



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PUBLIC HEARING MINUTES

AMENDMENT BYLAW NO. 3002 and 3003

A Public Hearing for Bylaws No. 3002 and 3003, a proposed amendment to *Zoning Bylaw No. 1675, 2004* and Electoral Area F Official Community Plan Bylaw No. 2214, 2011 was held on January 09, 2025 at 6:00 p.m. remotely via Zoom and in Nelson, BC at the RDCK Head Office. The Hearing commenced at 6:35 p.m. There were 53 members of the public in attendance including the applicant.

PRESENT

Director Tom Newell
Zachari Giacomazzo
Sadie Chezenko

Chair of Public Hearing
Planner 1
Public Hearing Secretary

CALL TO ORDER

Director Newell called the meeting to order at 6:35 p.m.

INTRODUCTIONS

Director Newell introduced himself and the RDCK staff to the public.

OVERVIEW OF PROPOSAL

Planner Giacomazzo gave an overview of the proposal.

PRESENTATION BY APPLICANT

The applicant made a presentation to the proposal.

QUESTIONS and ANSWERS

The public asked questions which were answered by the Chair, the Planner and the applicant.

Questions and concerns are summarized as follows:

Murray Shunter: The aquifer is highly vulnerable as outlined by Interior Health. My question is around the risk posed to residents, what oversight and protection exists for residents, and what professional oversight does the RDCK provide?

Staff: This report is prepared by a professional which must adhere to professional standards. There is the professional reliance model. We may also lean on other agencies (such as Interior Health) who have specific knowledge. Peer-reviewing is also an option. Applicant: We put out a request for proposals to different professionals to do this work.
Terry Lowry: Concerned about bio-mass high efficiency boiler. Is there any government funding for the project and specifically for the biomass boiler? Applicant: There is the potential for funding for this project if it is successful. It would be job creation funding within the forest sector.
SDodd: Question regarding aquifer vulnerability and who will pay if aquifer damage occurs. Staff: Civil claim may be possible but not other compensation from RDCK.
4626 Crescent Beach: Do you have more info on how this was determined to be a sensitive aquifer? Director and Staff: IHA feedback was included as attachment F in the RDCK staff report which highlights the aquifer sensitivity. Applicant: Water usage on this lot will be quite low.
Murray Shunter: Biomass co-generation plant – this sounds like a very expensive unit. Could there be plans to truck in fiber from other areas (such as Harrop Procter) to add to your bio-generation? Applicant: We replaced this with two natural gas boilers, and now have a third. Once we have those connected we can make sure we are modulating the biomass and the highest efficiency. There is a possibly we will need to bring some in but most material would need to be processed on site. It would be less coming to the site that what would leave if we had to truck it all off.
Murray Shunter: Did you look at geothermal? Applicant: Geothermal is not an option at this scale. Primary options are natural gas and biomass.
Dusty Callis: Would the cogeneration plant burn 12 months a year? Applicant: We are not doing cogeneration (heat and power at once). We will just produce heat. Stop production if we get below 18 degrees Celsius. Only a portion of the year where we need heating, estimate 4000 hours.
4626 Crescent Beach: How much of the local population does the RDCK need to deny an application? Staff: There's no magic number. It comes down to the rationale and various other factors. It is a Board decision, staff just make a recommendation based on all the information available. Director: Various considerations at the board table. Not a numbers issue, but a content issue.
4626 Crescent Beach: Do you take into consideration the history of this subdivision? Director: We have so many communities within the RDCK, we do our best to understand community concerns and evolutionary nature of the communities. We do take this into account.
Margaret Fishcer: How do we follow this moving forward? Staff: Email staff at zgiacomazzo@rdck.bc.ca
Sara Markin: We have a proposal for an industrial development in residential area, how is this considered? Director: This is a formal submission rather than a question.

FORMAL SUBMISSIONS FOR OR AGAINST PROPOSED BYLAW No. 3002 and 3003

Written Formal Submissions identifying CONCERNS and/or OPPOSITION to the proposal that were received prior to the closing of the Public Hearing on January 28th are attached and form part of these minutes. They are attached to these minutes as **APPENDIX A**.

Written Formal Submissions identifying SUPPORT for the proposal that were received prior to the closing of the Public Hearing on January 28th are attached as **APPENDIX B** and form part of these minutes

Formal (verbal) submissions received during the Public Hearing:

Anne Dejardins	I live on Starlight road and I live below the new expansion. I would like to say that this is a disastrous change in our neighbourhood for us. No matter how wonderful the project is, it is still a huge impact on the quality of our life. We bought our property with everything we had and we didn't buy it to live close to an industrial area. We bought it because it was in a quiet neighbourhood, far from a highway. I won't see the deers, trees, etc.... when I garden if this goes forward.
Ursula Lowry	I live on Robertson Road. I came across a letter from July 2020 and a letter from the expansion that year. We are proud to have Spearhead in our local economy. Having said that, we have concerns that their footprint will grow and absorb future properties making a larger industrial area. Is there a long range plan for our neighbourhood to remain residential or become industrial? Could this be located somewhere else?
Murray Shunter	For us, we moved into the neighbourhood about 33 years ago. Spearhead came along and started their business. They had good ideas and plans and everyone was proud of it. Eventually, a family business my work towards becoming a family corporation. Spearhead has been a conscientious business that has done well. They have already had a major expansion and now are planning another one. It is a question of scale. There is only so much that a residential neighbourhood can absorb before it becomes and industrial park. I have to speak strongly against this bylaw change for that purpose only, that it may change the nature of our neighbourhood in an incompatible manner. That's what we need to look at. With this application the goalposts are being asked to move and it may have a detrimental impact to those who live here.
Lisa Bramson	I live on Robertson Road. Thank you to Spearhead. To the RDCK, your ad says "have your say?" when are we to have our say?
Andrea Lazzarotto	I just want to mention about the timing of things. The crescent beach area has a lot of seasonal people here. They might not know about what is happening. Maybe this shouldn't happen in the dead of winter when not as many people are around.

ADJOURNMENT OF PUBLIC HEARING

The hearing will be reconvened in person and via zoom at 6:00pm in the RDCK board room on January 28, 2025.



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PUBLIC HEARING MINUTES

AMENDMENT BYLAW NO. 3002 and 3003

A Public Hearing for Bylaws No. 3002 and 3003, proposed amendments to *Zoning Bylaw No. 1675, 2004* and Electoral Area F Official Community Plan Bylaw No. 2214, 2011 was held on January 28, 2025 at 6:00 p.m. remotely via Zoom and in Nelson, BC at the RDCK Head Office. The Hearing commenced at 6:00p.m. There were 63 members of the public in attendance including the applicant.

PRESENT

Director Tom Newell
Sangita Sudan
Zachari Giacomazzo
Laura Christie

Chair of Public Hearing
General Manager of Development and Community Sustainability
Planner 1
Public Hearing Secretary

CALL TO ORDER

Director Newell called the meeting to order at 6:00 p.m on January 28, 2025.

INTRODUCTIONS

Director Newell opened the continuation of the public hearing by introducing himself and the Regional District of Central Kootenay (RDCK) staff to the public. He explained that the purpose of the hearing was to reconvene discussions from the initial session held on January 9th. As Chair of the hearing, Director Newell provided a brief introduction to the application under review and outlined his role in facilitating the proceedings. He also described the role of RDCK staff, noting that their contributions would be limited to technical planning comments. Additionally, he emphasized that once the hearing was adjourned, there would be no further opportunities for formal submissions. Director Newell then outlined the structure of the hearing, including opportunities for attendees to ask questions of both staff and the applicant, as well as the process for public comments, which would be limited to five minutes per speaker.

OVERVIEW OF PROPOSAL

Zachari Giacomazzo gave an overview of the proposal.

PRESENTATION BY APPLICANT

The applicant did not make the presentation.

QUESTIONS and ANSWERS

The public asked questions which were answered by the Chair, the Planner and the applicant.

Questions and concerns are summarized as follows:

Mariette St Germain: After this meeting, will everything that has been prepared for staff and board be available on the website? Staff: Yes, but not until a week before it goes to the Board. Board report and all attachments will be available on the RDCK website.
Ann Desjardins: Ground water assessment report – how will the RDCK evaluate this report? Was a surface water contamination report provided? Staff: Planner reviewed it and forwarded it to IHA, as they were the ones to identify concerns related to the aquifers. Planning is seeking advice via IHA from their experts. In short – the review of the report is ongoing and RDCK staff is deferring to technical experts at IHA for the detailed review of the Groundwater Impact Assessment. A revised report may be required.
Anonymous: Why didn't the RDCK require an aquifer impact assessment? That is a more thorough type of report. Staff: The aquifer in the Shoreacres area is very unique. Information on the aquifer in this area was not available to staff until we received the referral comments from IHA. General Manager: The Shoreacres study was requested by the community and completed as part of the OCP process whereas this study is required because of a Development Application.
Greg Johnson: Do you feel that not performing that study is deficient? Director: The Board was supportive at first and second reading. Greg Johnson: You feel like you have the expertise (as Board) to make that decision? Greg Johnson: A CTS study is neither signed or sealed by the Engineer. Can we rely on this document? Staff: That could be done.
Linda Blair: I live on a highly vulnerable aquifer. The groundwater assessment failed to provide monitoring recommendations. What measures would Spearhead take to monitor this aquifer to make sure my well water remains pristine, clear and clean? Director: I believe staff have done their due diligence. We asked for something from the proponent, and they have provided it. Proponent has done what the Board has requested. Due diligence is being done, part of which is reaching out to the community. Director encourages residents to communicate their thoughts. Staff: Staff is still working with IHA to receive a fulsome response. There is more to come in terms of the report.
Andrea: What are you doing to prevent water and air pollution and what are you doing for dust control? Applicant: The dust collectors have HEPA Filters and the air is circulated back into the building. Doesn't vent outdoors. Andrea: Water testing and potential contamination – how will it be prevented? Applicant: Water based wood stain (non toxic), indoor spray proof room, steel is finished elsewhere, screw heads and brackets will be painted on site. Andrea: Does the public have access to water sampling records for your property?

Chair: This is not an appropriate question at this point.
Connie reading a question for Ken Blair: How many months of blasting can they expect? Applicant: Earth and civil work target is 3 months. Under slab parking is proposed. A few substantial granite outcroppings will require blasting. We have not done detailed excavation work to establish blasting details. These would be communicated as they are known.
Tyler from 9 Mile: Do you reside locally, and do you derive your water from an aquifer? Chair: Tone of the question borders on inappropriate, as we all want good water. Applicant: Derives his water from surface water. Spearhead staff would not be dismissive of well water quality. We do test the water regularly. We can identify with concerns about well water and take responsibility for how they function as a company. It is in the best interest of the company to protect the aquifer. Stated that the company water usage is relatively low.
Lisa Bramson: Why is it M designation, not M1, M2? Staff: M1, M2 and M3 are zoning designations in Zoning Bylaw No. 1675. In this case they're seeking a site specific Comprehensive Development zone and an Industrial (M) land use designation in the OCP.
Ann Desjardins: So does that mean that any type of industry could come in based on the proposal for Industrial in the OCP? Staff: Zoning is specific and regulatory, while the OCP and the Industrial land use designation provides broader direction (policies and objectives). Fine grain details are defined in the zoning bylaw. OCP is the broader policy document. Ann Desjardins: How will the noise criteria be monitored? Staff: The Planning Department does not manage or enforce Noise Bylaws. This is a responsibility of a different department (Bylaw Enforcement).
Crestview Dr Resident: Will there be access up Starlight Rd or will it be the highway? Spearhead: No commercial traffic or construction traffic up Starlight Rd.
Anonymous: If we don't get to submit our verbal submission due to timing who or how can we direct our submission? Staff: We will make time for all submissions. Director: Tom adds that written submissions can be directed to planning email.

