

# Greg Dureault

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10/6/2016

By Email, and Hand Delivery

## VILLAGE OF ANMORE

2697 Sunnyside Road,

Anmore, B.C.

V3H 5G9

**Attention: Mr. Luke Guerin  
Operations Superintendent**

Dear Sirs & Mesdames:

***Re: Anmore Green Estates ("AGE"); Drainage relating to lands subdivided by Strata Plan LMS3080 (the "Strata Lands") affecting the Eagle Mountain Middle School (the "School") Development Site (Lot 2 Plan BCP5107 and Lots 4 and 5 Plan 1MP40733, all of Section L6 Township 39 New Westminster District) (the "School Site") owned by The Board of Education of School District No. 43 (Coquitlam)***

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Luke I am writing to you further to our letter of September 15, 2016 to Robinson Puche at the City of Port Moody with reference to the above subject matter. A copy of that letter along with the various attachments is enclosed for you.

We understand that Robinson has been in email communication with you or someone on your staff last week, and in our conversation yesterday it became apparent that we should bring this matter to your direct attention. Please be advised that we are willing to pay for any reasonable cost of Anmore's engineering staff time on this matter given the importance of resolving the apparent serious health hazard to the School Site emanating from the septic field failure of the Strata Lands. We ask that you advise the undersigned if that is a requirement for Anmore to consider this matter by email or telephone call at your convenience. We believe that Port Moody cannot proceed without concurrence of Anmore to resolve this matter. The purpose of this letter is to

respectfully request your assistance, and to work together with Port Moody to bring this matter to a close.

As you will note from my letter to Robinson, R.F. Binnie & Associates Ltd. were hired to provide a Sanitary Sewer Design for connecting the AGE residents to the City sewer system. The design and a cost estimate are attached.

The proposed project is to abandon and remove the existing septic system and be replaced with a new sanitary sewer system. The proposed sanitary sewer is to be connected to an existing downstream sanitary sewer system located on David Avenue in the City of Port Moody. The City's North Slope Sewer design appears to have anticipated an expansion of sewer service to the Anmore area. The 400mm sewer along Heritage Mountain Boulevard is apparently oversized and connects to the GVSD&D Port Moody Interceptor.

The existing sanitary sewer located within David Avenue allowance is under the jurisdiction of the City of Port Moody. Therefore, the design and construction of the proposed sanitary sewer system must be reviewed and approved by the City of Port Moody Engineering Department. This in turn requires a green light from Anmore. The scope of services performed for the sanitary sewer design included the following:

1. Completion of a topographic survey for the project site and preparation of a plan in CAD format.
2. Site visits to check for existing services.
3. Completion of sanitary sewer flow calculations.
4. Preparation of a civil base drawing showing the topographic survey and all existing underground services within the project site. The base plan also reflects the existing topographic survey.
5. Preparation of a detailed sanitary sewer plan and profile drawing.

The AGE septic drain field appears to be compromised. To date they have spent more on STP rehabilitations than it would appear to cost to connect to the City's sewer system.

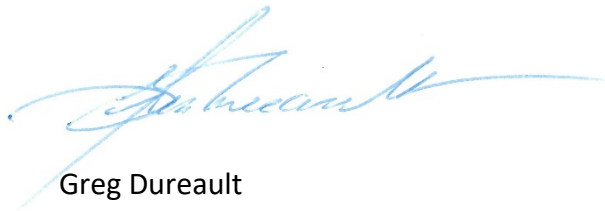
It is recognized that a definitive agreement is required between the City of Port Moody and Anmore based upon certain 2008 recommendations of the GVSD&D. As there has been little progress since 2008, we are seeking your assistance to request Port Moody engineering staff to confirm the apparent feasibility of R.F. Binnie & Associates' design

proposal. Under existing zoning, the subject area is perhaps capable of potential development of a further 14 bare land strata homes. The proposed limited sewerage area would on that basis serve approximately 65 residences in addition to existing services to the Eagle Mountain Middle School from School District 43.

As we asked Robinson, we are hoping you can help resolve this long outstanding matter, or point us in the right direction if you cannot do so.

We look forward to hearing from you, and thank you in advance for your consideration of this matter.

**Best Regards,**



Greg Dureault

GD/\*

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(Without Previous Attachments)

**List of Attachments Enclosed:**

1. Letter dated September 15, 2016 to Robinson Puche
2. Letter dated October 23, 2013 from School District 43;
3. Report prepared by Keystone Environmental Ltd. dated August 13, 2013 (attached to Item#2);
4. Letter dated January 4, 2008 from Metro Vancouver to Anmore;
5. R.F. Binnie & Associates Ltd. Sanitary Sewer Design and Cost Estimate;
6. Google Earth 400 Ft Overview of Site, and adjacent Developments
7. February 24, 2016 Pictures of the relevant septic field site breakout and drainage to Eagle Mountain Middle School