were opposition because the program was seen as an unnecessary cost and bureaucratic effort. These made up the majority of the comments submitted via the April 29 open house and online comment forum.



#### Opposition: Unfairly targets/impacts responsible owners

- Lumps areas without challenges in with areas that are high risk
- Focuses on responsible owners rather than targeting the problematic systems
- Puts an added burden on properties where there's no evidence of issues/failure
- Argument that property owners are the most invested in having a working septic system and that is enough motivation to maintain system responsibly
- Each home/property is different and one-size solution isn't appropriate
- Potential for support by some if focused only on high-risk areas



#### Opposition: Unwelcome Cost and Government Involvement/Oversight

- Criticism of the additional cost for residents via taxes and added maintenance
- Adds to burden already being created by ongoing rate and tax increases in other services for upcoming projects
- Protective of private property and additional regulation for rural areas: ie: "Leave us alone"
- Perception that this is outside of the regional district's mandate and is an overstep of power
- Opinion that installation by a professional should be sufficient for demonstrating responsible ownership
- Feeling that effort should be spent in advocating Island Health or Province to ensure their regulations are upheld
- Described as 'another' example of government overreach and unnecessary bureaucracy

There were other issues/questions raised as well:



#### Questions about systems and delivery of service

- General questions about septic regulations and expressed concern about the lack of understanding around current requirements
- General interest in more information about the proposed regulation: seeking more detail about the cost, implementation, who's included, why, how different systems are impacted

- Questions about septic maintenance and interest in more effort to be made around septic education
- Interest in additional information about what would happen in areas where sewer is being considered but does not yet have a clear timeline



#### Secondary Concerns

- Concern about conflict of interest where septic companies are empowered to determine if a system needs replacement
- Concern about impact on the sewage treatment plant from increased septage volumes
- Questions about impacts of greenhouse gas emissions from increased pumping, truck transport traffic

There were some expressions of support for the regulatory program both in written and verbal comments. Of those comments, the majority indicated direct experience with impacts of a failing septic system (for example, a negligent neighbour or, a beach being closed) and felt that having means to address those causing problems is important.

## Conclusion

The engagement efforts surrounding the proposed septic regulatory program have provided valuable insights into the perspectives and concerns of residents across the region. Through a variety of channels including in-person events, online webinars, and an interactive website, the community has had the opportunity to learn about the program, ask questions, and provide feedback.

The themes of feedback gathered highlight several key areas of concern. Opposition regarding what feels like the targeting of responsible owners, unwelcome costs, and perceived government overreach underscores the need for clear communication and transparency about the rationale behind the proposed regulations.

Questions about the systems and delivery of service indicate a desire for further clarification and understanding of the implications for different areas and property owners.

The engagement process did achieve its goal of educating residents about the need for septic regulation and increasing awareness of the importance of addressing failing systems – and provided an opportunity for an engaged community to provide comment/feedback and ask questions at this early stage of the planning process.



## Next Steps

- June 2024: Electoral Area Directors consider next steps for proposed service
- Spring/Summer 2024: Share this What We Heard Summary Report with the community
- Summer 2024: If directed, staff submit an Order in Council request, seeking provincial approval for considering a new service

## Appendices

Appendix 1 – Information Boards

Appendix 2 – Presentation

Appendix 3 – Feedback Forms (April 29, 2024 Event)

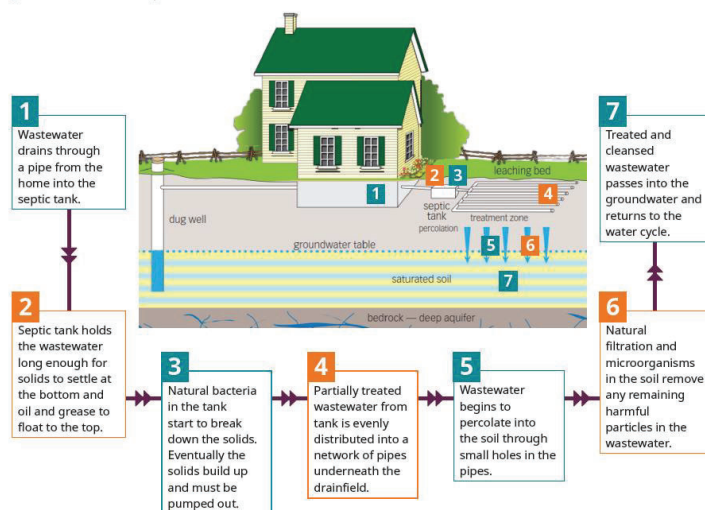
Appendix 4 – Online Comment Forum Results

## Appendix 1

### Information Boards

#### How Septic Systems Work

In our region, homes may have a Type 1, 2 or 3 septic system. In general, wastewater in a Type 1 system follows this path:



\*Type 2 & 3 systems operate in a similar fashion, with a package treatment plant in place of the septic tank.



#### Why It's Important to Care For Your System

- ✓ To keep your family and neighbours healthy and avoid contaminating groundwater
- ✓ To protect the environment and your drinking water
- ✓ To protect your property value
- ✓ To prolong the life of your system and save money
- ✓ It's the law - under the *Sewerage System Regulation*, it's the property owner's responsibility to ensure their septic system does not cause a health hazard



#### Taking Care of Your Septic System

Regular maintenance and proper care can have a significant impact on how well your system works and how long it lasts. Follow these tips to keep your system working efficiently:

- Mark septic system location:** When completing landscaping, mark off septic system components to avoid damage to the system. Do not park, drive or build on your drainfield.
- Plant grass:** Grass is the ideal ground cover for drainfields as it helps hold the soil and has shallow roots.
- Divert drains:** Make sure that the drainfield is free of surface water, downspout discharges and that any irrigation is at least 10 feet from the edge of the septic system.
- Minimize indoor water use:** Using less water keeps solids settled on the bottom of the septic tank, improves the efficiency of the system and can extend its life.
- Only flush the three P's:** What can go down the toilet? The three P's (Pee, Poo, Toilet Paper) - nothing else.
- Avoid septic additives:** Septic tanks already contain the microbes they need for the effective breakdown of household wastewater pollutants.
- Properly dispose of medications:** Antibiotics and other strong medications can affect bacteria growth and the operation of your system. Bring medications to participating pharmacies that collect expired, unused and unwanted medications for free and safe disposal.
- Follow septic-smart kitchen tips:** Scrape plates before rinsing to reduce solids and fats that enter the system and use liquid detergents in the dishwasher.
- Use greener cleaners:** Stronger cleaning products (like bleach and ammonia) can be harmful to septic systems as they contain chemicals that will stop the bacteria from effectively breaking down the waste.
- Complete regular septic system maintenance:** Have your system maintained by an authorized person every 3-5 years for a Type 1 system and every year for Type 2 and 3 systems.