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Written Formal Submissions identifying SUPPORT for the proposal that were received prior to the closing of the Public Hearing on January 28th are attached as **APPENDIX B** and form part of these minutes

VERBAL formal submissions received during the Public Hearing:

Name	Submission
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Andrea Lazzarotto	As a group, residents of Crescent Rd (85%) share the concern about impact this will have on heritage and character of the Crescent Beach area and Kokanee Park. There are concerns about long term environmental impacts. The proposal does not align with Area F vision for the future. Good evening, my name is Andrea Lazzarotto and I live at 4626 Crescent Road almost directly across the highway. I stand before you today as a representative of the residents of the Crescent Beach Area. Having been asked to speak on behalf of our community. The RDCK Board is being asked to approve Bylaw changes that would result in a large industrial plant in our rural residential neighborhood. It is not being asked to decide whether spearhead should expand and to diversify its operation. As a group, we have united in opposition to the rezoning application currently under consideration. On January 28th we filed a formal petition against this proposal, which was signed by 27 households in the immediate proximity of the site. That means that 85% of the community share concern about the impact this change would have on our community. These values as outlined in our area, F official community plan prioritize the preservation of our community's heritage and character. Our right to access clean air and water, and the maintenance of a quiet rural atmosphere that has been the hallmark of the Crescent Beach Area and the adjacent Company Creek Park. These values are not just words on paper. They are the foundation of our community. As you will hear from several of my fellow residents tonight, we have significant concerns about the environmental impacts that can last for generations. We strongly oppose the rezoning application, and respectfully request that it be denied our community deserves the opportunity to thrive without the pressures of a development that does not align with our area F vision for the future. The protection of this community should guide the RDCK Board members in casting their votes at the Upcoming Board meeting. Thank you for your time and consideration. Thank you.
Stephanie Hendryx	My name is Stephanie Hendrix and I was asked to be here by the matriarch of autonomous Sinixt, who are the group that should've been consulted on this matter however the RDCK has an obsolete referral process that does not include an option to include the Autonomous Sinixt who are the true indigenous people of this territory, so that needs to be corrected. But I'd love for you guys to sit down with the matriarch because she considers herself the guardian of this ecosystem. None of us want you to fail. You are arguably one of, or inarguably one of the top companies in the world and what you do, and that's a source of pride for us. And it's an economic asset. So this isn't about

	us against you. This is about a new way that everybody in the whole world has to start looking at things which is the place of fabricated community of equal value for profit. And you're part of the community. So it's your fabric, too. So the 1st thing, you've got to get with the autonomous Sinixt and with the neighbors, because if your neighbors are feeling upset, this is gonna be a an unraveling is gonna get worse as you go along. So that's that. Just be able to work it out. But my most concern is, and I'm coming to this late. So are you guys, use a rock pit for your waste water? I worked in environmental health and environmental justice for many years and if you don't have the chemicals listed on your products that that you're using. I have worked with healthy building network on toxic chemicals used in manufactured wood. And so you guys seem to do a lot of water based stuff. But if you're using formaldehyde, which is really common? No? Oh, good. Okay. So what I would like the board to request, and what I would like spirit pit to do is to be transparent with the chemicals that you use, so that we know what's there and knows what know what we're dealing with. And if there is a toxic wastewater that it be not in a rock pit, but be in a safe. non corrosive tank, and if that needs to be pumped out, that goes somewhere where we're not dealing with like a hailing spawn situation for generations. So that's those are my requests. And I wish you guys the best. And once you navigate all this stuff. You guys are truly gonna be the most awesome company in the world.
Bill Macpherson	Volunteer president of the Harrop Procter Community Co-operative Mill is supportive of the expansion. They already work with Spearhead. My name is Bill Mcpherson. I'm the volunteer president of the Harrop Procter Community Cooperative. The Cooperative has about 250 members. As you're probably aware, there's an issue with the ferry, so I applaud the attendance here, and standing up for what you feel is important, as we do on the other side, but representing our members I would say that the community forest and the attendant mill is quite supportive of the expansion. If the rezoning is approved because it will benefit our our operations. and we already work with spearhead. I'm just gonna give couple of minutes to our Forrester, and he'll elaborate a bit.
Eric Leslie Harrop Procter Comm. Co-op	Hi, everybody. Eric Leslie, I'm the forest manager for the Harrop Procter cooperative, and I manage forest society, and we also have a little sawmill in harrop which Bill has referenced. We've been locally owned, not for profit communication organization for 25 years and, and, believe me, I understand the issues when you have to consider and address and balance the concerns of local residents, because that's the name of that's what we do, and it's not easy. We work in watersheds. We do wildfire risk all landslide risk all kinds of concerns. So I just want to say that I understand working in community and how challenging the work is, and how important it is. And I think this is awesome, you know, display of public protest.

	So we have 11,000 hectares high fire risk our forest very dense. We're getting our forest, and no fuel breaks. Just wanna make a connection here, and we produce logs which go with some of our local saw mills, Proctor, etcetera. We also build some of our logs in our proctor to add value, because that's very small business. We have to add a lot of value to our wood products in order to be viable. So we mill finished products, custom, timber, decking, siding, paneling that kind of thing as well as rough lumber. We have a small mill, and we deliver retail to Nelson. And truly we've been talking to Spearhead for some months now, the potential for us to become a supplier of their stand facility. Should that happen, and that would be a great opportunity, I think, for connecting the port that we manage to the saw mill that we manage to extra value. Manufacturing goes above and beyond what we're already doing. We take it to like 10 times the industry average of value added with our logs and spearhead takes it to like a 1000 times in terms of the value and the jobs that's produced. For one tree. You know, the our community forest employs 8 to 10 times the financial average of workers. And that's my final point is that we do have to consider for our future generations, like others, were saying, that also includes work in a multi general multi generational facility that cares about people. So you know, we've been doing it for 25 years. Here has been doing it for even longer. We all intend to be here, all of us, for 25 more years, and we have to make sure that we make decisions tough as they might be, that consider having an opportunity for our young people to work here, to not have to move away, have careers, and to be connected to our forests all the way through to, you know our board table and our kitchen table. So I just wanted to make the connection from the forest through our industry, and realize that we have to have a local industry or a local system of people who work in this in this field of wood, which are, you know, natural material, and not be relying on getting this year from the US. To the US. That you know we're not working on it here. So that's why I need to just speak on behalf of the Harrop Procter forest and the sawmill in in support of this application would be great for our communities.
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Tyler Rice	Tyler rice from 9 mile. Having seen companies such as can filter and Pacific insight move from the area, and the jobs and the individuals that lost their gainful employment within the community of the RDCK I highlight the current geopolitical tension that we're seeing globally with regards to tariffs and other stable rattling around the economic situation. And it just highlights the need to come together as a community and referencing back to the RDCK's official community plan. The purpose as highlighted is that electoral area F, the official community plan is intended to ensure that decisions of the use and development of property within the part of electoral area F are made with regard to land capabilities and constraints, growth trends and interrelationship of land uses and the aspirations of the people for the benefit of the whole community, which is a very key word there, with regards to RDCK, is made up of numerous communities, numerous areas within Area F, there's numerous communities. But we need to step back and ensure that the community of whole is making this decision on the best part of RDCK, so thank you.
Lisa Bramson	It kind of follows these last 2 comments of the last 2 speakers. I consider the Ocp. And Zoning as very serious documents they they are, they are what guide our neighborhood. So what I did was to go through the Ocp. Numerous times, and I found 10 Ocp. Articles. Those are the numbers that go with policies in the Ocp. And there are 10 articles that spearheads, expansion contravenes and I wanna go through them. And I have grouped them so the numbers don't follow. Try to group them, for you know, efficiency sake, the 1st one is 4.0, and it addresses low impact industrial activity. And the new buildings, the cycle spearheads, buildings don't fit the low impact industrial activity. And that's due to documented noise, air, water, light, pollution factors that I and other residents will outline tonight. article 12.0 12.4 and point 5 talks about the developmental scale is supposed to be appropriate to the character of the community and its natural environment, and, it goes on to say, talks about incompatibility and conflict between commercial activities. So this proposal is on a massive scale and out of proportion for maintaining the character of the region. The total buildings would be over 72,000 square feet. That's 5 times the current site. Article 5.2 talks about preservation of community heritage and character. This residential neighborhood was established in 1932 as the residential neighborhood. In the early 2 thousands spirit had applied to reason on the property for a parking lot on Crescent Road. This was not supported by the neighborhood, and spirit had withdrew the proposal for the application. Article 5.2 clearly states our vision of maintaining a local character. And that's really what we're talking. What I'm talking about today. Article 5.3 number 2. Sorry for all these numbers, but there's a reference ensure quality of life for residents by providing a range of housing job and leisure opportunities. So, according to this guideline, all 3 of these residential lots should remain for residential housing. Most jobs that spearhead are not being filled by neighborhood residents.

	and the proposal has no related leisure opportunities, and the reality is really the opposite. That means reduced enjoyment of the Wildlife corridor connecting this site with Kokanee Creek Regional Park, 200 meters away, as well as reduced enjoyment of the quiet rural neighborhood. Article 6, 1, 3, ensure future development and growth are compatible with community values, such as quality of life and rural ambience, and this ties with Article 11 4.3 that supports small scale uses in residential areas providing such uses shall not conflict. shall not conflict with the residential character of the area. Obviously, I'm reading these verbatim from the Ocp. And there are a number of conflicts that I consider Major the Ocp. Noise bylaws, 2, 4, 4 0, and 3, 2, 0, 1 state! This is very quote by halls generally prohibited, making noise that disturbs the public. and that's as much meat as our noise. Bylaw has in actuality, noise from dust, collectors, forklifts, trucks, and other operations currently interfere with neighborhood outdoor activities, diminishing the quality of life and to the point where some residents cannot sit outside on their patios. cool and unfortunately, area F has no decibel measurement enforcement. Some areas do. But this area F. Does not the recent noise report stated that it does not have full information at this time on the equipment decibel levels so that they they it's difficult to determine if the generally accepted Decibel level of daytime safety decibels during the day, 15 decibels at night. Would that be exceeded? The report couldn't give that information because they don't have. They don't. They couldn't get those results because they don't have that information. so 30 seconds to wrap it up. Oh, you're kidding. Okay? We got light pollution from the street light that's recommended. we have loss of property, residential property value air pollution will be addressed by someone else. Water will be addressed by someone else we want, it's supposed to manage and direct development where at least negative impacts we connect with Kokanee Creek Park, which is a wildlife corridor, and that ecosystem deserves protection. This number 7 2.3, says. talks about the proposals being supported by the local community. The petition was mentioned that shows a lack of majority support for this proposal. 10 or 12, 3, 12, 3, 4. That the proposal should reflect the needs of the local community and the anticipated demand for tourism, and should analyze its impact on the rural community and other than a possible fire suppression benefit, depending on how that is implemented. There's no need or benefit to the neighborhood for this industrial expansion.
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Ursula Lowery	It kind of follows these last 2 comments of the last 2 speakers. I consider the Ocp. And Zoning as very serious documents they they are, they are what guide our neighborhood. So what I did was to go through the Ocp. Numerous numerous times, and I found 10 Ocp. Articles. Those are the numbers that go with policies in the Ocp. And there are 10 articles that spearheads, expansion contravenes. and I wanna go through them. And I have grouped them so the numbers don't follow. Try to group them, for you know, efficiency sake, the 1st one is 4.0, and it addresses low impact industrial activity. And the new buildings, the cycle spearheads, buildings don't fit the low impact industrial activity. And that's due to documented noise, air, water, light, pollution factors that I and other residents will outline tonight. article 12.0 12.4 and point 5 talks about the developmental scale is supposed to be appropriate to the character of the community and its natural environment, and, it goes on to say, talks about incompatibility and conflict between commercial activities. So this proposal is on a massive scale and out of proportion for maintaining the character of the region. The total buildings would be over 72,000 square feet. That's 5 times the current site. Article 5.2 talks about preservation of community heritage and character. This residential neighborhood was established in 1932 as the residential neighborhood. In the early 2 thousands spirit had applied to reason on the property for a parking lot on Crescent Road. This was not supported by the neighborhood, and spirit had withdrew the proposal for the application. Article 5.2 clearly states our vision of maintaining a local character. And that's really what we're talking. What I'm talking about today. Article 5.3 number 2. Sorry for all these numbers, but there's a reference ensure quality of life for residents by providing a range of housing job and leisure opportunities. So, according to this guideline, all 3 of these residential lots should remain for residential housing. Most jobs that spearhead are not being filled by neighborhood residents. and the proposal has no related leisure opportunities, and the reality is really the opposite. That means reduced enjoyment of the Wildlife corridor connecting this site with Kokane Creek Regional Park, 200 meters away, as well as reduced enjoyment of the quiet rural neighborhood. Article 6, 1, 3, ensure future development and growth are compatible with community values, such as quality of life and rural ambience, and this ties with Article 11 4.3 that supports small scale uses in residential areas providing such uses shall not conflict. shall not conflict with the residential character of the area. Obviously, I'm reading these verbatim from the Ocp. And there are a number of conflicts that I consider Major the Ocp. Noise bylaws, 2, 4, 4 0, and 3, 2, 0, 1 state! This is very quote by halls generally prohibited, making noise that disturbs the public. and that's as much meat as our noise. Bylaw has in actuality, noise from dust, collectors, forklifts, trucks, and other operations currently interfere with neighborhood outdoor activities, diminishing the quality of life and to the point where some residents cannot sit outside on their patios. cool
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	and unfortunately, area F has no decibel measurement enforcement. Some areas do. But this area F. Does not the recent noise report stated that it does not have full information at this time on the equipment decibel levels so that they they it's difficult to determine if the generally accepted Decibel level of daytime safety decibels during the day, 15 decibels at night. Would that be exceeded? The report couldn't give that information because they don't have. They don't. They couldn't get those results because they don't have that information. so 30 seconds to wrap it up. Oh, you're kidding. Okay? We got light pollution from the street light that's recommended. we have loss of property, residential property value air pollution will be addressed by someone else. Water will be addressed by someone else we want, it's supposed to manage and direct development where at least negative impacts we connect with Kokanee Creek Park, which is a wildlife corridor, and that ecosystem deserves protection. This number 7 2.3, says. talks about the proposals being supported by the local community. The petition was mentioned that shows a lack of majority support for this proposal. 10 or 12, 3, 12, 3, 4. That the proposal should reflect the needs of the local community and the anticipated demand for tourism, and should analyze its impact on the rural community and other than a possible fire suppression benefit, depending on how that is implemented. There's no need or benefit to the neighborhood for this industrial expansion.
Tyler Snitynsky	So appreciate giving me the opportunity to speak, and I just want to say Good evening, everyone my name is Tyler, and I represent the Sutherland group of companies which does have multiple business divisions that are based in the Kootenai and Nelson area. And you know what our divisions are. Kind of locally known as Sutco transportation, summit truck and trailer, BC. Eco. Industrial with multiple divisions. namely, known as a marine division. We've got a drilling and blasting division a forestry division that does include shipping, grinding, and one of our other divisions is actually our aggregate division as well. And you know what with kind of over 30 years experience trying to grow our business rooted in forestry, 250 team members and 16 business line business lines really excited to learn more about spirits proposal and to give you some context, my role and responsibility is growing our business. So I work with the Ministry of Transportation, fortis, Hydro, BC. Timber sales. highway maintenance contractors and heavy equipment companies, including the local and national sawmills in Western Canada. And you know what I can attest to some of the rules and regulations that you brought forward and appreciate and acknowledge your concerns as it relates to drilling, blasting, and civil earthwork regulations and equipment. And appreciate some of the topics you brought forward. But when contractors like me get requested to even provide a scope of work, quote or provide rule suggestions, those decisions don't happen in a vacuum. And despite what the perception or look or Youtube videos, highlight for drilling, blasting or explosives, those decisions don't happen easily. Quickly. We've had a lot of consultations. So

