

**To:** Ralph Hildebrand <[Ralph.Hildebrand@metrovancover.org](mailto:Ralph.Hildebrand@metrovancover.org)>

**Subject:** RE: Strata Corporation LMS 3080: 100 Blackberry Drive, Anmore

Ralph:

Is there truly no room for discussion on this point where there are health concerns in issue?

That strikes me as somewhat illogical, particularly given the close proximity of the available services.

Other non-members have tied-in, and I am concerned that the local politics are winning out over reason.

Evan

**Evan A. Cooke**

Lawyer

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**From:** Ralph Hildebrand [<mailto:Ralph.Hildebrand@metrovancover.org>]

**Sent:** Wednesday, July 26, 2017 1:58 PM

**To:** Evan Cooke

**Subject:** RE: Strata Corporation LMS 3080: 100 Blackberry Drive, Anmore

Evan:

Unfortunately I cannot help you. I am very familiar with this issue as the Strata has made multiple requests over the years. The strata cannot hook into the sewer system unless Anmore joins the Greater Vancouver Sewerage and Drainage District.

Thanks

**Ralph G. Hildebrand**

General Manager

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**From:** Evan Cooke [<mailto:ecooke@emlawyers.ca>]  
**Sent:** Wednesday, July 26, 2017 1:47 PM  
**To:** Ralph Hildebrand <[Ralph.Hildebrand@metrovancover.org](mailto:Ralph.Hildebrand@metrovancover.org)>  
**Subject:** Strata Corporation LMS 3080: 100 Blackberry Drive, Anmore

Mr. Hildebrand,

Emily Mak has passed along your email address and had indicated that you would be the best point of contact for this matter.

My client in this matter is Azura Management, who have authority to make inquiries of Metro Vancouver as agent for Strata Corporation LMS 3080 (the “**Strata**”). The Strata development is show on the attached plan, immediately north of the playing fields.

In short, the Strata was constructed approximately 20 years ago on the southern border of Anmore and Port Moody. The Strata is serviced by a permitted septic system, but changes to the topography on the adjacent properties have compromised the septic system. The Eagle Mountain Middle School and Heritage Woods High School are both now adjacent to the Strata, and may both be receiving run-off from the septic fields as a result of those school projects both cutting steep banks close to the pre-existing septic field. There are potential health concerns for the students at the schools, which my client would like to address by changing over from septic to sewer service. I understand that a septic system would not be permitted in this location today, but was permitted at the time of Strata construction. The MoE is aware of these run-off issues, and is hoping for a multi-jurisdictional solution.

My client has had conversations with both the City of Port Moody and Village of Anmore regarding the need to tie the Strata into local sewerage. I understand that an appropriately oversized sewer line abuts the Strata property and that the tie-in cost would be very manageable for my client. However, there are some political issues to contend with. Eagle Mountain Middle School is tied into the Port Moody sewer connection, despite being located in Anmore, and it is my client’s hope that the same can be achieved for the Strata property due to the health concerns caused by the topographical changes made during the construction of the schools. Anmore has stated unequivocally that it cannot afford to join Metro’s sewerage system, but I don’t think they oppose the Strata being connected given the health issues in play.

Would you be available to speak with me about this matter tomorrow or Friday? I didn't want to cold-call you without giving you some very basic background.

Best regards,

Evan

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