For more tips visit: [www.comoxvalleyrd.ca/septic](http://www.comoxvalleyrd.ca/septic)



#### Septic Regulatory Program

While the *Sewerage System Regulation* places responsibility with property owners for proper maintenance of their septic system, it does not include any follow up measures to ensure maintenance activities are completed. A CVRD regulatory program would provide further oversight to ensure proper maintenance is completed.

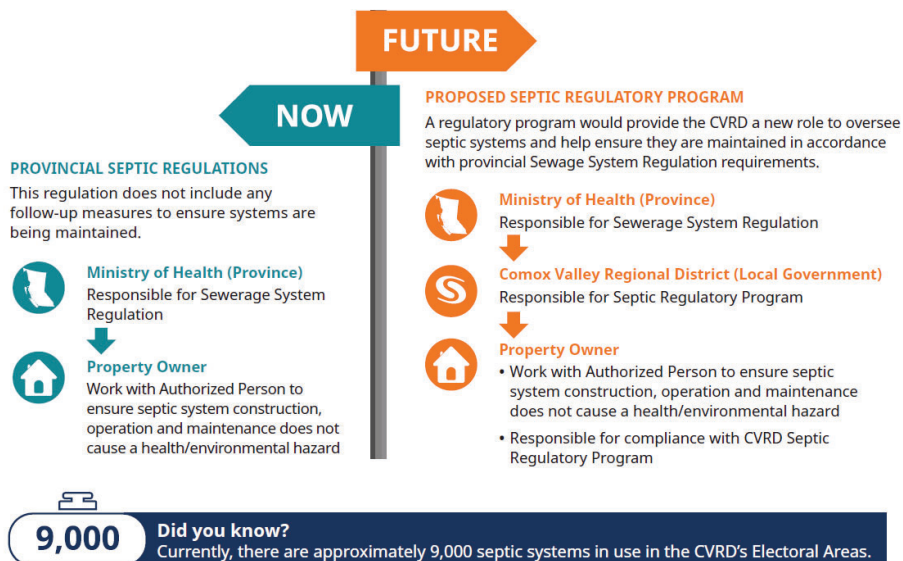


## Appendix 1

### Information Boards

## Current Septic System Regulations

Today, all septic systems in the CVRD's Electoral Areas are regulated under the provincial *Sewerage System Regulation*. The CVRD is taking steps to introduce a new Septic Regulatory Program within Electoral Areas A, B and C.



## Proposed CVRD Septic Regulatory Program

The CVRD is looking to implement mandatory septic regulations within Electoral Areas A, B and C. The program would help ensure septic systems are properly operated and maintained in accordance with provincial *Sewerage System Regulation* requirements.



### W What?

- The CVRD is recommending mandatory pump-outs in all electoral areas and an inspection-based program for 'high-risk' areas.



### W Why?

- **Aging systems:** Many of the septic systems are more than 25 years old. Older, poorly functioning systems pose an environmental and public safety risk.
- **Environmental protection:** Required maintenance would help protect sensitive aquifers and aquatic and marine habitats from sewage contamination.
- **High dwelling density:** Many electoral area neighbourhoods were established prior to the introduction of provincial septic regulations, and include concentrations of homes considerably higher than what would be permitted under current standards.



### W Who?

- **All Electoral Areas (A, B & C):** Mandatory pump-outs
- **High-Risk Areas:** Mandatory pump-outs and inspections



### H How?

- All pump-outs, maintenance and inspections to be coordinated and arranged by individual property owners.



### W When?

- Program startup is planned for 2026, if all approvals and successful completion of an elector approval process is achieved.






## Appendix 1

### Information Boards

#### Septic Regulatory Program Requirements

A CVRD study completed in 2020 provided an assessment of risks associated with septic systems in CVRD electoral area neighbourhoods. This study identified seven neighbourhoods as high-risk areas. Under the new regulatory program, high-risk areas would see added inspection requirements.

Program Requirements Per Area & System	Area	System Type	Requirement
	All Electoral Areas (A,B & C)	Type 1	Periodic pump-outs (i.e. every five years)
	All Electoral Areas (A,B & C)	Type 2 & 3	Annual maintenance in accordance with maintenance plan
	High-Risk Areas	Type 1	• Periodic pump-outs (i.e. every five years) • Inspection every 10 years
	High-Risk Areas	Type 2 & 3	• Annual maintenance in accordance with maintenance plan • Inspection every 10 years



##### High Risk Areas

The seven high-risk neighbourhoods identified include:

- Robinson Lake
- Saratoga Beach
- Bates Beach
- Royston/Gartley/Kilmarnock\*
- Union Bay\*
- Ships Point
- Some Hornby Island neighbourhoods

High risk areas will be further evaluated as program requirements are developed.

\* Royston/Union Bay neighborhoods would be exempt should sewer servicing proceed



##### Risk Factors

These areas were identified due to a number of risk factors, including:

- Higher residential lot density, with many lots considerably smaller than permitted under current standards
- Drinking water provided by private wells
- Proximity to sensitive environmental features (ex: Baynes Sound, freshwater habitats)
- Evidence of groundwater contamination in prior study
- High consequence of failure for public and environmental health

#### Septic Maintenance Plans






All septic system owners with a system constructed after the enactment of the provincial *Sewerage System Regulation* in 2005 should be in possession of a maintenance plan.



##### What is a maintenance plan?

A maintenance plan is included with the system records that are filed with Island Health by the authorized person (AP) who designed the septic system. A maintenance plan should generally include the following:



-  Operation manual for the system
-  A schedule for maintenance and monitoring including recommended maintenance tasks
-  Contact information for the AP who filed the system, the installer, a maintenance provider and the electrician
-  Information and advice for the system owner
-  Sign off by the owner that they have received and understood the requirements of the plan

# Appendix 1

## Information Boards

### Costs of a Septic Regulatory Program

The expected costs of the proposed program are not anticipated to be significant for homeowners who are already maintaining their system according to provincial regulations. Introducing this program could see two types of cost increases: a small property tax increase, as well as possible increased septic maintenance expenses. These anticipated costs are broken down further below.



#### Property Taxes

A small property tax increase is anticipated for all property owners in Electoral Areas A, B and C.



