

From: [REDACTED] Public Hearings Shared
Sent: April 16, 2026 4:08 PM
To: Planning Shared
Subject: FW: 450 Franklin River Road letters
Attachments: 2nd Picture.jpg; 1st Picture.jpg

From: TilleysPlumbingandHeating [REDACTED]
Sent: April 16, 2026 12:32 PM
To: Alex Dyer <adyer@acrd.bc.ca>
Subject: 450 Franklin River Road letters

[CAUTION] This email originated from outside of the ACRD

Hi Alex,

Just wanted to touch base on a few things in the letters:

1. A concern from all 3 letters is the waste water volume and treatment. The waste water treatment system will be built to handle the maximum 8500L of effluent a day which is 3 times the actual calculated load amount that is set by the septic "standard practice manual" accepted by VIHA standards. In all reality the actual physical load of effluent that will be treated by the septic system should be around 1400L per day.
2. Visibility and public safety from driveways. The actual curvature of Franklin River Road where the travelled driveways enter and exit serving 450 Franklin River rd have a clear site of view. A referral letter from MoTT has approved the intended use of 450 Franklin River Rd and accepts that the driveways are in fact safe with clear sites of vision.
3. High water mark of Cox lake and RV site development. Due to the sloping topography of the land at 450 Franklin River Rd there is lots of safe usable space for development well above the high water mark that will leave NO impact on Cox Lake and riparian zone.
4. Wastewater and contamination from the potential industrial upper portion of the lot. Upon development of any sort there will be requirements to design and develop containment areas both for rainwater runoff and groundwater drainage. Example: hard surface parking lots, oil/water separators.
5. Potential RV and industrial traffic should not be considered a threat to damage the new proposed water main as the road is currently an industrial road serving the logging and mining industry.

6. The small aquifer that flows from 450 Franklin River road to Cox Lake has an existing water license on it registered to the property. Therefore it legally can be utilized by the property owners.

Im attaching 2 pictures that are referencing the driveways shown in Exhibit 1

1st picture: looking south down the straight road next to supposed driveway and 2nd picture is looking up at supposed driveway, and as you can clearly see it does not exist.

We would like all of these points to be addressed this evening.

Thanks
Penny

Please reply before the end of day before the meeting this evening.

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