	just to provide some context as well. But, like many, I had questions about the rezoning application, you know what I had the opportunity to visit it last week through the facility, and really want to take a seek to understand approach. And while many of our team members live in the Nelson and Kootenay area. I want to see firsthand how Spearhead is really taking wood fiber and adding value to each manufacturer inch, and as somebody who is actively trying to grow our business in the world of forestry and attend multiple conferences on the effective use of fiber in Western Canada. The direction for fiber and effective use of wood, fiber, and value add for every inch is extremely challenging and murky, and what I saw is that spearhead is not only started but really showcase their growth. Put Nelson and its community members on the provincial if not world podium for their products, and who they are working with, and growing companies like Spearhead in the wake of tariffs, new administration, and see finding new customers really have options, and without having a great deal of depth and context. Ultimately, when businesses grow like ours and spearhead spearheads, an option to stay planted, the community be true to their roots and help their communities thrive through the growth and expansion, working through communities and consultation. Events like this, or they uproot and move to cheaper land, and learning the heritage, history, background, and vision of Spearhead. We are endorsing at the Southern group. This application, because of their commitment to stay rooted in the communities that they operate and during my tour, from what we've seen and our community, our team members working around Spearhead. We've always seen that the property has been extremely well maintained and organized, and I think that's a testament to spearheads. Philosophy of really showing an unwavering commitment to the community that they work in and helping the communities thrive not only within their physical geographic footprint, but really providing through jobs, taxes, and opportunity for future generations. I think it was commented a little bit before. What are future generations going to do? I think the question should be asked, What will our future generations do if Spearhead is not there, and then where will large employers be going? And I I think we would want them in our own backyard. So just in closing by supporting spearhead timber in this rezoning application, you know, we're not only endorsing a responsible and sustainable business, but also reinforcing our shared vision of community development and economic growth. So with that the Southern group endorses the application, and want to thank you for your time.
Tony Maida	born and raised in Nelson long time resident here and worked in the area for quite a long time. Just. I've known Ted since he started back in the day, and I've always witnessed that his dedication and professionalism at spearheads always been number One. Him and his group out there. He does bring a lot of payroll to our community, which is very big, and I want to thank them for that, and also how genuine he is to his employees that work out there and really appreciate what he does, you know, for a guy that's for a family that's

	been in the business, and can go door knocking door to door. I think that Spearhead will bring nothing but good for our area, and always will continue to do that. So keep up the good work, and thanks for a great job.
Chauncy Blair	I have submitted a written submission. This is my oral submission. My name is Chauncy Blair. I have a degree in biology and a doctorate in clinical pharmacy. I have been a resident of Crescent Beach for 44 years. I'd like to thank the RDCK for allowing me to express my concerns regarding toxicity and health implications that I have identified in the manufacturing process. I have more details and a comprehensive document as submitted to the due to time constraints. I will only be able to speak to the key points tonight. Most of us have heard Spearhead has planned to use a non toxic VOC, free water based polyurethane adhesive. This language is deceiving. There is evidence that components of this adhesive have known concept of that. The polyurethane adhesives that Spearhead uses are primarily composed of methylenexocyanate along with this isomers and homolox which I will refer to as MDI's. According to Australian department of the environment. People working in or living near industries that produce point. Polyurethanes containing MDI's may be subject to low or persistent exposure. To these substances. which are transported on dust particles. Residents can also be also subjected to short term High level exposures from industrial accidents or spills. MDI's are classifying the safety data sheets as harmful substances that can cause toxicity through inhalation, ingestion and steam conduct. Inhalation exposure to even a tiny amount can lead to severe consequences. So it's a serious eye and skin irritation, asthma, respiratory inflammation, and possibly lung cancer. Additionally, people develop allergy stamps, and they have dangerous systemic reactions to extremely small exposures. Now, most industry sources state that polyurethane and MDI's are non toxic in the environment. However, there's a scarcity of information on this topic. The environmental impact of MDI's is unknown. What I find problematic is that the research on MDI environment or toxicity was conducted in the 19 sixties. There is a lack of current research, including quantitative risk assessments, the quantitative values of risk and longitudinal studies, the manufacturer of the adhesives revealed that MDI's are highly perishable and degrade relatively quickly in the environment. Although MDI compounds in isolation may be of low risk to the environment, when they encounter water or other substances present in the atmosphere they can produce a myriad of compounds that can bio accumulate living organisms in soil, causing a slow death. The lack of concrete evidence of MDI's harmful effect should not be confused with safety. Due to our knowledge gaps these chemicals be given a great deal of attention, and all control systems should be used to prevent them from entering the ecosystem, they could cause untold damage. It is irresponsible to assume safety based on the physical and chemical properties of a substance alone. Not all MDI's are created equally even at low concentrations the more reactive MDI's is in the adhesive through a series of

	chemical reactions in the environment. It leads to the formation of carbonic acid, 8 immunes, some of which are carcinogenic and urea. The release of aliens into the environment can have drastic consequences, is damning the environment and endangers animal health. These aiming substances are known to bioaccumulate, affecting the whole food chain. Likewise, Urea can foster excessive growth of algae, damaged seeds and inhibit germination. I can certainly envision scenarios in which the surrounding community environment could be exposed to these substances due to industrial processes done at spearhead. That's from cutting glue on beams Glu-lam waste inadvertently ending up in the biomass, boiler and spillage into the environment are all these examples that come to mind. In the interest of public environmental health of our community the rezoning application should be denied. These toxic chemicals have no place in the residential community. The community is not willing to accept any increased risk to their health and the surrounding environment. Thank you for listening to my concerns.
Michel St. Germain	I moved to Crescent Road 2 years ago, after I retired as president of the Institute of Factories, where I was supporting factories managing the risk for insurance company, financial institutions and governments. And today I'd like to talk about managing the risk that the expansion from Spearhead would have on the aquifers number 1018, and 994. including the risk of contamination of my well and the wells of many of my neighbors. First, I want to recognize the challenge that the Board is facing in addressing and balancing the interests of residents like myself and enterprises like Spearhead. Residents are relying on the board to protect our interests in particular, our access to clean drinking water from our wells, and also the protection of wildlife, the neighborhood park, and the lake. I recognize that it's not possible for an industrial corporation to eliminate conflict. The risk of water contamination, but proper risk management requires recognition and assessment of this risk as well as measures to mitigate the risk and control damages. I've read all the documents posted by RDCK, the review comments from the BC. Government and its agencies and the report of groundwater impacts assessment prepared by active earth. The last report addressed the impact on the aquifers of the water volume that spirit is looking approximately close to 6,000 litres per day, and the location of the septic fields butt it does not address the risk of contamination caused by the new chemicals that will be used as a result of the change in operation. Spearhead is located in Aquifer 1018, and that Aquifer discharges its water into Aquifer 994 where my well is located and the wells of many of my neighbors. On page 6 of the groundwater impact assessment and in the Appendix stating the classification by the Aquifer 994 is reported to be highly vulnerable to combination contamination by surface activity. And we've heard from Chauncey that the proposed glulam manufacturing process would be using hazardous chemicals with acute toxicity, notably the

	loctite Polyurethane which is classified as an isocyanite and research on those products is saying very clearly that this class of adhesives should not be allowed into the groundwater and in reviewing the documents, provided I've not seen an environment impact assessments completed that address. The risk of water contamination from using those chemicals. In BC the risk management of these hazardous chemicals relies on the workforce, hazardous materials, information system with publication of a safety data sheet. And for, as urges that these is, it is written very clearly in the prescribed data sheet do not allow to enter into drains, surface waters, and long water. I've not seen any information on how the water affected by those chemicals in the new proposed facility would be treated. NoR other potential risk from spill or leaking chemicals carried by surface product and infiltrating the aquifer. The soil in the aquifer is composed of porous rock, and again it's located directly above the aquifer that supplies water to our drinking waters wells. There should be an impact assessment addressing this risk. Furthermore, I've not seen how this would be monitored by Spearhead. I'm also very concerned about the risk resulting from additional unforeseen events that can have irreversible consequences on the ground and surface water quality in the area. When I look at the insurance statistics on those historical spills where industrial operations are involved, human errors are frequently involved. Now I know it's not possible to eliminate the risk of human errors, but shots, risk can and should be planned and the impacts need to be controlled and managed. So the potential risk to the water quality are greater when industrial operations allocated above, and that we have that supplies water to nowhere. I think our concerns on the potential impact on water quality of the Aquifer 994 is significant.
Mariette St. Germaine	My name is Mariette St. Germaine. I have recently retired and moved to the Crescent Beach neighborhood. I have a degree in chemistry and a Master's degree in management from MIT. I had a 44 year career in the area of government regulation and business compliance. I have read the documents and assessments that have been made public for the proposed changes to the bylaws for land use and zoning, and I have discussed them with my neighbors. Chauncey, Blair and Michel St. Germain have identified that residents of the Crescent Beach area would be vulnerable to airborne toxins and contamination from groundwater aquifers and drinking water wells. These being risks arising from the use of hazardous chemicals in glue lam manufacturing which is more than an expansion but would constitute a major change in the manufacturing process at spearheads, Crescent Beach location. There are other risks to be noted. The 3 residential lots subject to the rezoning application are located in a heavily tree rural environment and in close proximity to the Kokanee Creek Provincial park. The summer months in this area have been characterized by periods of drought and extreme forest

	risk. A fire that could start in the surrounding forest or the campground or from operations on the site and if that fire involves the site, the risk of the release of toxic chemicals is high through the air or to the soil, and ultimately into the aquifers and the drinking water. The risk to Kokanee Creek Provincial Park and its campers is also elevated. Sound risk management principles would question whether a manufacturing facility that stockpiles, wood, and wood chips and uses hazardous chemicals should be built in such a location. There is also the risk to emergency responders and firefighters to be considered. The WHMIS safety data sheets, as referred to by Michelle for hazardous adhesives, particularly if containing isocyanates states that every responder needs to wear self-contained breathing apparatus and full protective clothing. The North Shore is serviced by volunteer firefighters. If the Balfour firefighters or Nelson emergency responders arrive on site without the protective equipment. Delays will occur before they can respond to a fire, or even to an injured employee. Delays could be catastrophic for this neighborhood. There are additional risks related to the disposal of all containers and residues of hazardous adhesives, as well as any waste contaminated by coming into contact with the adhesives, either through regular operations or accident, cleanup. The BC Hazardous waste regulations, state a person must not deposit or discharge, or allow or cause waste to be deposited, or discharged into any system of waste disposal operated by a municipality or other public authority unless the disposition or discharge is expressly authorized by a permit, approval, order, regulation, or waste management plan approved by the Minister. Spearhead's compliance to separate all hazardous waste is essential to manage the risk or impacts on the surrounding crescent beach environment. Business principles tell us that the assumption of risk must be offset by reward. In the proposal to adopt Bylaw 3002 and bylaw 3003 the risk and rewards are asymmetrical. The residents in Crescent Beach Area are being asked to bear many of the risks while the financial rewards would accrue essentially to a private corporation. I, and on behalf of many Crescent Beach residents who have signed a petition. Together we oppose the bylaw changes on the basis of the increased risks inherent in permitting the building and operating of a glu lam manufacturing facility in a rural residential neighborhood. Thank you.
Greg Johnson	My name is Greg Johnson. I live at 4616 Crescent Road. Looking down my driveway, I will look directly at the proposed facility, and that proposed facility is going to have a footprint of about 66,000 square feet in a residential area. My background is in engineering. I probably made that pretty clear to you guys earlier. I work in heavy, civil, instructional environments and my comment would be, is that your construction period of 13 months. Good luck, Buddy. 3 months for drill and blast and civil works. Good luck.

