

**From:** Mike Cass <micass@telus.net>  
**Sent:** Thursday, June 25, 2026 8:38 AM  
**To:** Ian Cox  
**Cc:** Mike Cass  
**Subject:** Re: 5445 Campbell Septic Reports

Ian,

After reviewing the relevant documents regarding the proposed variance to the setbacks for septic systems and wells, I want it on record that presently I have a good potable water producing well that is downslope from the proposed septic system on lot 215 situated on 5445 Campbell Rd, Hornby Island. In the event that Islands Trust approves the variance to Hornby Island Land Use Bylaw No. 150, 2014, allowing a minimum of 22 metres from the neighbouring wells, I want it on record that I expect the Islands Trust to underwrite any necessary remediation required related to my existing well (noted on Elanco Enterprises Ltd dated revised 23, 2026, Figure 2 - well 88715) to return the well to its former state.

The Elanco Enterprise Ltd report as noted above, uses phrases in the Conclusions such as "...will remove most, if not all, of the organic and microorganisms from the sewage..." and "...could potentially provide an opportunity for further removal of pathogens and contaminants...". Phrases that provide little solace to the homeowners impacted by this variance, but cover off any legal impacts to the writer of the report.

You may provide a copy of this email to the Islands Trust conveying my concerns.

Thanks,  
M

M. W. (Mike) Cass  
FCHRP

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**From:** Ian Cox <[icox@islandstrust.bc.ca](mailto:icox@islandstrust.bc.ca)>  
**Sent:** June 15, 2026 9:33 AM  
**To:** [micass@telus.net](mailto:micass@telus.net) <[micass@telus.net](mailto:micass@telus.net)>  
**Subject:** 5445 Campbell Septic Reports