**Annual septic regulatory program budget:**  
est. \$100,000 – \$200,000



**Property tax impact to be confirmed before 2025 elector approval.**



#### Septic Maintenance Expenses

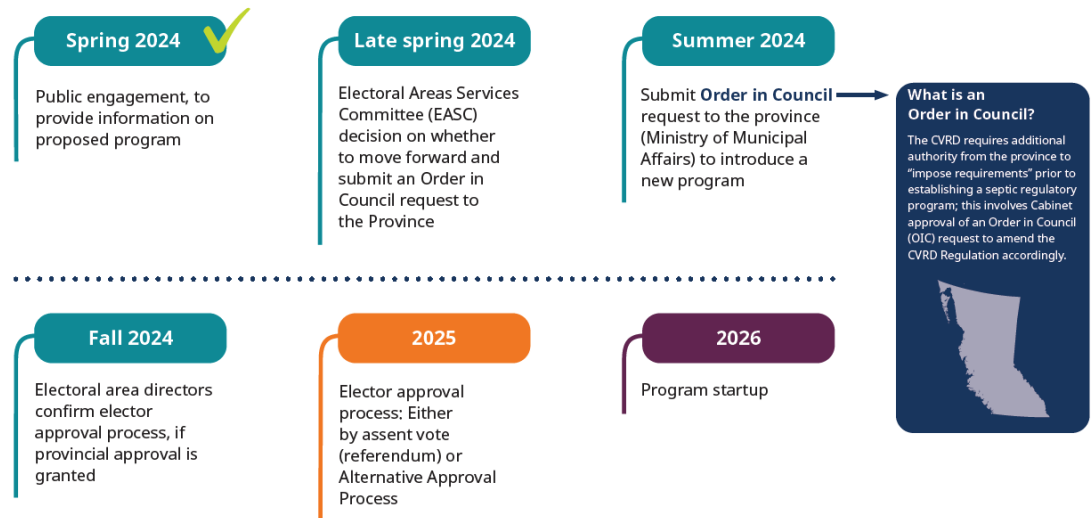
Some property owners may see increased septic maintenance expenses as an outcome of complying with regulatory program requirements. This could include:

Tank pump out	\$500-\$800	Every 5 years for Type 1 systems
Annual Maintenance	\$200-\$800	Annually for Type 2 and 3 systems
Inspection	\$400-\$900	Every 10 years in high risk areas



### Next Steps

While there has been significant review and planning work to date on the proposed regulatory program, there are still important steps ahead before a program like this is implemented.



## Appendix 2

### Presentation

#### CVRD Septic Regulatory Program

##### Program Updates & Timeline

April 2024

Darry Monteith, CVRD Manager of Liquid Waste Planning

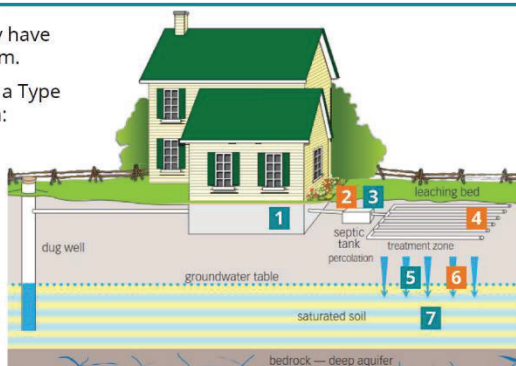
Vince Van Tongeren, CVRD Environmental Analyst



### How Septic Systems Work

In our region, homes may have a Type 1, 2 or 3 septic system.

In general, wastewater in a Type 1 system follows this path:



1 of 10



### Taking Care of Your Septic System

- ✓ Mark septic system location
- ✓ Plant grass
- ✓ Divert drains
- ✓ Minimize indoor water use
- ✓ Only flush the three P's
- ✓ Avoid septic additives
- ✓ Properly dispose of medications
- ✓ Follow septic-smart kitchen tips
- ✓ Use greener cleaners
- ✓ Get your system inspected and complete regular maintenance



2 of 10

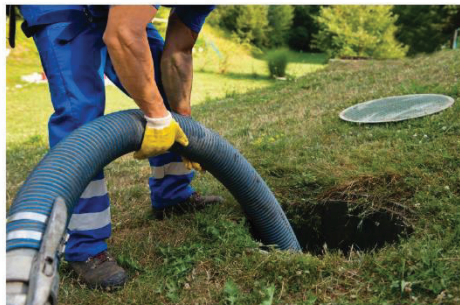


## Appendix 2

### Presentation

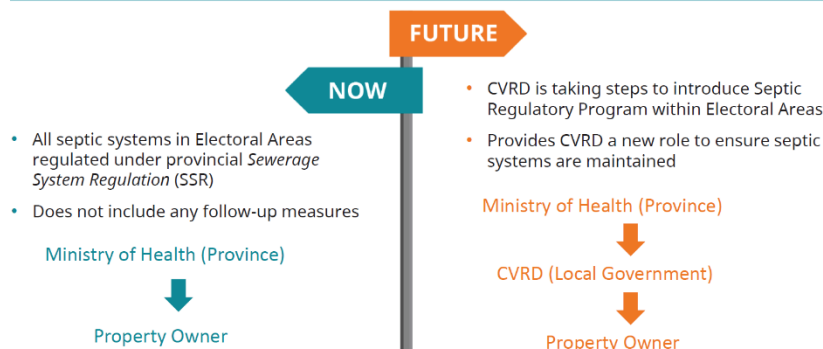
#### Why to Care For Your System

- To keep family and neighbours healthy
- To protect the environment and drinking water
- To protect your property value
- To prolong the life of your system and save money
- It's the law






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#### Current Septic System Regulations



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#### Septic Regulatory Program: The 'Why'

-  • **Aging systems**  
Many septic systems are more than 25 years old and pose an environmental and public safety risk.
-  • **Environmental Protection**  
To help prevent sewage contamination within sensitive Comox Valley aquifers and aquatic and marine habitats.
-  • **High dwelling density**  
Many electoral area neighborhoods include concentrations of homes higher than what would be permitted under current standards.

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## Appendix 2

### Presentation

#### New CVRD Septic Regulatory Program

##### What Would it Look Like

- Help ensure septic systems are properly operated and maintained according to provincial regulation
- Mandatory pump-outs in all areas and mandatory inspections in 'high-risk' areas
- Program start-up in 2026 (upon provincial approval and successful electoral approval process)



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#### All Areas: Program Requirements

##### Program Requirements Per Area & System

Area	System Type	Requirement
All Electoral Areas (A,B & C)	Type 1	Periodic pump-outs (i.e. every five years)
All Electoral Areas (A,B & C)	Type 2 & 3	Annual maintenance in accordance with maintenance plan
High-Risk Areas	Type 1	<ul style="list-style-type: none"><li>• Periodic pump-outs (i.e. every five years)</li><li>• Inspection every 10 years</li></ul>
High-Risk Areas	Type 2 & 3	<ul style="list-style-type: none"><li>• Annual maintenance in accordance with maintenance plan</li><li>• Inspection every 10 years</li></ul>

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#### Septic Regulatory Program: High Risk Areas

- CVRD study identified **seven** neighbourhoods as high-risk
- High risk areas would see **added inspection requirements**