	When we're talking in terms of residential zoning What they're asking is to transfer residential land back over to an industrial space with some restrictions. Those restrictions are fairly broad. Like all good businesses, and I want to be very clear, very, very clear, that spearhead is a good business. You guys do amazing work. I support your business. All that. I just live across the street and don't support a big facility. What happens when Spearhead becomes very successful, and somebody else wants to buy them and they go away. Pacific insight, can filter, numerous other businesses. Then what? What if other industries, such as Louisiana Pacific Warehouse, or some of these bigger players, come to the table. I kind of hope that happens to you in some ways, because you'll make a bunch of money. And I say, that chair, Chair Newell in a very positive light. But then, what happens? What happens to that land? This is kind of a forever thing. It's not gonna go back to residential at that point. That's important for everyone to consider. When we're talking about resins for glue lam beams, even if glue lam are still manufactured there in 20 years. Maybe the same chemicals are used. Maybe they're not. Maybe we go back to formaldehydes. Then what? Remember? It only takes a little bit to damage the environment. So when we're talking about rezoning in a residential area, we're talking about 3 lots and 5 acres, that makes a combined area that's quite large. It changes the dynamic completely out near Kokanee Creek. 85% of us out there, we all support your business. We all think you do amazing things for most of us at least, but 85% of us are saying, Hey, no, not here. You got too big. It's not, hey? Move on. It's maybe you gotta split it up. There are other areas, regionally that you can build this facility that the Sutherland group can truck from that the community forest can provide wood to. You can conduct business. It might be a little more inconvenient costs may be a little bit higher, but that's the trade off is our lives like we live out there. That's where we breathe. That's where we play. That's where kids grow up. That's literally where we swim those types of things. So there's gonna be light pollution. There's gonna be some noise stuff. That's how it goes. That's how big. So you guys are creating again, I'm not totally against that whole concept. It's just you're doing it in a residential neighborhood, my neighborhood. so I have to oppose it. Not you guys. By no means. But I have to oppose that. I can't live across the street from that. Thank you.
Terry Lowery	I'd like to thank Ben and the folks at Spearhead Ken, who have helped me out with providing any information that I've asked for, and they've been patient with me because I've been in their case a lot. But I really appreciate it. I'm like everyone else. I really. I love the business. I think it's great and want to see. I don't think it's a problem with you becoming successful. That's gonna be a given. But what I'd like to address is that the boiler issue and my concerns around air quality associated with that issue. But to build up to that, I would like to expand just a little bit in that.

	The way the population of the world is growing, and the way things are just growing in general. The traffic load in the north shore is increasing. There's more vehicle emissions in our area, even with electric vehicles on the horizon. We've got a long way to go before we're there, and what I'm concerned about is a number of air quality issues in our air shed Crescent Beach Road. It appears that we're in what I might call a little bit of a micro climate there in that. The air that we're finding from not just spearhead, but the neighborhood tends to drift across the flats there by the old drive in theater, and then it's picked up by a Down Creek drift from Kokanee Creek, which brings that air. The air emissions down onto the households. And so we're experiencing Diesel exhaust from. I can never, always identify it, but it comes down on us, and it just tends to stay there and hang on us. And the other thing that occurs sometimes is that not just associated with spearhead? I can't always say this, but sometimes large transport trucks which are maybe waiting to get into the yard, or something's going on there. They happen on the Park, on Robinson Road, and idle through the night, and this is disturbed. Some of the people that I was hoping might be here tonight, but and the emissions from those are also affecting the neighborhood. But to get to the boiler. So what I've looked into and I've found is that these biomass boilers and co generators there's a lot of I don't want to say smoke and mirrors, but that's about what it boils down to regarding the biomass water. There's a lot of hype around them. Industry likes them because they are a cheap source of heat or energy, and that chips are not expensive, and a pellets, or the primary fuel, I believe, for these devices, and they're not as expensive as buying gas or oil or coal, which we're trying to get away from. But what we're finding is that the benefit to industry from using this stuff is economic in that on that front. But also, if it's an industry that has waste products, it's a benefit for them to burn those waste products on site, and it saves them the money of transporting the products or having to pay to get rid of it. But the drawback is that the emissions that they're creating there is affecting the area around. Now. A lot of people end up. The boilers are considered to be very efficient. There's no question about that, but they're not 100%. And they're not perfect. And so this is from. Think, machine the company that makes the boiler that's being proposed boiler, but they say that the boiler could be estimated to release in the order of 30 to 60 grams of particulate an hour, or just less than a single residential wood spill. Now, the next thing is that when I can't I'll say this, that What I've found is that the boilers are most efficient when burning on pellets when they're using chips. There's not as much energy, intense intensity in the chips as there is in pellets. Also you might have a bit more moisture content in the chip. But what I'm finding is that burning the chips. When think machine gives their best case scenario, let's say, for the emissions from the boilers there are. They tend to always give those best case scenarios on based on pellet burning. Right? So when we're talking about what you're going to be using for Spearhead, we'd have to assume that we'll be at the dirty end of those scenarios. All right. They're still not saying they're that high, but they
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	are higher. So it may be actually in the range of a wood stove, but nevertheless, because of the fuel that's being used, we can expect it to be on the a little bit nastier side, but but through Spearhead I found out that you're expecting to burn 350,000 kg of chips annually, and that equates out to about, and my calculations that I've tried to figure this out, to be exact, but about 260 quarts of wood that's about the equivalent of the 350,000 kg of chips, and that would. That's what's required to heat the building. There seems to be some discrepancy around the size of it. I thought it was around 70,000 square feet. But anyway, this amounts to about 570 metric tons of carbon emissions annually, which a large part of that is Pm. 2.5. Now, what I find is that the waters are really good at scrubbing out particular. But what I find is that what's getting out of the machines is the finer particulates. And that's not what's being screened out. So well. So what I'm finding is that that 570 metric tons of carbon emissions is mainly going to be made up of to a small particular matter. Pm. 2.5 or somewhere. The respiratory help from those emissions in our neighborhood is being put into jeopardy. I feel this because that's 270 cord. 260 cords of wood is an immense amount of wood to be burning in our area is the way I see it, and there's no getting around the emissions that come from. It's cleaner than a household would, so for sure. But it's not as clean as it. It's just not acceptable. And opinion this is what I found a lot of the documentation saying, Yeah, no, we've got the okay. I think that we need to look at a different source of heat, or I don't like it, but consider a different location.
Carmen Lazzarotto	Hello, Board members. My name is Carmen Lazzarotto. I am a resident of the RDCK and a business owner here as well. I'm here to speak against the proposed amendments of the OCP and the Bylaws of the RDCK. I am a graduate of the Eco Polytechnique, I have a bachelor and master's degree in architecture, which included 2 years of urban planning and it's my opinion that this proposal asks the RDCK to contravene several fundamental principles of good urban planning. It demands significant changes to the OCP. Official community plans are meant to lend order and stability to a community. hey call these people are calling for industrial activity or sorry OCP's call for industrial activities to be separated from residential areas, often through transition zones. In creating these separations, these risks of noise, air and other environmental contaminations are mitigated. While it may seem generous to move a generous move on the part of the board to embrace the Spearhead project. This proposal does not respect either a short term or long term needs of the Crescent Beach community. Committing these lands to industrial zoning is, it is an omission that these lands are going to be impacted irrevocably. We're accepting that they're going to be polluted and that they have little or no hope of ever being integrated again in the community. These changes disregard the future long term value of these sites for future Lakeview residences for the short term profit of a business a singular business rather than seeking a long term solution for growth and prosperity in a well planned and serviced industrial area. These people are choosing a path that

	involves irrevocable massive damage and transformation because they're choosing an inappropriate site with potential risks to the environment. They're abandoning multi generational sustainable living of a country residential area. My second concern relates to how this proposal has been initiated because of the substantial risks that it presents to the RDCK planning process in the future. Communities are protected by an official community plan, because previous governments have found that the property rights of the individuals need to be protected from this sort of development we do not owe entrepreneurs the right to expand their businesses on their own properties. They have profited from being in this location. They've grown. and it's your job to protect the individuals and community by adhering to the OCP. Thank you
Murray Shunter	My name is Murray Shunter and I live on Crystal View Drive. I really appreciate, as mentioned already the position that the directors are in and this public input here is a real galvanization of our neighborhood. But I think the work that the directors have done for the strategic plan is awesome. It's a lot of work goes into that. As a school trustee for our school district here I appreciate the effort it takes to hear the public's voice and implement that in policy and procedures, and as well as the official community plan. Tom, you have to take a lot of credit, I think, for creating that. So I think what's going on here now is we're asking the directors to, they've already listened to the constituents, voices they put in a strategic plan. They put it in OCP, but now we need to enforce it. There's a lot of reasons for that have been mentioned tonight. But I want I just want to talk about the scale of this proposed expansion. So if we look at this this picture here we see these green buildings. They look quite small there, but if you live out there, this one's large, this one's very large. And this one's huge and those are the buildings there. Now they're wedged into a small area and we can see why Spearhead wants to expand and use all that area. But then, when you look at the next building, that's going to add to this, that's it. It's not even comparable to the ones that are there already. This is 1.7 acres. <i>Someone else interrupted Murray stating the following: This is an industrial landmark.</i> Excuse me, this is 1.7 acres of building that's being proposed, and for perspective our community's NHL sized, ice rink at the complex (NDCC). The big ice is 17,000 square feet. So this is over 4 times the size of that. This would be the equivalent of 72 of those houses all wedged onto that property. And if you look at the official community plan One of the articles is to ensure that all commercial development is at a scale appropriate to the rural form and character of the community and its natural environment. And it's very, very difficult to see how that fits our community plan as well as others. So I think it's crucial that the Board of Directors consider the massive scale of this industrial development and I'm sure most, if not all, directors would be as

	threatened as we are if this was proposed in their neighborhoods. I know, Tom, you probably would be if there. This was proposed in your neighbourhood, or other directors that was close to them, or right next to them. So you can put yourselves in the place of the residents, your constituents? I think the-the- the decision becomes clearer that way. Now. I don't know. Spearhead makes their own decisions. But I don't see this operation, do you? The current operation, the people, the business people spoke about it. I'm not sure that they're gonna lose anything. Again, not my decision. But I also want to remind people that those people speaking do not live in that neighborhood, and if they did. they may, they potentially could have a different opinion. So I guess my point is that that spirit themselves have offered a solution to this problem. They mentioned the possibility of building the glue-lam plant elsewhere in Salmo or in Castlegar in the original hearing, in the appropriately zoned location for this type and size of a business. So it's no longer small business, obviously, and I guess all we're asking is that the directors would please stand up for our neighborhood and our residents, and vote no to this zoning change through option, 3. As outlined by Zach, the RDCK Planner, and option 3 says, send a signal to the applicant to consider citing this facility in an alternate location with existing land uses more compatible with the activity proposed. Thank you
Linda Blair	My name is Linda Blair and I have lived in the Crescent Beach Community for 52 years and taught school on the North Shore for 35 years. My immediate neighbourhood and larger school community have chosen to live a rural life style that supports neighbourhood amenities such as coffee shops, restaurants, home based repair shops, etc. At the last public hearing, I became very alarmed at the long list of mitigation Spearhead proposed to address due to the impact of rezoning. And while they seem to have a solution for everything, it quickly became clear to me that no amount of mitigation could fully offset the massive changes to our pristine, safe, clean and healthy living space should this industrial development go forward. The word mitigation is defined as the reduction of something harmful or the reduction of its harmful effects. In my mind, I wondered why we were considering introducing an industry that requires mitigation into the heart of our long established rural residential community. I also wondered why the RDCK was putting forward a proposal that was not honouring our Official Community Plan. After the meeting I sat down and read Interior Health's official report and I discovered that I and my neighbours live on a highly vulnerable aquifer 994 and that Interior Health had "some concerns". I would like to read some of these concerns directly from Interior Health's report:

