



**OLAND
ENGINEERING
LIMITED**

TECHNICAL MEMO

TO: [REDACTED] Owner

April 2, 2025

RE: Sewerage system at 2302 Eagle Bay Road, Blind Bay
Legal Description: Lot3, Sec.19, Twp.22, R10W6M, Plan KAP9025

Oland Engineering Limited was retained by the owners of the subject property, to provide a third-party professional review of a report by Oscar Long, ROWP. Besides the Long Report, I also looked at a report from May 2023 by Rodric Van Woerkom regarding the subject sewerage system.

Both reports were well detailed, concluding that there were no signs of failure, and the system is functioning properly. I do not doubt those findings.

The permit for construction was obtained during the initial VanWoerkom inspection, indicating that the system was built in 1980 and was designed for a 3-bedroom home. I began designing sewerage systems in British Columbia in 1992 and am very familiar with the standards and the regulation from that period. In this case, a double drywell was installed. I know that with good sandy soil conditions, as in this case, these systems have performed well for many years.

Under the current regulation, existing sewerage systems are grandfathered, provided that the system is not rebuilt or that the design flow for the home is not increased. A building permit, for example, might be issued without a new Record of Sewerage System (RSS) filing for an addition or renovation provided that the home does not increase the design flow. An additional bedroom would be an example of adding design flow because it increases the potential occupancy of the home. The design flow is based on occupancy and not on the number of bathrooms or fixtures.

The sewerage system for this home was designed under permit for 3 bedrooms in 1980, with a design flow of 300 imperial gallons per day (1360 L/Day). The current BC standard suggests 250L/day per occupant for a seasonal cottage. ($1360/250 = 5.4$ occupants) It is therefore reasonable to suggest that the proposed short-term rental be limited to 5 or 6 occupants per night.

The logic for occupancy that I am presenting is not based on science or the engineering one might try to apply to a 45-year-old sewerage system. My recommendation is based on the standards, the regulations and the policies that have been adopted and accepted by the Interior Health Authority and by many of the building authorities in the Southern Interior.

I must state that Oland Engineering Limited cannot take responsibility for the longevity of the subject sewerage system. Should there ever be a sewerage system failure in the future, it would be the owner's responsibility to repair it and to meet the current standard in accordance with the BC Sewerage System Regulation.

If there are any questions regarding the above, please contact the undersigned.



C. Jeffrey Oland, P.Eng.

25-029