##### Potential High Risk Areas

- Robinson Lake
- Saratoga Beach
- Bates Beach
- Royston/Gartley/Kilmarnock
- Union Bay
- Ships Point
- Some Hornby Island neighborhoods



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# Appendix 2

## Presentation

### Costs of a Septic Regulatory Program

#### Property Taxes



Annual septic regulatory program budget  
est. \$100,000 - \$200,000



Modest annual property tax increase per  
household – TBC before 2025 electoral  
assent

#### Septic Maintenance Expenses

Tank pump out	\$500-\$800	Every 5 years for Type 1 systems
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Annual Maintenance	\$200-\$800	Annually for Type 2 and 3 systems
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Inspection	\$400-\$900	Every 10 years in high risk areas
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### Next Steps



## Appendix 3

### Feedback Forms



#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Royston (Laurie Heights)

2. What questions/comments do you have about the proposed program?

*I suggest the push for maintenance/inspection!*  
We have an old (1971) Type 1 System. From recent (last 3 yrs) inspection (pump out) it appears to be functioning fine. We're in area 1B for the sewer line connection (which I'm also super keen on going ahead!). The preliminary timeline for septic system inspection/maintenance is 2026. The earliest I've seen for connection of Zone 1B to a wastewater pipeline is ~2027. What if on inspection (e.g. 2024) our system is found to require serious upgrades, but connection to the sewer system is probable in the next few years (e.g. 1-3 yrs)? Would we be required to upgrade the septic system if sewer hook-up is imminent?

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Social Media | <input type="checkbox"/> Email         |
| <input type="checkbox"/> Newspaper Ad            | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other _____   |

RESPONSES CAN BE ANONYMOUS: Please share your information below if you would like follow up on a question above.

Name: \_\_\_\_\_

Email/phone: \_\_\_\_\_

If you take this comment form home with you, please return it before May 8, 2024, via email (communications@comoxvalleyrd.ca), or drop-off to the Comox Valley Regional District office, 770 Harrold Ave, Courtenay BC.

The personal information collected on this form is collected pursuant to Section 26 (c) of the Freedom of Information and Protection of Privacy Act and will be used solely for responding to any questions and/or comments you may have regarding the Electoral Areas. No personal data will be retained by CVRD once data is collected. Should you have any questions about the collection and use of this information, please contact the Manager of Communications and Engagement by emailing communications@comoxvalleyrd.ca or by calling 250-334-6000.



#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Area B acreage

2. What questions/comments do you have about the proposed program?

*If all these tanks are pumped every 5 years that's an awful lot more sewage going into the Courtenay/Comox Systems & needing to be treated when a good working septic system is much more eco friendly.*

3. How did you hear about the session today?

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Social Media | <input type="checkbox"/> Email                    |
| <input type="checkbox"/> Newspaper Ad | <input checked="" type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article | <input type="checkbox"/> Other _____              |

RESPONSES CAN BE ANONYMOUS: Please share your information below if you would like follow up on a question above.

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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

HUBARD AREA

2. What questions/comments do you have about the proposed program?

*I have no problem proving I have my tank pumped out every 5 years min. I don't like the mandatory inspection or maintenance proposals.*  
*→ Who is going to do all these inspections?*  
*→ What will happen to you if Reg fail your system. Kick you out on the street?*  
*→ Please stop making forward on this idea.*

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Social Media | <input type="checkbox"/> Email         |
| <input type="checkbox"/> Newspaper Ad            | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other _____   |

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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

2. What questions/comments do you have about the proposed program?

*This is a dictatorship - go after the ones who don't take care of their septic*

3. How did you hear about the session today?

- |                                       |  |
|---------------------------------------|--|
| <input type="checkbox"/> Social Media | <input type="checkbox"/> Email         |
| <input type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Word of Mouth |
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## Appendix 3

### Feedback Forms



#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

MEQUILLE

2. What questions/comments do you have about the proposed program?

- Why are you doing this? Specific data
- have you done a cost benefit analysis
- the added funding will be too far service.
- deal with the problem but don't all let
- it's in death by a thousand cuts
- 70,000 BC people moved to Alberta WHY?
- you have no idea how many people are leaving
- for the people - it's in chaos

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input type="checkbox"/> Social Media            | <input type="checkbox"/> Email         |
| <input checked="" type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Word of Mouth |
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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Area A Rayton

2. What questions/comments do you have about the proposed program?

- larger Disparities within Rayton
- specifically west of the RR right-of-way
- remove from HIGH Risk.
- Did not know there was a
- any regulations on septic systems
- have an old type and all I know was
- to pump regularly.

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input type="checkbox"/> Social Media            | <input type="checkbox"/> Email         |
| <input checked="" type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other         |

RESPONSES CAN BE ANONYMOUS: Please share your information below if you would like follow up on a question above.

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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Area A

2. What questions/comments do you have about the proposed program?

- I feel this is an absolute over reach that will cause more
- grief to people in rural areas. We do not need to be paying
- for more government workers to babysit us. When you know
- there are issues @ specific sites then I believe you would
- be better spending our tax money on the problem areas
- rather than trying to blanket everyone. This would be better
- than having the septic guy that we have flushing our system
- deciding that we will need it replaced when he in fact works
- with a company that installs septic systems. CONFLICT.
- work on the existing problems please.

3. How did you hear about the session today?

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Social Media | <input type="checkbox"/> Email                    |
| <input type="checkbox"/> Newspaper Ad | <input checked="" type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article | <input type="checkbox"/> Other                    |

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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Area B

2. What questions/comments do you have about the proposed program?

- Good idea
- Only negative for us would be higher
- taxes when we are already following
- the recommended clean out and
- inspections.

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input type="checkbox"/> Social Media            | <input type="checkbox"/> Email         |
| <input checked="" type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other         |

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## Appendix 3

### Feedback Forms



#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Area B

2. What questions/comments do you have about the proposed program?

A "Global" policy is ridiculous  
There are areas within the CVRD that have  
serious issues with poor septic systems. Clifton Bay,  
Crofton Beach are areas of huge concern and  
also areas near streams but to force owners  
on larger parcels makes no sense.  
Deal with the issue "Don't create an issue"

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Social Media | <input type="checkbox"/> Email         |
| <input checked="" type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other _____   |

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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Area B

2. What questions/comments do you have about the proposed program?

1. How many hospital visits have  
been attributed to ground water.
2. How much carbon will be emitted  
by the new requirement to pump  
tanks every 2nd year.
3. Is there is a concern with  
specific locations why not deal  
only with those systems.
4. I am opposed to more regulations.

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input type="checkbox"/> Social Media            | <input type="checkbox"/> Email         |
| <input checked="" type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other _____   |

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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Little River Area

2. What questions/comments do you have about the proposed program?

I wonder what was the reason this  
proposal has been brought forward

Why would you not start by looking at  
older homes & get info on when system was  
installed. Make sure systems from early to  
mid 1900's are working & meeting standards  
before you start on newer systems that were installed  
or since 2000.