	-We note that the proposed expansion of the existing wood product manufacturing business (industrial operation) is located in an area primarily zoned and designated residential with some limited commercial. This would be a significant change to the local community/ neighbourhood area and may create conflict between the different land users because of their incompatibility. Ensuring source water is free from contaminants is a very important safeguard. We note that in the case of this application, this consideration would appear to be even more paramount from a community planning perspective, understanding that there are 2 groundwater aquifers located in the proposed development, one Aquifer 1018 being considered moderately vulnerable, while the other Aquifer 994 being highly vulnerable. We note that with the Aquifer identified as 994 being highly vulnerable, any additional development should be carefully assessed. The results of the first public hearing lead to forming a strong unified Crescent Beach Community voice. Our community meetings opposed the rezoning for many reasons including increased air, light, and noise pollution, plus the risk of our wells being contaminated. Neighbours in close proximity to Spearhead voiced the negative impacts Spearhead currently imposes on their quality of life. They voiced concerns of what this massive proposal would further bring. We are not just opposing the rezoning.....we are standing up for the life we have built here and for the future we want for our children and grandchildren.
Peggy Hinit	My name is Peggy and I live on Robertson Road and I've lived there for 45 years and our property has been in our family for generations. My house is diagonally across the Road from Spearhead. We've been dealing with noise pollution from spearheads. Since they started 25 years ago, we've been in direct contact with the owner as well as the GM. About noise concerns. We've had to deal with industrial noises from saws, cars coming and going, trucks idling all night, backup beepers, and most of all the dust collectors. The dust collectors produce a constant humming noise that can be heard throughout a well insulated house. The noise starts 1st thing in the morning, and can go well into the evening Monday through Friday and the occasional Saturdays. Since the expansion in 2021 desk collector has been replaced with the state of the art desk collector. Unfortunately, we're still dealing with the older one, which continues to produce an annoying sound. Spearhead industry is incompatible with peaceful rural living, and I feel that the massive expansion would further deteriorate the quality of life for myself as well as the neighbors. Thank you.

Mike Siegenford	My parents live on Crescent View Road and they're really concerned. I didn't wanna talk because I know you guys and I think you are fabulous as a business and company. Ironically, I have a business, and I'm quoting you for more work, so we'll see how this goes. Not opposed, or for... but I do have some questions, but one of the things is they're now so concerned. At their age they just retired, and they're in a place that they really like. And they're talking about moving again and there's nowhere for them to go financially. So it's pretty tough to you know. When you're younger it's easy I can move with, you know. I'm not as rooted I can. I can go somewhere else. I'm not that bothered by that I've moved a lot, but these folks are 50 years, 40 years, you know these guys, too. That's a long time. They're there for 5 years now, and they're talking about going somewhere else in there. You know. They like the quiet they like where they are. They're private people, there's not properties like this elsewhere around the Kootenays I can think of. So I have a couple of questions for you guys. And it's really just because I know you're a strong business, and I know you make a lot of money and I know you're not driven by money. You're driven by the solutions and you're good at what you do but I think you get to a point where you it's not about money so when you get to stay with certain business. Once you're successful, you're successful. Whether or not you make this 1 million, or many or 1 billion, it doesn't matter. It's about the journey, and I feel like spearhead is a very good business, and their journey is very strong. But I do have 2 questions. One is, you know, how many jobs are we talking about creating? I think it was 63 new jobs. So 70 jobs versus the community's concerns. I don't know how many people we have in the community, but 300 200. I don't know if that trade off, you know it's a it's a trade off you have to consider and then there's also a question about, why here? It's a complicated site, right? You have blasting every time you bring up the word blasting. That means it's a complicated site. And there are, you know, watershed things to consider in the terms of. You know. you're going to change the way water runs off. It's just how it happens when you dig into the land. Watershed changes right? I think this expansion should happen. I'm just not sure if this is the location. They had previous land that they already own. So they expanded until they got so successful with their business that now they're doing prefabs. But they have no room after building a hundred 20,000 square facility. They didn't have the room, so now they had to go get more land to build another. I think it's another 80 or 100,000 square foot facility to put them together. Take them apart and truck them all. But that's a lot of trucks like now they're trucking, you know, wood from their mill over over to Kmt. And then they're they're putting all the value added, and then they're trucking it from there to the other location near the airport, and then they're gonna bring it to the customer
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	all over the place. That's a lot of trucks that's a lot of back and forth. You know, this is basically a park, you know. For me, this community is an extension to what is basically Gluten Park. As well as a residential neighborhood that's considered rural. It's not, you know, R. 2 or 3 or 4. We're not talking density here at all. We're going pretty extreme. and I'm wondering if, even for your business there's not something that logistically makes just more sense as well like I mean in the in the most positive way. You know, and if the Board decides that this rezoning should happen, and everything else, I feel like you as a business would be wholeheartedly invested in making it right. I believe that 100% there is no question in your mind. There is, of course, concerns about what if it's not you? At some point you might be like, hey, we got a billion dollar offer, whatever you're probably gonna say, sure. And then we don't know what's gonna happen after that the problem is zoning. And this is what I feel is a comment about the actual planning process. Probably the issue with zoning is that once the rezoning happens, even if it's a city rezone is you're going to have some restrictions on that rezoning. But that said, those uses are then validated, and they can happen. So if your proposal is phase one phase, 2 great, you're successful again. But now it's rezoned. So you could do phase 3 phase 4, phase 5, phase 6, or it gets sold. Then we have other things happen where you know some facilities that they were mentioned earlier. They go empty. And now you have this empty facility there. Who knows what it's gonna do? After that we don't know the second life right? But coming back to the economics for you. I really wonder like, maybe there is just something better that can be arranged. You know, something more convenient, because that's a that's a tough building site you're looking at there, too.
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Final Questions and Comments:

Anonymous Resident	Will any other agencies or the applicant be adding additional information?
Staff:	There is potential for agencies to provide additional information. Revisions, supplemental information or further details may be possible. This is the end of this public consultation stage of the process and the goal is to move on with presenting it to the Board.
Murray Shunter	Made a suggestion that the Directors that vote on this application should go out and have a look at the site to understand the context of the properties and the surrounding residential uses.
Lisa Bramson	Wishes Spearhead well and hopes that the RDCK and Spearhead can work to find a location for the expansion.
Carmen Lazzarotto	Other people can occupy the site in the future. Future occupation of the site needs to be considered – it won't always be Spearhead.
Josh Hall from Spearhead	Offers to Public Hearing attendees to come to the property for a site tour

FORMAL SUBMISSIONS FOR OR AGAINST PROPOSED BYLAW No. 3002 and 3003

All written Formal Submissions identifying CONCERNS and/or OPPOSITION to the proposal that were received prior to the closing of the Public Hearing on January 28th are attached and form part of these minutes. They are attached to these minutes as **APPENDIX A**.

All written Formal Submissions identifying SUPPORT for the proposal that were received prior to the closing of the Public Hearing on January 28th are attached as **APPENDIX B** and form part of these minutes

ADJOURNMENT OF PUBLIC HEARING

The hearing was adjourned at 8:28 p.m.

Tom Newell, Director, Electoral Area F

Zachari Giacomazzo, Planner 1

Hello,

Thank you for your time and service to the community. I hope you will have time to review my concerns regarding the Spearhead Corporation's proposal for a zoning change

The massive scale of the proposed development is completely out of character for the residential area it would be built in.

The scale of the proposed Glulam Plant is significantly out of proportion to maintaining the character of the area. It is 59,202 square feet. With the addition of the proposed 6458 square feet workshop and the 6458 square foot daycare and office the total footprint would be **72,118 square feet**. In comparison, this is 4.24 times the size of our NHL sized rink in the Nelson and District Community Complex (big ice) Or to compare this to a 2,000 square foot home with 1000 square feet on each floor this would be the equivalent footprint of 72 homes side by side. This is a massive development.

The proposal would also more than double the current land used from 4.6 acres to 9.6 acres.

This contravenes multiple articles in the RDCK Official Community Plan.5.2
Community Vision

- **Maintaining the rural character**

Article 8.0 Economic Development

- **8.2 Objectives**

- **.i Encourage economic growth and maintenance of our area's unique character through small business.**

12.0 Commercial Land

12.2 Objectives

4. Ensure that all commercial development is at a scale appropriate to the rural form and character of the community and it's natural environment.

- It is clear that the magnitude of the proposal does not maintain the area's unique rural character and that this corporation no longer fits the category of a small business.

12.0 Commercial Land

12.2 Objectives

1. Provide small scale commercial activities servicing the needs of local residents and tourists, expanding services as future growth may dictate.

- This proposal is about the needs of the Spearhead Corporation not the local residents.

5. Minimize land use incompatibility and conflict between commercial activities and surrounding land uses.

It is clear that there is not a viable solution to this conflict other than the one mentioned by Spearhead themselves. In the previous public hearing on January 9th, Spearhead mentioned that Salmo and Castlegar have appropriately zoned areas for a development of this size and type.

The original Spearhead operation would continue at it's current location and the new, larger, Glulam expansion could be built in one of these two, or other, areas. In fact, there are already 5 employees (including a manager) making the commute from Salmo at the cost of their time, expense, and GHG emissions. It is not my place to tell Spearhead how to run their corporation but these solutions have already been mentioned Spearhead themselves.

I believe that most, if not all, Directors would feel similarly threatened by this proposed massive 72, 118 square foot Industrial build and 10 acre industrial area expansion were it to be located next to their home.

As mentioned by Spearhead, the possibility of building the Glulam Plant elsewhere is an excellent solution to a problem that cannot be solved in it's current location.

Please stand up for our neighbourhood and residents and vote no to this zoning change through Option 3 as outlined by the RDCK planner. **Option 3: send a signal to the applicant to consider siting this facility in an alternate location with existing land uses more compatible to the activity proposed.**

Thank you.

Murray Shunter

4617 Crescent View Drive

January 16, 2025

RDCK File #Z2410F

Zachari Giacomazzo:

With further reference to the proposed Spearhead expansion.

The concern of disrupting and contamination of the local water is MORE than a concern. The entire neighbourhood would be impacted (no water, lower volume, contamination) The value of property would be "Zero". Therefore, the answer to the expansion should be a HARD NO.

Quote from IHA -- "We note in the case of this application, this consideration would appear to be even more PARAMOUNT from a community planning perspective. Aquifer 994 being considered highly vulnerable."

A question to Spearhead management: If you lived in the 12 Mile community would you be happily approving this take over knowing your property value would drop significantly.

This expansion is ONLY about Spearhead's bottom line.

To the RDCK: Perhaps there should be some bylaws in place stipulating that an industrial business located in a

residential area cannot buy up neighbouring land for expansion.

C. Bell

4719 Robertson Rd.

January 20, 2025

Regional District of Central Kootenay

Box 590, 202 Lakeside Dr,
Nelson BC, V1L 5R4

Re: Z2410F (Spearhead)- Amendment Bylaw No. 2988,3002, and 3003

I spend my summers in the Crescent Beach area, and I oppose the above development proposal. The massive building won't be used by the residents, the childcare facility is only for staff, and the fire suppression equipment is only for Spearhead use until further notice. Overall, the residents do not benefit from this project.

Kind regards,

Lyndsay Lazzarotto
1240 16th Street NE
Salmon Arm, BC
V1E 2V1

January 18, 2025

Regional District of Central Kootenay

Box 590, 202 Lakeside Dr,
Nelson BC, V1L 5R4

Re: Z2410F (Spearhead)- Amendment Bylaw No. 2988,3002, and 3003

Board Members of the Regional District of Central Kootenay and Planning Staff;

Jean and I frequently visit our daughter Andrea, her husband, Chauncy and our grandsons at their home at 4626 Crescent Beach Road. Next door are her husband's parents. Andrea and Chauncy were married here, on this property in 2012. We are very familiar with the area.

We **OPPOSE** the above development proposal. While the Spearhead group wishes to appear to be a responsible corporate citizen in the community, providing employment for a number of families, and they are prompt in providing convincing replies to the requests for information from the Regional District of Central Kootenay (RDCK), these actions do not and should not overshadow the fact that Spearhead Group are asking for not only a substantial change in the property's zoning but an equally substantial change in the Official Community Plan (OCP).

We believe that the Board of the RDCK, as elected officials, has a responsibility to the residents of Crescent Bay as well as the greater district of Central Kootenay to support the text and the intent of the OCP, to protect the integrity of these small communities like Crescent Bay from incursions from commercial enterprises that should be more rightly located in an appropriately zoned Industrial Park. The OCP identifies in Section 12.0 Commercial Land, Background that " In Area F, careful consideration must be given to maintain existing rural character, .." This project should be recognized as a "large scale Industrial and commercial development that should be directed to an existing industrial and commercial area with the appropriate level of servicing. The RDCK would also be concerned with the potential precedent setting nature of these changes.