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Social Media | <input type="checkbox"/> Email         |
| <input checked="" type="checkbox"/> Newspaper Ad | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other _____   |

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#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Area B

2. What questions/comments do you have about the proposed program?

This is not necessary and places undue burden  
on the taxpayer & property owner. It is also  
government overreach and trespass on individual  
property rights. Just let homeowners be responsible  
for their homes without being under the big brother  
microscope. You are making life harder, more  
expensive, and stressful when you should be doing  
the opposite. We don't need another level of government  
to regulate our sewage.

3. How did you hear about the session today?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Social Media | <input type="checkbox"/> Email         |
| <input type="checkbox"/> Newspaper Ad            | <input type="checkbox"/> Word of Mouth |
| <input type="checkbox"/> News Article            | <input type="checkbox"/> Other _____   |

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## Appendix 3

### Feedback Forms



#### Comment Form

Thank you for attending the CVRD's Septic Regulatory Program Open House, April 29, 2024.

1. What community do you live/own property in?

Miracle Beach

2. What questions/comments do you have about the proposed program?

- Just another layer of Bureaucracy Bureaucracy!  
- Increased costs to home owner  
- Start out by inspecting installers and New Fields  
- Stop looking to create more costs for home owner!

3. How did you hear about the session today?

☒ Social Media

☐ Email

☐ Newspaper Ad

☐ Word of Mouth

☐ News Article

☐ Other \_\_\_\_\_

**RESPONSES CAN BE ANONYMOUS:** Please share your information below if you would like follow up on a question above.

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## Appendix 4

### Online Feedback Forms

Q: Will the proposed CVRD Septic Regulatory Program protect against Black Creek Oyster Bay (BCOB) water service area groundwater pollution?

A1: Not if the program isn't equally imposed in the Strathcona Regional District (SRD), particularly around the location of the yet to be water-licensed shallow/vulnerable production well#6 (40ft well depth/18ft static water level) with both agricultural and residential activity immediately adjacent to it's location north of the Oyster River (see attached Map).

A2: Possibly when on Oct.2023 the CVRD chose to lift the lift the Oct.2021 BCOB water service connection suspension in order to up-zone and accommodate higher density development (eg. condos, trailer parks) in the septic-serviced Saratoga Beach "settlement node" area.

A3: Not really when BCOB water rates are expected to increase 70% by 2028 and future water shortages and CVRD imposed water use restrictions are expected to exasperate over time (note current Stage 1 restriction now applies in Spring!). This means people will invariably use less water they can't afford, if indeed it's available at all, which is just GREAT for the lowly/misunderstood septic system!

We are two people in the household and had a new septic system put in in 2004. We had it cleaned professionally in 2019 and it was deemed extremely clean, minimal slug. We feel that we do not need a mandatory 5 year clean out of our tank and think every 10 years is a better choice.

We live at Saratoga Beach which is in a high risk area and was a high risk area 40 years ago when it was started to be developed. I feel that everyone should have a baseline inspection by a certified septic inspector and that that report should be registered with the CVRD. The onus then falls on the owners of the property to report when they pump out and have an inspection to make sure that the system is maintained. Timelines vary depending upon the number of residents but if the baseline information is in place then the CVRD does not need to do a lot as the database will maintain itself. I can tell you that the number of systems that are failing is very high and a lot of other people are in denial as they have not had a problem yet. We had our system inspected(tank and field) and were advised by our inspector that we were in magnificent shape and just like new and probably would last 30 more years. Well here we are 4 years later and working on our new system. So many things can change and most people do not know how to look after the system - they like the flush and forget system - until something goes wrong. All of the communities on or near the ocean - Like Saratoga Beach and Seaview - should have a sewer system that is run by the CVRD not a private company. We already know what happens when you have a private water system so we must avoid that. NO PUMP OUTS OFF OF SARATOGA BEACH but 3 stage treatment and pump to Black Creek, like the one proposed before. No one should be able to opt out and all new homes or developments should pay appropriate DCC's to hook up. Lead the charge and do not follow and make a sewer system happen.

The two high risk areas with documented cases of failure have a high percentage of systems that are forty or more years old. The drain fields in about fifty percent of these systems are not working adequately and should be replaced. Replacement of these systems will not happen with these regulations. Instead people who have these systems will pay for maintenance that will not make any difference to the health of people or environment. On the other hand, these systems are slowly being replaced and eventually all will be with no help from the regulators. This is because when a house sells the buyers always request a septic inspection. As mentioned before, in fifty percent of cases with 30-40 plus year systems a failure is declared and the seller is made to pay for upgrades. In many cases replacement of entire system. This is good and also true. Systems built from about 35 years ago until around 25 years ago are built better and there are fewer failures. This is more likely due to the construction quality and not the age of the system. Almost all of the systems built in the last 25 years are maintained carefully by the homeowners. They will almost certainly continue operating effectively for at least 50 years and likely 100 years. In any case, as these homes are sold the new buyers will have an inspection done and necessary repairs completed. This new regulation will not improve anything in the two areas in the CSRD with severe issues and will only marginally help in the rest of the rd. We should vote against this wasteful expense. If the money was used to actually make a substantial difference then I would be for it. By replacing failed systems starting in the high risk areas for example.

No to mandatory pump outs. Why do we have to have mandatory pump outs if a system has been inspected and approved? A properly installed system will work trouble free for years with regular maintenance. Why not just have holding tanks then? Maybe the installers and inspectors who sign off on faulty/undersized systems should be held accountable????

I am 100% against this. Just another increase to property taxes when family's can hardly get by as it is.

The government needs to stop the over reach. Obviously home owners have to maintain their systems. If you don't pay to install and pumpmit, you don't get a day. Stop micro managing.

Almost every comment I read is negative. However the high risk areas on Hornby have changed over the past decades. What were once 1/4 acre summer-only cottages are now large 4 bedroom year-round homes with 3 bathrooms. In many cases the old home-built septic was never upgraded. One can smell these systems as one walks past. Popular Sandpiper Beach has had to be closed a few times the past 2 summers due to coliform contamination. I would welcome enforced regulation. Most properties have their own well. The health of the residents and this fragile island environment must be protected.

If you really care about the environment. You only have two choices. Either build a sewer system for everyone. So every houses is connected. Or, STOP LETTING PEOPLE MOVE IN THE VALLEY. More people means more sewer. It's pretty simple. The environmental studies are clear. This area cannot take more people without huge environmental impacts. So this is how you deal with the problem because you want more taxpayers.



## Appendix 4

### Online Feedback Forms

Please answer these questions:

How many systems in each of the high risk areas have failed?

What is your definition of a failure or not operating properly?

To me the answer is surface or subsurface contamination with sewage effluent or associated bacteria. Again please provide numbers of cases.

Why is it that older systems are more at risk of failure?

Do you have proof?

Will these new regulations make the environment and people safer? Proof or studies would be appreciated.

Why regulate something that is a model of perfect self regulation by homeowners who definitely don't want to get sick by drinking contaminated water or walking in contaminated surface areas?

It would be much appreciated to hear a response before or after the public meeting

I live in Bates beach, one of the supposed high risk areas. I do not know of any failing systems near me. Perhaps they are located above Seal Bay where the high bank has eroded back into private property.

My septic system is 47 years old and has had nothing done to it. It is within 100 feet of my 18 foot shallow well . I occasionally test the water and have never had any fecal coliform bacteria in the test result.

While many people would have installed a new system because of the fear of the unknown or maybe ignorance to the actual risk I have chosen not to and will not unless something changes in my water test. Its easy and relatively inexpensive to ad uv sterilization as a fail safe to systems as well.

This new regulation is a form of corruption to me unless you folks at the RD can prove otherwise.

I was going to go the meeting tonight but don't think I will bother. Only one person was vaguely in agreement with further regulation out of the fifty replies.

This is a justifiable concern for homeowners. On the surface, it looks like overregulation, and the CVRD needs to address that reasonable concern. It also looks like something the CVRD has decided to do regardless of public opposition. Few people understand how by-laws operate and are enforced, so more should be done to explain how the by-law process would operate in this case.

The word mandatory is always a red flag. The public deserves proof that the existing regulations and market forces are not already addressing the problem. Why is this new mandatory regulation necessary when these inspections could be made mandatory only when a property is being sold when liquidity is available to cover costs?

Property owners need to know if the new regulation might force them to install a new septic system, especially if they are in a high-risk area that's likely to receive a new public sewer system in the next 10 years. Saratoga Beach is a perfect example, but the CVRD planning staff recently recommended rejecting a development proposal that could build a new public sewer system.

Taken together there are too many CVRD campaigns in play that reduce freedom of choice and increase the regulatory cost for property owners in

Are you people living in the same world as everybody else???? We can barely afford to buy groceries and gas. Everywhere i go things are 3-4 times the price as they were only a couple years ago.

I moved here to retire. And if this project happens. I will move out of the comox valley. I won't have a choice. Maybe your goal is to have everyone live in a RV. It certainly look that way.

We don't need anymore blanket policies to try and defend ever increasing property taxes, increased government spending and government overreach.

Expecting home owners with septs to pay to be inspected on top of the costs of regular maintenance is wrong. Stop making problems where they don't exist.

Absolutely ridiculous. The regional district has enough problems regulating its own sewage plant. There is no scientific proof pumping sewage into the ocean is less polluting than using a septic system. Regulating clean outs also ridiculous to have mandatory pump outs. Proven that leaving systems to work for themselves is best. Pump outs only when needed. Just another layer of useless bureaucracy.

I don't think this is needed at all as I already pay a company to inspect and periodically pump out my system. If a system is failing the owner will know.

Stop wasting my tax dollars

The ministry of health got out of the way for build and design we certainly don't need another layer of government oversight/overreach.

So let's spend tax payers money on checking systems, meaning that the tax payers have less money to actually pump out their own systems?!! Makes so much sense. Stop helicopter parenting people!! Unbelievably useless use of time and money.

It is not a service to "help" taxpayers regulate their systems when the property owners are paying for it! Let me get this straight, you want our taxes to increase, so we can fund your program, so you can dictate to property owners to service their systems? What exactly is the service you will be providing? How about you ditch the program, so that the tax payers have more money in their pockets to have their systems checks more regularly- thanks but no thanks.

This is so much over Rea h it's unbelievable... Let's use our tax dollars properly instead please!!!!

Most people on septic systems fully understand the implications of not maintaining our systems and don't need another regulation in place to tell us how. And we definitely don't need another administrative process that will need to be supported by our tax dollars.

## Appendix 4

### Online Feedback Forms

the rural areas. Most of these campaigns are urban-minded campaigns inspired by highly political issues like climate change that should be outside the scope of the CVRD.

Mandatory inspections in high risk areas will result in many owners making expensive upgrades/repairs to their septic systems. If the plan was to keep these systems in service for many more years, that would make sense. However, just after owners make these investments into their septic systems, they are going to be told that they are being forced onto the new community sewer system and it will be illegal to continue to use their septic systems. The CVRD needs to choose one route or the other, not both. If the sewer project fails to move ahead, then increased septic regulation may make sense. The proposed septic regulation should be shelved and revisited in a handful of years when there is certainty on the sewer project.

Stop with the blanket rules, if a problem is identified then deal with it specifically. Mandate results do not impose onerous costly processes. Educate don't regulate.

I think that the CRVD should begin by mailing out educational material and asking for input. Not everyone goes to the newspaper or website. Most property owners look after their septic system because they get impacted first. I think mandatory pumpouts will end up forcing people who are easy on their system to pump out more than necessary. This will be an increased expense as will the raised property tax, at a time when many are struggling.

Surely it would be cheaper and more cost effective to focus on identified high risk areas.

There are already two bodies that have oversight of septic systems, VIHA and SSR. More bureaucracy and higher taxes will be the outcome of this proposal, and, as with the garbage pick-up proposal the costs are very vague and sure to increase.

It is in the interest of owners to look after their systems as many have pointed out. Required pump out frequency is highly variable as so many factors effect it. When ownership changes inspections are done.

Instead of using the force of bylaw try education for a change. The health of a septic system is so dependent on what goes into it.

If required focus on identified high risk areas near water but why this sweeping approach? And be less draconian for a change. Try working in partnership with homeowners.

Finally, please get your priorities straight, like giving us back the ability to access recycling depots without wasting fossil fuel to do it. Maybe do what some other districts do and provide kiln dried wood at a reasonable cost to reduce smoke pollution instead of banning woodstoves.

I do not feel that any of you represent my interests or experience living on a farm as I do.

Is this your way of punishing us for voting down the garbage idea? Just leave us alone. We don't need your ideas, We don't need your lies. The septic systems are regulated by VIHA, and are each home owners responsibility. More taxes and regulations are not going to help us. Find something else to do or start laying people off. Obviously you have too many staff down there.

If you think my neighbours & I will allow this to be forced down our throats at our expense....you should think again. I (& everyone I talk to) are sick & tired of these upstart proclamations & half - baked ideas. This is the Area B garbage fiasco, all over again. I pay exorbitant taxes in Courtenay North (AREA B), and for what? No garbage pickup, no sewer, no water, no streetlights. And if you are about to tell me that is a Courtenay issue, & you are CVRD...SAVE IT. It all costs too darn much on my pension. NO mandatory blanket inspections...I will fight it tooth & nail. And I am not alone. Thank you

Those living in high risk areas need community systems. Many of the systems near the beach are old and are not maintained and the province wants to keep pushing density. If the lots are small and the density is increasing, community systems should go in.