While much has been made of the "Value Added" nature of Spearhead's business and its responsibility as a good employer, closer scrutiny of the business would beg the question of "who is really benefiting from their proposal and why does it need to be located here?" In sections 12.2 **Objectives** of the OCP the following objectives are stated :

- .4 Ensure that all commercial development is at a scale appropriate to the rural form and character of the community and its natural environment.
- .5 Minimize land use incompatibility and conflicts between commercial activities and surrounding land uses.

We believe that it can easily be argued that these objectives are **not** being met in this proposal. The products that Spearhead manufactures are rarely made for local use but

are rather exported internationally for the benefit of foreign residents. Apart from the employment contribution from Spearhead, there are no goods and services provided to local residents close to where they live and most of the employees will need to travel significant distances to work.

The RDCK board should be reminded that the environmental standards that these products are required to meet may be demanding in their destination countries but do not speak to the exposures to toxins that local residents are expected to endure from the manufacturing of these products. The scale of this operation is far beyond the original vision for Spearhead's operation that was proposed several years ago and for which the bylaw changes at the time were granted.

In voting against this proposal the Board members are not voting against Spearhead's continued growth, but merely suggesting that land use conflicts and incompatibility with surrounding land uses demand that Spearhead consider taking the next phase of its expansion to another location. We think that the RDCK is in an excellent position to help it locate in a more suitable location and offer help for it so do so.

.

Please vote against these amendments.

Kind regards,

Len and Jean Lazzarotto
1540 60th St. SE
Salmon Arm B.C
V1E 1W5

Zachari Giacomazzo

From: Barb Ryll [REDACTED]
Sent: January 9, 2025 2:18 PM
To: Zachari Giacomazzo
Subject: Proposed spearhead expansion

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Hello, I live directly across the highway from spearhead's last expansion (currently a busy parking lot)

My name is Barb Ryll. 4644 hwy 3A. Long time resident and currently retired.
I spend alot of time at home , so any major activity across from my home affects me and my family.

I have been very tolerant of Spearhead for many years, feeling that a small operation was good for our economy, however my feelings have changed after feeling the direct impact on our small community.

Excess noise, dust, light pollution, bad chemical smells wafting towards my home and that of my neighbours.
Our community is bordering on a provincial park, and is a sensitive ecological area.
I do not feel that this expansion would benefit any of the residents here.

I'm also extremely concerned that any debris from this new instillation could potentially affect our water quality from chemical leaching into the water table. Many of us at crescent Beach area use well water for consumption!

The proposed site for the new building has already been cleared of trees that were habitat for owls.
Very sad for our birding community.

In closing.....this is not the right area for an industrial business.

Thankyou, Barbara Ryll

Zachari Giacomazzo

From: David Elliott [REDACTED]
Sent: January 23, 2025 12:09 PM
To: Zachari Giacomazzo
Subject: Fwd: Objections to the expansion of Spearhead to 3 times its current size

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Sent from my iPad

Begin forwarded message:

From: David Elliott [REDACTED]
Date: January 23, 2025 at 12:03:46 PM PST
To: tnewell@rdck.bc.ca
Subject: **Objections to the expansion of Spearhead to 3 times its current size**

I object to the current proposal by Spearheads expansion for the following reasons:

- Disregard for the OCP values and principles.
- Highly Vulnerable Aquifers
- Health risks from Biomass emissions.
- Noise pollution in a residential area.
- Light pollution.
- Property Values and loss of residential property

This is not an industrial neighbourhood and we would like to keep it that way.
Regards, David and Cheryl Elliott
4682 Crescent Road

Zachari Giacomazzo

From: [REDACTED]
Sent: January 9, 2025 12:42 PM
To: Zachari Giacomazzo
Subject: RE: Z2410F Spearhead Timberwicks

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To <rdck.ca/landuseapplications>

Dear Sirs,
Attention: Zachari Giacomazzo

I am writing to express my concerns regarding the application Z2410F – Spearhead Timberworks.

To begin with I was not notified about the planned rezoning Public Notice of December 17, 2024, until it was circulated to me by my Neighbour's recently. As a near neighbour, I would expect to have been informed.

In the past I have spoken in favor of further expansion of Spearheads business. But due to developments which have soured our relationship I can no longer support their expansion. As a close neighbour to the existing business, I am concerned about further expansion. I feel that Spearhead has been less than honest in our dealings over the years. We have a number of outstanding issues and unresolved matters. I don't consider them to be good neighbours.

I wish to point out that this area has been a great attraction for visitors to the provincial park and spawning channel which could be threatened due to continued industrial development. The park and natural setting of the area are an attraction that my partner and I are beginning to appreciate more. The important role this plays in this residential setting can't be overstated. Further industrial development could be jeopardizing the appeal of the area the natural setting and property values. Industry has been allowed to develop on both sides of my residential property. Zoning seems to have been randomly applied and without due consideration of residential needs and rights. Now I am sandwiched between two businesses. My partner and I now feel isolated and not welcome. The businesses flanking me flanking both seek to acquire my property and residence I assume to expand. Considering my situation, I feel the future of my property is at the mercy of business and no longer a desirable residential property.

We feel that continued rezoning and expansion of residential lots is harming the communities natural appeal effecting resale value and diminishing. For this reason, we oppose the rezoning of the lots in question.

Sincerely, Eugene Josay
4685 Higyway 3A
Nelson, B. C. V1L6N3

Zachari Giacomazzo

From: Lisa Bramson [REDACTED]
Sent: January 16, 2025 3:02 PM
To: Tom Newell; Zachari Giacomazzo; Garry Jackman; rtiernay@rdck.bc.ca; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Hans Cunningham; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; mmcfadden@rdck.bc.ca; adboon@rdck.bc.ca; Suzan Hewat; Aidan McLaren-Caux; Keith Page; Leonard Casley; Diana Lockwood; Leah Main; Jessica Lunn
Subject: Rezone application input

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Re: Spearhead and Crescent and Starlight neighborhood expansion response

Regional Planner and Directors

When Spearhead opened, we were assured that there would be no noise impact for the neighborhood. Over the years that has not proven true. There are several properties that have been impacted (some to the extent of changing their usability dramatically).

With this proposed second expansion, Spearhead is turning into a large business by area standards. It will place a number of additional non-residential issues upon our residences. Plus it uses 3 residential properties to make a larger industrial area.

Some of the issues: noise, air pollution, light pollution and the effect on the aquifer water, and water pollution, are all detrimental to our community.

Our community has given enough to accommodate the Spearhead business and we should not be made to lose the residential quality into which we bought. This is especially true when the OCP for RDCK states goals for residential areas that are not in alignment with how the above issues would affect our neighborhood. You need to uphold our OCP.

In summary: deny the rezone application, keep the 3 lots residential, and allow our community to exist as the OCP intends.

Gusti Callis

Robertson Road

Nelson north shore

Zachari Giacomazzo

From: Lindsay Peters [REDACTED]
Sent: January 17, 2025 9:05 AM
To: Zachari Giacomazzo
Cc: Garry Jackman; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Tom Newell; Hans Cunningham; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; Maria McFaddin; Arnold DeBoon; Suzan Hewat; Aidan McLaren-Caux; Keith Page; Leonard Casley; Diana Lockwood; Leah Main; Jessica Lunn
Subject: We object to Spearheads expansion proposal

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Zachari and Directors,

My family and I live at 4714 HWY 3A.

We greatly oppose Spearheads proposed development and rezoning of our area.

This development will not only affect the everyday lives of my family and our community but also the wildlife and the provincial park.

Most concerning is the disturbance of the aquifer which could affect our water quality and supply. Also, not to mention all the air and noise pollution that will take place before and after this development is completed. The abundance of wildlife in the area will be displaced and the traffic noise will increase.

This development will ultimately affect our communities property values as it will be less appealing to purchase a house next to an enormous manufacturing plant.

Please take into consideration these reasons to stop the development from taking place in our peaceful community.

Thank you for your time,
The Peters family

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Zachari Giacomazzo

From: Lisa Bramson [REDACTED]
Sent: January 4, 2025 2:34 PM
To: Lisa Bramson; Zachari Giacomazzo
Subject: Spearhead proposal

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Hello Zachari,

I live on Robertson Road at 12-mile, near Spearhead. While I appreciate the Spearhead product, I do not support increased industry in our residential neighborhood. The proposed new building is three times the size of the current building, which means approximately three times the increase in noise, both from the operations, but also associated car and truck traffic. And there are associated air quality issues that would be exacerbated by chip burning onsite.

This neighborhood is first and foremost a residential area, and rezoning any of it to industrial zoning is a step in the wrong direction. Any area taken up by industry is land that may otherwise be used for housing.

I do not support rezoning for increased industry.

Thank you,

North shore resident.

Zachari Giacomazzo

From: Matt Diteljan [REDACTED]
Sent: January 13, 2025 10:32 PM
To: Zachari Giacomazzo
Subject: Spearhead proposed development

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Hi Zachari, I am writing to state that I am a neighbour of this business (I live at 4570 Highway 3A) and I oppose the development plans proposed.
Best regards,

Matthew Diteljan
Entrepreneur in Residence
Business Growth Strategist | Advisor | Investor



About Me:

- 🔧 Experienced in building and scaling businesses
- 🔧 Specialist in entrepreneurial operating systems and business strategy
- 🔧 Passionate about creating unity and harmony in the world

Sara Markin
Current Queens Bay resident

Former Crescent Beach resident for 33 years

[REDACTED]

January 9th 2025

Regional District of Central Kootenay Planning Department
202 Lakeside Drive
Nelson, BC

Subject: Opposition to Land Use Bylaw Amendment Application to Proposed Re-Zoning for
Spearhead Development Z2410F

Dear Members of the Planning Department,

I am writing to formally express my opposition to the proposed Land Use Bylaw Amendment Application that includes the rezoning and reduction of minimum lot size for properties detailed in RDCK File Z2410F. While the Hall family, particularly Ted and Ben, are strong advocates for the community through their generous donations and sponsorships, I respectfully request that these amendments not be approved for the following reasons:

Environmental Impacts & Disruption of Ecological Ecosystem

The proposed amendments risk significant environmental degradation, including potential contamination of the local ecosystem. The lot size development and industrial land use in areas near natural habitats increases the likelihood of pollutants infiltrating the soil, groundwater, spawning channel, and surrounding water bodies. The subdivision of lots to smaller sizes and industrial development can disrupt the delicate ecological balance of the region. Activities such as land clearing, waste generation, and construction could lead to habitat destruction for local flora and fauna. Furthermore, such actions could accelerate soil erosion and lead to further ecological degradation in the area.

Proximity to Kokanee Park

The amendments—particularly the proposed industrial rezoning—risk detrimental effects on the ecosystems and wildlife within Kokanee Park. The amendments directly threaten the park's biodiversity and pristine environment. Increased human activity and potential industrial operations could disrupt wildlife corridors and natural habitats. This is a concern for locals and visitors who have value the park's tranquility and ecological importance for decades.

Noise Concerns

If these amendments are approved, residents in Crescent Beach and surrounding areas will face severe noise disturbances despite the promised strategies. Industrial operations are infamous for generating continuous and disruptive noise, affecting long-time residents' and newcomers' quality of life. As a long-time resident of Crescent Beach, I believe that the geographical area is extremely special and highly valued by those who continue to reside there.

Air Quality Disturbances

Industrial activity often contributes to air quality deterioration through emissions from machinery, vehicles, and other operations. Reduced air quality will adversely affect residents' health and the overall environmental integrity of the region. This is an unacceptable compromise for an area that prides itself on natural beauty and clean air.

Impact on Residents

I appreciate the dedication to providing a much-needed childcare facility in the region and the strategies to limit the impact on the local residents. Despite this, proposed amendments undermine the community's character and surrounding natural environment. Allowing industrial zoning near residential neighbourhoods will create deep-seated conflicts, reduce property values, and erode trust in planning processes.

Long-Term Implications

While these amendments may provide short-term benefits to a few stakeholders, the long-term consequences are far more significant. The environmental degradation, disruption to community life, and negative impacts on health and property values will outweigh any perceived advantages. Furthermore, approval of such amendments sets a dangerous precedent for future rezoning applications that may further encroach on natural and residential areas.

One example I would like to highlight is the Starlight Theatre. Seeing what this once extremely unique area has evolved into is saddening and tragic. The unknown evolution of this zone change is of grave concern. I accept that change is inevitable, and accepting this is not as easy for many, but it is rare that the long-term effects of such a large industrial area will evolve into something strictly positive and beneficial for those who surround it. Spearhead does highlight several important considerations for this undertaking, but not knowing how this space will evolve or what will be allowed to become of it in the upcoming decades is of major concern.

In conclusion, I urge the Regional District of Central Kootenay to reject the proposed Land Use Bylaw Amendment Application. Protecting our environment, preserving the character of our communities, and safeguarding the quality of life for all residents should take precedence over short-term gains. I hope the Planning Department will prioritize sustainable development and the well-being of our community.