This whole program looks like a "makes work project" requiring additional personnel in computer programming, inputting, monitoring and field inspection. This would translate into higher taxes and increased cost to home owners. The existing regulatory system is working just fine and any new ideas or improvements can be administered in new construction and subdivision design. At present home owners are responsible for their own septic system maintenance and seem to be able to handle required repairs and pumping as needed. Home owners cannot disregard necessary repairs or maintenance as their systems will cease to service their needs properly causing them endless grief. It would be far less costly and imposing to construct a home owners guide to proper septic maintenance and distribute it through the district. That way new purchasers of homes with septic systems who are not familiar with the proper maintenance procedures would have a reference guide to help them understand how to properly maintain their septic systems. The cost of home ownership in the district is already skyrocketing. You people should be finding ways to lower our taxes throughout the district and stop fueling out of reality costs. We are already over regulated compared to the rest of the province and the rest of the country, for that matter. It's time to fight inflation not pour gasoline on it. Find ways to lower the burden on people, decrease our taxes and reduce the cost of home ownership. Then you will be doing something productive and we might begin to admire your work ethics.

Given that homeowners are already supposed to be responsible (under provincial law) for the repair & maintenance of their systems, it appears that the key new feature to this plan is the layer of overview and enforcement by the CVRD. The repair & maintenance schedules are articulated, yet the action of the CVRD to monitor/enforce as a key part of the plan has not yet planned or articulated. There is an estimate of 100-200k to implement, but no other detail. CRD legislation is referenced; so how does the CRD do it? I checked the link but no info there... In other words, it's too early to comment on the pros/cons of the program since this key feature, namely how the program will be monitored isn't yet available for reasonable consideration & comment.



## Appendix 4

### Online Feedback Forms

This, like the proposed garbage pick-up and the proposed recycling pick-up, should go to referendum. This is a huge cost to be forced on home owners. Pump out requirement times vary enormously based on many factors - number of people in the household, antibiotic usage and so forth. There is no one time suits all regarding pump outs. If the CVRD was to create and send out a "best practices" educational flyer to all non-sewer households it would be far more equitable.

We just spent 35G on a new two stage system. I'll not have some overpaid suit come onto my property to look at my system. Island v health and card have signed off on this and you will not trespass.

Sanctions already exist to require land owners to maintain septic systems. This program is guaranteed spearheaded by the city of Courtenay. They used the same misinformation to try to annex us back in 2002. There is absolutely no need whatsoever for you to add yet another layer of bureaucracy and get more tax revenue from land owners for more useless personal projects. In short laws and regulations already exist to deal with septic problems. Try using your time getting the province off their well paid butts to enforce the laws. Maybe hire people to do those inspections and make appropriate orders to fix old non and poorly functioning systems. You can do this and save taxpayers money and maybe even get re elected. There will be huge back lash from responsible owners that you are targeting with this Seinnet dragger approach. This does not bode well. Do not contact me. Do not use my email address for anything and you are required by MY regulations to delete my contact information without five working days of receipt of this message.

Since pump out frequency is load based (tank size divided by occupancy) isn't a timed pump out a one size fits all "solution"? I can understand the pump out industry using time since it's easy and costs them nothing (and provides a steady income stream) but as elected representatives, supposedly serving the people, I expect better. Instead of rushing to meet a self imposed schedule, take the necessary time properly investigate the issue, determine IF there is a problem, THEN devise a science based "solution"

As a homeowner who lives downhill from a person who appears to have dug their own septic, I am delighted to hear about this program. I have no plans to out my neighbour, but it is a worry, and I pay to have my well tested yearly for my own piece of mind.

Presumably this program would expose systems that are less than adequate and would require the owner to upgrade it. I am really pleased to hear about this proposal

The last thing we need is more bureaucracy for managing septic fields. Worst idea to come down the pike in a long, long time. Anyone who owns a property with a septic field, understands the necessity of maintaining their sewer system. We don't need an inspector to trespass and offer a superficial inspection, which would not be a remedy for most potential problems. The tone of the explanation for this program is condescending, as if reckless homeowners have irresponsibly chosen a septic field over a sewer connection. Are we reckless villains gleefully dumping our caca into the ground, polluting groundwater and wreaking havoc? Of course not. Septic systems are costly to operate install and maintain which begs another question. We should have a greater reduction in our property taxes for the lack of sewer services. You should be paying us... we take care of our own septs and you're gonna charge us for the privilege.

I am the one who owns my septic system. I am the one who uses my septic system. I am the one who is aware of everything that enters my septic system. I am the one who monitors my septic system, and I am the one who pays the guy that pumps out the tank when needed. Do you honestly think I am going pay twice to have my tank pumped out? Under your regulations I will be paying twice. I will be paying once to have you tell me when to have the tank pumped out. Then, I will be paying a second time when I pay the guy to actually pump out the tank. What's next on your agenda?

Mandating pump-outs could impose undue financial burdens on property owners, especially in rural or low-income areas where access to resources may be limited. Not to mention excessive government intervention more regulation why not focus on other issues in this valley clean up the streets Quit with this B.S!

A pump-out every 5 years would be serious overkill for many households' systems. As presented, this is a phenomenally bad idea.

We built in 1994-5 and were under stringent checks and guidelines.

Septic is checked before additions or sales.

Not maintaining our septic impacts US first. Property owners do not need another level of oversight.

How about you let us responsible property owners carry out our own program. To say a septic system that is older, is likely poorly perform is a pretty big assumption. Not to mention anyone I know on septic likes to keep their system performing well, as that is in their best interest anyhow. Leave us alone.

SOOOO sick of these clowns. Leave us alone. Literally cannot wait to vote all of you out.

We don't need any more oversight by the cvrd, stay out of our business

Government regulators think the only way to govern is to make more rules, threaten everybody with fines (or worse) and force inspections to ensure compliance or punish the people who don't/can't comply. Authoritarian is always easier than education and using incentives. They can't trust that most people have a vested interest in maintaining their own property. I take care of my property just fine, septic system and all. Public officials are NOT welcome on my property. Sounds like the type of people that took our family house in Budapest in 1950. Haza!

I do not agree with any of this. As a homeowner it is my responsibility to ensure my septic is maintained and up to par to ensure everything works as it should to prevent costly issues. It is not up to the CVRD to regulate or mandate anything in this regard, VIHA is the one approving location, etc. if there is worry about specific properties then they should be dealt with on a case by case basis. We do not need more unnecessary blanket policies that waste time, energy and money.

How do you propose to have mandatory pump outs? We have had our system inspected regularly and pump out frequency has not had a consistent delta.

## Appendix 4

### Online Feedback Forms

Systems have been installed by qualified contractors for over 20 years so what's the problem? What has the CVRD discovered that justifies this? This is another example of over-reach.

You have a few high risk old neighbourhoods that you should focus on cleaning up .Leave the rest of the low risk region alone - no regulation needed beyond what you already do! Your approval of location and design/install of septic systems in newer low risk areas is sufficient to protect the groundwater and environment, and you do not need additional regulation!

When I can walk through the comox valley and there not be needles and human waste everywhere. I'll consider getting this and only When you deal with the real problem in the valley

For decades the Regional District has been preaching the mantra of "failed septic systems". The simple truth is that during that time the situation has improved. The problem is resolving itself through home ownership changes. All older homes have and will be eventually sold. The cost of a new septic system is substantial, so you can rest assured that perspective buyers will be certain that the on-site system is functioning properly. All the new homes, with their multiple bathrooms, that you see being built, must have modern septic systems installed that will handle all those bathrooms operational at one time.

As far as I know it's a provincial jurisdiction and not cvrd jurisdiction so I am against this proposal because I believe the cvrd has no business taking this on what I would like to see is to shrink the cvrd power and control it's trying to gain over and above its mandate Leave us alone.

As a homeowner it is my responsibility to maintain and service my system. My poo, my problem. Go spend the efforts on more important issues A typical, annual inspection will not discover any problem with a septic system that would impact the environment such as unwanted seepage of sewage into the ground from a cracked holding tank. The annual inspection simply confirms that the septic system is operational. Both the inspection and pumpout are part of normal maintenance of a septic system. Regulating this is no different from regulating oil change for a car or how to clean a washing machine. A reasonable person understands it needs to be done and does it. This regulation is unnecessary, its implementation and policing will cost a significant amount of money at little benefit to the community.

See above.

It has been my understanding that all things septic fall under the purview of VIHA - at least that's what I was told by the "powers that be" at the Regional District office when complaining about an rv on a neighboring property dumping black water on the ground...Here's an idea...if it is indeed already the purview of VIHA - perhaps force them to do their job in this sector - \$\$\$\$ already being funneled there for it...oh and VIHA never did attend to the issue as reported

What does the 200-800 for maintenance entail? Does that include pump outs.?need more specifics who gets to vote on this? Who will be inspecting? How will it be inspected? We already pump and maintain our system out of our pocket why do we have to pay more? You express health concerns around septic . What's being done about wood smoke that invades homes and causes health concerns we put up with wood smoke 9 mths of the year is theira plan to inspect and enforce woodstove and chimneys maintenance. What about adding more purple air monitors to monitor air quality. I haven't on very many occasions smelt septic in the air Craighdarrock area by Union Bay asked CVRD to develop a small park for us. We already have the land set aside and zoned for it but CVRD says there isn't any money. We needed only minimal funding.

BUT, you find lots of money - \$200,000 for septic police, new bylaws, red tape, more regulations that nobody asked for. My septic system pollutes 1/1000th as much as the ship breaking operation which CVRD allows to operate for four years to kill the fish and poison the oysters.

This world needs more parks and less red tape.

As a homeowner it is in my best interest to maintain a healthy septic system - for the health of my family, my self, and my neighbours; to protect our well water; to protect the environment; and to preserve my property value. I am ambivalent about regular pumping as I do that anyway, but I object to having to pay (I believe the slide said) \$400 to \$900 to have unnecessary inspections performed. If my septic system is failing, I will fix it. If we agree that no rational person would CHOOSE to risk their health and property value by living with a failed or failing septic system, then the only explanation that I can come up with for the few who do is that they can't afford the maintenance and/or cost of replacement. Imposing higher taxes and additional pumping/inspection costs is only going to worsen their plight and any fines imposed for failure to comply will remain unpaid.

The end result will be that those of us who already comply will be footing the bill for another ineffectual level of unnecessary bureaucracy. I vote NO and hope that I will get to do so in a PROPER REFERENDUM.

We already pay to pump out our septic, and if there is a problem we have to fix it. This seems like a gross waste of tax dollars and unnecessary bureaucracy to pay someone to tell me I have to do what I already do and file reporting. Put this money elsewhere, like towards building sanitary lines and providing efficient infrastructure to get us off septic.

I see a mandatory pump out as no burden, really. I have to have my septic system pumped out at some point in any event. Making it mandatory in sensitive areas ensures it's done not just for my sake, but also for the sake of the environment and my neighbour's.

This whole idea needs to be stopped. Most people are maxed out with all the costs going on in this world. If you have a septic system and its not working you are going to get someone to fix it. No one needs to tell me i have to get an annual inspection.

## Appendix 4

### Online Feedback Forms

Further to my previous comment- and what is the point of this "engagement"? You have your stated rules, a pre-planned timeline- we all know this is going to go ahead irregardless of any negative input. What happens if (when?) all the responses are negative- are you going to shelve the whole thing, or in the spirit of "father knows best " continue on the planned route. The cynic in me has a pretty good idea.

I think this is s, stay out of my yard. Worry about your own excrement, the RD doesn't need to take on more responsibility over peoples property you have your own issues to deal with.

Over the years our regular pumpouts have risen greatly in cost to the point where I am sure it is difficult for some of our Hornby residents to afford doing it. Consider some kind of assistance for them based on income so that they can comply.

This is an unnecessary expenditure. There is no one sitting on a failing septic system doing nothing about it. It's in the homeowners best interest to keep up their own septic system and they don't need the CVRD's oversight. Waste of time and money.

Meh, another example of a solution looking for a problem. Where is the actual data to support these claims of failing systems causing problems? Lots of what ifs, and could cause, but no actual testing to delineate the scope of the problem. In fact, a few years ago when they were investigating whether to bring sewer lines to the Pt.Holmes area, for this very same "possibility of doom and gloom" of failing septic systems, testing found no actual problems, and a pump station was decided to be not needed. Again, where is the data?

...shelve the installation of sewer lines in the are?

I'm not totally against inspections but, what time frame? Yearly seems like a waste of my money. Also, are there enough service providers if everyone suddenly requires an inspection? Can the treatment plant handle the volume if every house had to do mandatory pumpouts? We are 2 people on a well-designed system. We are extremely careful of what goes down our drains. I would be very annoyed if I had to pay \$500+ for a mandatory pumpout that was not necessary. Do you have data to show this is a widespread problem and not just oceanfront homes on small lots. Finding a way to reduce the exorbitant cost of waste disposal might make the program more palatable. Living here is already expensive enough. I will need a lot more information before I get on board a program which could cost significant yearly expense.