Thank you for considering my submission. I trust that you will make a decision that reflects the region's and its residents' best interests.

Sincerely,

Sara Markin

Zachari Giacomazzo

From: Roger Luckey [REDACTED]
Sent: January 21, 2025 12:49 PM
To: Zachari Giacomazzo
Subject: RDCK Planning File No. Z2410F

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From:
Patricia and Roger Luckey
4562 Crescent Road
Nelson, BC V1L 6N3

Zachari Giacomazzo
Planner

We are strongly opposed to the proposed amendments to the Electoral Area "F" OCP Bylaw No. 2214, 2011 and RDCK Zoning bylaw No. 1675, 2004.

We have owned the property and have lived here for 35 years. Our children have grown up here and our grandchildren love and enjoy the summers here, eating the fruits and vegetables from the three organic gardens and a greenhouse, all watered by the drinking water well filled by the "highly vulnerable to contamination aquifer #994" ...as identified by Province of British Columbia—Ground Water and Aquifers and HBE-Interior Health. This Crescent Bay area of aquifer #994 is a "delta where a stream or smaller river (Kokanee Creek and Salmon spawning grounds) flows into a standing body of water (Kootenay Lake). Recharge: It is estimated that recharge to this aquifer is from the infiltration of precipitation and discharge from bed rock aquifers to the north (Spearhead property). #994-permeability of the aquifer is high... the aquifer is highly vulnerable due to the lack of confining deposits." We live on a delta. The Electoral Area "F" OCP has wisely identified this Crescent Beach delta area as Country Residential (R2). Industry with pollution should not be on this land.

The business Spearhead began as a small timber frame operation hiring craftsmen, working with hand tools and it was supported by the community in good faith. Spearhead expansion has faced difficulties in the past with the community and has attempted to meet complaints. However, when Spearhead attempted to rezone a Country Residential lot in the Crescent Beach area to Industrial, they were met with strong opposition and withdrew the application.

The Industrial expansion now planned by Spearhead is NOT suitable for this Country Residential community developed in 1932! The proposal disregards Area "F" OCP section 5.0 values and principles to preserve community heritage and character, stewardship of natural resources, and maintain rural character.

The health risks of industrial pollution to the water, air, land, residents, and wildlife from glulam (resin) manufacturing and biomass generation is not acceptable.

The noise and light pollution to a rural country community is not acceptable.

Spearhead must be advised to find suitable, already zoned industrial land for their expansion. The residential lots owned by Spearhead could be used for RESIDENCES of which Nelson is in need of.

The population of Crescent Beach area (Crescent Road/Robertson Road) is exponentially higher from early summer to late fall. If given the information and opportunity, there would be greater numbers opposing Plan Z2410F.

Thank you for your thoughtful care in managing this hearing.

Patricia and Roger Luckey

Sent from my iPad

Zachari Giacomazzo

From: Linda Blair [REDACTED]
Sent: January 23, 2025 8:16 PM
To: Zachari Giacomazzo
Subject: Updated formal letter as requestedthank you

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Linda and Ken Blair

4622 Crescent Road
Nelson, BC V1L 6N3
January 23, 2025

RDCK File No. Z2410F

RDCK Board Members and Zachari Giacomazzo,

I am writing in response to the January 9th public hearing I attended regarding Spearhead's proposed rezoning of three lots for an expansion of their current business. This expansion, three times the size of the existing operation, encompasses 5 acres of country residential property and includes a 72,000 square foot building. The proposal seeks to rezone from country residential to industrial use.

As the meeting progressed, two very alarming issues became clear: first, that Spearhead is asking the Regional District of the Central Kootenays (RDCK) to disregard the community values outlined in the Electoral Area 'F' Official Community Plan (OCP); and second, that Spearhead is willing to risk the health of the community and environment for their financial gain.

Spearhead began their presentation by describing a "collaborative and gentle building," calling their company's story a "success story about community rather than financial gain." They emphasized their innovative products and even mentioned plans for a daycare for their employees' children. Their proposal listed various remediation efforts to address potential issues like noise pollution, traffic congestion, air pollution, water contamination, light pollution, and on-site wastewater management.

However, it is clear that the principles outlined in Section 5.0 of the OCP, "Vision and Guiding Principles," are not respected in Spearhead's proposal. The proposal does not demonstrate a commitment to:

1. The preservation of community heritage and character
2. Stewardship of natural resources through conservation and public education
3. Maintaining the rural character of our community

The vision of a pristine natural environment and vibrant communities that support peaceful homes and recreational experiences for all Kootenay residents and visitors is clearly at odds with the proposed rezoning. Allowing a private company to change the character of our Crescent Beach community, which has been intact for over 90 years, would set a concerning precedent.

While we recognize Spearhead as an innovative company with impressive engineered products, we question the decision to locate a 72,000 square foot glulam manufacturing facility in the heart of a residential community, especially when two other industrial sites in the area would suit their needs (according to Spearhead).

We also have serious concerns about the potential health and environmental risks associated with glulam production. While glulam manufacturing may be less polluting than other industries, it still poses significant risks. As homeowners in Crescent Beach for over 50 years, with our property located directly across from the proposed expansion, we are strongly opposed to the potential exposure to hazardous air pollutants in our backyard and airspace.

Furthermore, the proposed development is located on both moderate- and high-risk aquifers (Aquifers 994 and 1018), including one that extends beneath Kokanee Creek Park. Interior Health (IH) has stated that the rezoning would be a significant and “incompatible” change for local residents, adding that a cornerstone of healthy rural development is ensuring that drinking water sources and potential contamination sources are kept separate. IH further emphasized that this consideration is especially crucial given the two underground aquifers beneath the proposed site. Aquifer 1018 is considered moderately vulnerable, while Aquifer 994 is highly vulnerable. Most of the surrounding residential properties, including ours, lie within this highly vulnerable zone. IH also pointed to instances in other small communities where groundwater contamination has led to unsafe drinking water and expensive remediation efforts. IH has urged the RDCK to carefully consider the potential risks before amending this land use.

After reviewing Spearhead’s Groundwater Impact Assessment, I find it superficial. Approximately 80% of the assessment was a desktop study, with only a brief site study that focused on surface features. There is no plan for in-depth field studies or monitoring, and alarmingly, no responsibility/mitigation plans for potential spills or unforeseen accidents. My well, along with others south of the proposed development, would be at serious risk of contamination.

In light of the OCP’s Broad Goals for Environmental Stewardship, I implore the RDCK board members to uphold the following commitments:

1. Protect important and sensitive natural features
2. Direct development away from areas of high natural hazard
3. Ensure appropriate solutions to mitigate risks
4. Promote protected areas and biological corridors
5. Protect water quality and resources
6. Ensure growth aligns with the physical and natural limitations of the land

Given the IH report and the OCP’s Environmental principles, I strongly urge the RDCK to follow Interior Health’s recommendation and reject the rezoning.

In conclusion, our community, first subdivided in 1932 with large acre lots, chose this area for its rural character and peaceful lifestyle. The proposed industrial expansion directly conflicts with these values, diminishing our quality of life. The overwhelming opposition to this proposal at recent community meetings and in petitions is a testament to the strong community desire to preserve our way of life.

The impact of this proposed expansion near Kokanee Creek Park, a natural treasure protecting wildlife and serving as an educational and recreational space for the public, should also be given special consideration. The park protects sensitive ecosystems, including the kokanee salmon population, and serves to preserve our water and land for future generations. This proposal threatens to contaminate the sensitive aquifer beneath it.

Please oppose this rezoning to protect our water, our land, and our community for future generations.

Respectfully,
Linda and Ken Blair

Sent from my iPad

Zachari Giacomazzo

From: Lori Barkley [REDACTED]
Sent: January 24, 2025 9:26 AM
To: Zachari Giacomazzo; Marilyn James
Cc: Lou Stone
Subject: Fwd: archaeological assessment

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Mr. Zachari Giacomazzo,

We have been contacted about an upcoming archaeological assessment (info pasted below). Autonomous Sinixt were not included in the consultation list and we request inclusion. As Indigenous Peoples who have been active in this area for many decades, and living full time in the RDCK, Autonomous Sinixt representatives absolutely should be added to the list for engagement having the most intimate and extensive cultural knowledge of the area.

We have provided comments in the past on several archaeological applications that exclude Autonomous Sinixt and rely upon assessors from other Nations whose traditional territories are outside of Sinixt lands. No-one but Sinixt are in a position to evaluate archaeological sites in this area, and no one more so than Sinixt who live here.

As a key example, Okanagan/Sylix and Ktunaxa Peoples did not utilize pithouses. They are not in a position to provide cultural knowledge on pithouse sites. These are not "shared territories" and centuries old pithouses demonstrate this fact, as well as archaeological work done by experts who are not part of Band organizations that are in a clear conflict of interest in providing an objective analysis. If you are to include them, then surely Autonomous Sinixt can be included.

We are also concerned that the assessment you are relying upon may be outdated, and have the appearance of a conflict of interest and/or exclusion of Sinixt cultural knowledge.

We look forward to further engagement from your office in the near future to further the regional districts reconciliation process with *a//* Indigenous Peoples affected, including the original stewards of this land and people who live in the community.

Please contact me at your earliest convenience to begin this process.

Marilyn James, Autonomous Sinixt Elder
 Lori Barkley, Staff anthropologist, Autonomous Sinixt

	structures related this proposal must be at least 4.5m from the property line fronting Highway 3A.
Ktunaxa Nation Council	As this property has not been included in an Archaeological Overview Assessment (AOA), KNC would like an AOA to be completed for this project. The AOA report should be completed by a professional consulting archaeologist with local knowledge of the area. Once completed, the report will have arch recommendations to follow. <i>RDCK Staff Note: Staff have informed the applicant that an AOA shall be completed.</i>
Fortis BC	There are no FortisBC Inc (Electric) ("FBC(E)") facilities affected by this application. As such FBC(E) has no concerns with this circulation.
Nelson Hydro	No comments provided.
Interior Health Authority	See attachment 'F' for complete IHA comments.
Ministry of Forests – Selkirk District	The ministry of forests, selkirk district have no concerns about this amendment.
Ministry of Water – Land and Resource Stewardship	Permitting Transformation Division (Water Authorizations) staff of the Ministry of Water, Land and Resource Stewardship (WLRS) have reviewed information provided in RDCK Referral Number Z2410F and provide the following comments at this time. 1. A review of the RDCK Public Web Map page indicates the three subject parcels and adjacent Spearhead facility are not located within a water system service area, as such, each of the parcels is responsible for obtaining water to support the land use. 2. Staff advise that use of surface water (including spring water) for any purpose (with a few exceptions) requires a water license in accordance with the Water Sustainability Act (WSA). Additionally, with exception of groundwater for domestic use, use of groundwater for non-domestic purposes (e.g., irrigation, industrial, storage, power, waterworks) requires a license in accordance with the WSA. (Staff note that use of groundwater for domestic purpose does not require a water license, but well owners are encouraged to register their groundwater well to support the management of groundwater quality and quantity.) 3. A review of WLRS water licensing data indicates the Spearhead facility located at 4655 Highway 3A does not hold a surface or groundwater water license to support the existing light industrial use. If the facility was using groundwater prior to March 1, 2016 then it was eligible to submit an "existing use groundwater" (EUG) application by March 1, 2022 to allow the use of groundwater to lawfully continue until such time the application was adjudicated. If an EUG application was submitted, it could be in the application submission portal backlog and hasn't been entered into the water licensing system for WLRS staff to see it. Please have the applicant confirm the water source for the 4655 Highway 3A parcel. If an EUG application was submitted, please have applicant provide the Front Counter BC tracking number for WLRS staff to search the application submission portal. 4. A review of WLRS water licensing data indicates the three residential parcels that are subject of application do not hold water licenses. Please have the applicant confirm the source of water for the three parcels. WLRS staff note the three parcels are currently zoned for residential use and, as discussed above, if water is supplied to these parcels through groundwater then a water license is not required.

ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

☒ MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE ☒ HABITAT BRANCH (Environment) ☒ FRONT-COUNTER BC (Ministry of Forests) ☐ AGRICULTURAL LAND COMMISSION ☐ REGIONAL AGROLOGIST ☐ ENERGY & MINES ☐ MUNICIPAL AFFAIRS & HOUSING ☒ INTERIOR HEALTH, HBE TEAM ☐ KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS) ☐ SCHOOL DISTRICT NO. ☒ WATER SYSTEM OR IRRIGATION DISTRICT ☒ UTILITIES (FORTIS, NELSON HYDRO)	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: ☐ A ☐ B ☐ C ☐ D ☐ E ☒ F ☐ G ☐ H ☐ I ☐ J ☐ K ALTERNATIVE DIRECTORS FOR: ☐ A ☐ B ☐ C ☐ D ☐ E ☒ F ☐ G ☐ H ☐ I ☐ J ☐ K ☒ RDCK FIRE SERVICES ☒ RDCK EMERGENCY SERVICES ☒ RDCK BUILDING SERVICES ☒ RDCK UTILITY SERVICES ☐ RDCK RESOURCE RECOVERY ☐ RDCK REGIONAL PARKS FIRST NATIONS ☒ KTUNAXA NATION COUNCIL (ALL REFERRALS) YAQAN NU7KIY (LOWER KOOTENAY) 7AKINK'UM7ASNUQ7I7IT (TOBACCO PLAINS) 7AKISQNUK (COLUMBIA LAKE) 7AQ'AM (ST. MARY'S) ☒ OKANAGAN NATION ALLIANCE ☐ C'AC'AWIXA7 (UPPER SIMILKAMEEN) ☒ KH'K'OR'MIWS (LOWER SIMILKAMEEN) ☒ SNPINTKTN (PENTICTON) ☐ STQA7TKW7HWT (WEST BANK) ☒ SUKNAQINX (OKANAGAN) ☒ SWIWS (OSOYOOS) ☒ SPAXOMEN (UPPER NICOLA) ☐ SHUSWAP NATION TRIBAL COUNCIL ☒ KENPESQT (SHUSWAP) ☐ QW7EWT (LITTLE SHUSWAP) ☐ SEXQELTQIN (ADAMS LAKE) ☐ SIMPCW ((SIMPWCW) ☐ SKEMTSIN (NESKONLITH) ☐ SPLATSIN (SPLATSIN FIRST NATION) ☐ SKEETCHESTN INDIAN BAND ☐ TK'EMLUPS BAND ☒ LAKES TRIBES OF THE CONFEDERATED TRIBES OF THE COLVILLE RESERVATION (SINIXT) INSERT COMMENTS ON REVERSE...
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Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4
 Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

--
 Lori Barkley
 Staff Anthropologist
 Autonomous Sinixt
<https://sinixt.org/>

I live and work in unceded Sinixt tmxwúla?xw. I act on this by working for Sinixt recognition and resurgence.

Zachari Giacomazzo

From: Lou Stone [REDACTED]
Sent: January 24, 2025 2:55 PM
To: ENV.Minister@gov.bc.ca; Zachari Giacomazzo
Cc: Garry Jackman; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Hans Cunningham; Tom Newell; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; Maria McFaddin; Arnold DeBoon; Suzan Hewat; Aidan McLaren-Caux; Keith Page; Leonard Casley; Diana Lockwood; Email Reply; Jessica Lunn
Subject: EIA Kokanee Creek Part - Spearhead seeks amendment

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January 24, 2025

PO Box 281

Inchelium, WA 99138

To: Tamara Davidson,

ENV.Minister@gov.bc.ca

Commissioners:

gjackman@rdck.bc.ca ; rtierney@rdck.bc.ca ; kvandenberghe@rdck.bc.ca ;

awatson@rdck.bc.ca ; cgraham@rdck.bc.ca ; tnewell@rdck.bc.ca ; hcunningham@rdck.bc.ca ;
wpopoff@rdck.bc.ca ; adavidoff@rdck.bc.ca ; hhanegraaf@rdck.bc.ca ; tweatherhead@rdck.bc.ca ;
mmcfaddin@rdck.bc.ca ; adeboon@rdck.bc.ca ;

shewat@rdck.bc.ca ; amclarencaux@rdck.bc.ca ; kpage@rdck.bc.ca ; lcasley@rdck.bc.ca ;

dlockwood@rdck.bc.ca ; lmain@rdck.bc.ca ; jlunn@rdck.bc.ca ;

RDCK File Number: Z2410F

RDCK Planner: Zachari Giazomazzo

ZGiacomazzo@rdck.bc.ca

My name is Lou Stone, a Sinixt Person, and I represent as an Autonomous Sinixt Person, indigenous of and residing within Sinixt tum xulau? (territory) that spans from hundreds of kilometers north of settler-occupied Revelstoke between the Monashee and Purcell peaks latitude to below the Kettle Falls area of settler-colonizer-occupied Washington State.

I am writing to request that your agency conduct an independent environmental assessment of a proposed industrial development in our region. A private company, Spearhead, is seeking approval from the Regional District of Central Kootenay (RDCK) to rezone 5 acres of land from country residential to industrial in order to build a large toxic chemical Glulam production facility.

Within the immediate concern of Autonomous Sinixt and Representatives, RDCK has again excluded Sinixt Peoples from your consultation list and this repeats our requested inclusion that RDCK seems predisposed to ignore and thereby, disrespect. “As Indigenous Peoples having re-occupied our northern tum xulau?, our representatives should be at the top of your list for engagement, having the most intimate and extensive cultural knowledge of this tum xulau?”.

Autonomous Sinixt comments have been submitted in the past on several archaeological applications that exclude Autonomous Sinixt and rely upon assessors from other Nations whose traditional territories are outside of Sinixt lands. No-one but Sinixt are in a position to evaluate archaeological sites in this area, and no one more so than Sinixt who live within our tum xulau?.

Furthermore, Autonomous Sinixt Staff Anthropologist Lori Barkley explains, “As a key example, Okanagan/Sylix and Ktunaxa Peoples did not utilize pithouses. They are not in a position to provide cultural knowledge on pithouse sites. These are not "shared territories" and centuries old pithouses demonstrate this fact, as well as archaeological work done by experts who are not part of Band organizations that are in a clear conflict of interest in providing an objective analysis. If you are to include them, then surely Autonomous Sinixt can be included.”

We have serious concerns about the potential environmental impacts this project could have on local water, land, and wildlife in the Kokanee Creek area. The proposed development is situated on moderate- and high-risk aquifers (Aquifers 994 and 1018), which are critical to our community’s water supply. In particular, the high-risk aquifer extends to Kokanee Creek Park and the Kokanee Creek Spawning Channel, both of which are vital for the region’s ecosystem.

Interior Health has acknowledged the potential risks of contamination to the land and water in this area, which further heightens our concerns. A ground water impact assessment was completed but did not directly address possible surface water contamination concerns. No recommendations or mitigation strategies were provided to make Spearhead accountable. A desktop study was conducted, but further field studies are needed to provide more information about the impact of surface water contamination would have on the aquifer. Additionally, the biomass burner proposed for the facility could contribute harmful air particulates to the atmosphere, posing further risks to public health and the environment.

Given the proximity of this proposed industrial expansion to Kokanee Creek Park—a protected natural area that supports diverse wildlife, including our kokanee salmon population—we believe extra care and consideration are warranted. Kokanee Park plays a critical role in safeguarding our local ecosystem, providing both recreational opportunities and educational value to residents and visitors alike. The protection of its watershed and water quality must be a priority, and we fear that this proposed project could pose a significant risk to both.

Given these concerns, we urge your agency to commission an independent ecological assessment to evaluate the potential risks to our water, land, and wildlife.

Staff Anthropologist Barkley continues, “We are also concerned that the assessment you are relying upon may be outdated, and have the appearance of a conflict of interest and/or exclusion of Sinixt cultural knowledge.”

There is a limited window for public input, with less than one week remaining before the final Board Meeting, and we believe it is essential that RDCK demands, procures, and administers a thorough review of this project before it proceeds.

Thank you for your attention to this urgent matter. We trust that you will consider the long-term environmental, public health impacts, and Sinixt Peoples’ indigenous cultural impacts, of this development and take the necessary steps to ensure the safety and sustainability of our local ecosystem.

We look forward to further engagement from your office in the near future to further the regional districts reconciliation process, in a respectful way toward Sinixt Peoples and with all Indigenous Peoples affected, including the original stewards of this land and people who live in the community.

Please contact me and Autonomous Sinixt representatives at your earliest convenience to begin this process.

Sincerely,

s/

Lou Stone,

Autonomous Sinixt Representative

PO Box 281

Inchelium, WA 99141

[REDACTED]

[REDACTED]

Zachari Giacomazzo

From: Peggy Hinitt [REDACTED]
Sent: January 10, 2025 11:37 AM
To: Zachari Giacomazzo
Subject: Spearhead Timberworks

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Hi Zachari

After attending the public hearing on January 9th, 2025 regarding the rezoning and proposed expansion of Spearhead Timberworks, I have come to the realization how huge this expansion will be and the detrimental cause it will have on the neighbourhood.

If this project is passed, how long will it be before the next phase or rezoning is requested. There was one already just a short time ago, 3 years.

They state that this project will provide significant benefits to the immediate neighbours. What are these benefits? The highway traffic will increase with the loading and unloading of trucks. The noise will increase with forklifts, back-up sound from vehicles and the overall construction. How is this a benefit to us.

They also stated a much needed childcare program to the Nelson area but in the meeting they stated it would be for 12 spots and only for Spearhead Employees. The parking will become a problem during construction. During the last expansion, numerous cars were parked along Crescent Road and Robertson Road which increased congestion as Crescent Road is a main route for the #10 bus as well as school bus.

The biomass cogeneration plant to burn waste wood and possibly supplementing waste wood from Harrop Sawmill (and how many other sawmills) will increase the traffic flow as well as noise, not to mention risk of poor air quality. As with any biomass cogeneration unit, when demand is reduced, the boiler burns cooler and is more polluting.

With this expansion, will there be more hours of scheduled work? Spearhead has obeyed the noise bylaw but occasionally you will hear the start up prior to the 7 a.m. bylaw restriction.

This will be an ongoing project of noise, construction, pollution and general disruption in the neighbourhood.

I am not opposed to the expansion, just not in our neighbourhood.

Thank you, P. Hinitt

Sent from my iPad

Zachari Giacomazzo

From: terry lowrey [REDACTED]
Sent: January 28, 2025 10:50 AM
To: Zachari Giacomazzo; Garry Jackman; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Tom Newell; Hans Cunningham; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; Maria McFaddin; Arnold DeBoon; Suzan Hewat; Aidan McLaren-Caux; Keith Page; Leonard Casley; Leah Main; Jessica Lunn
Subject: Letter to RDCK Directors

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To Zachari Giacomazzo, Regional Planner and RDCK Board Members,

I am writing to express my opposition to the proposed rezoning of 3 residential lots as proposed by Spearhead Timber Works RDCK File # Z2410F.

While I share many of the concerns expressed by my neighbours, as a former air quality researcher and board member of an air quality committee, I am mainly concerned with the proposed biomass boilers.

In investigating biomass boilers I have discovered a lot of smoke and mirrors. Industry who wish to lower their carbon footprint jump on the “partially true” carbon neutral sales pitch. But deeper investigation reveals that in fact burning biomass may be making matters worse. There isn’t time or space here to fully explore the concepts but I can provide plenty of scientific evidence to back this up. Secondly, industry likes the lower cost of biomass fuels. Finally, it allows them to burn their waste on site, an economic win-win.

The manufacturers of these devices naturally tout their virtues. Sometimes I would equate the marketing as akin to those of the tobacco industry. Governments are all in because it is an easy way to address climate change – “look we’re carbon neutral” and they go on with business as usual. But the picture is much much bigger than that.

Pertaining to factors influencing emissions, the fuel type matters. Pellets are the most energy intense and cleanest burning. Wood chips are considered the least efficient and most polluting. Moisture matters, pellets are driest whereas chips generally have more moisture. Spearhead will be burning waste chips and therefore we can expect the dirtier end of the scale.

According to Fink Machine, the manufacturer of the units being proposed discloses the following information: “The boiler could be estimated to release in the order of 30~60 g of (PM 2.5) particulate an hour ... or just less than a single residential wood stove”. Spearhead’s units will be on the upper end of those estimates because of the fuel being used.

Spearhead discloses that they expect to burn 350,000 kg. of chips annually. This equates to about 260 cords of wood to heat the proposed 72,000 sq. ft. building. That amounts to 570 metric tons of carbon emissions annually of which a large part is PM 2.5, the least visible and are the most harmful to respiratory health. This isn’t healthy for our community! These particles penetrate to the depths of our lungs affecting the very young and elderly most. Both live here. Let’s do what we can to keep this a healthy and safe place to live.

Please vote against the rezoning of these lots.

Sincerely, Terry Lowrey
4718 Robertson Road
Nelson, B. C.

Zachari Giacomazzo

From: terry lowrey [REDACTED]
Sent: January 28, 2025 12:12 PM
To: Zachari Giacomazzo; Garry Jackman; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Tom Newell; Hans Cunningham; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; Maria McFaddin; Arnold DeBoon; Suzan Hewat; Aidan McLaren-Caux; Keith Page; Leonard Casley; Leah Main; Jessica Lunn; Diana Lockwood
Subject: Spearhead Rezoning Application RDCK File# Z2410F

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Jan. 28, 2025

Dear Sirs,

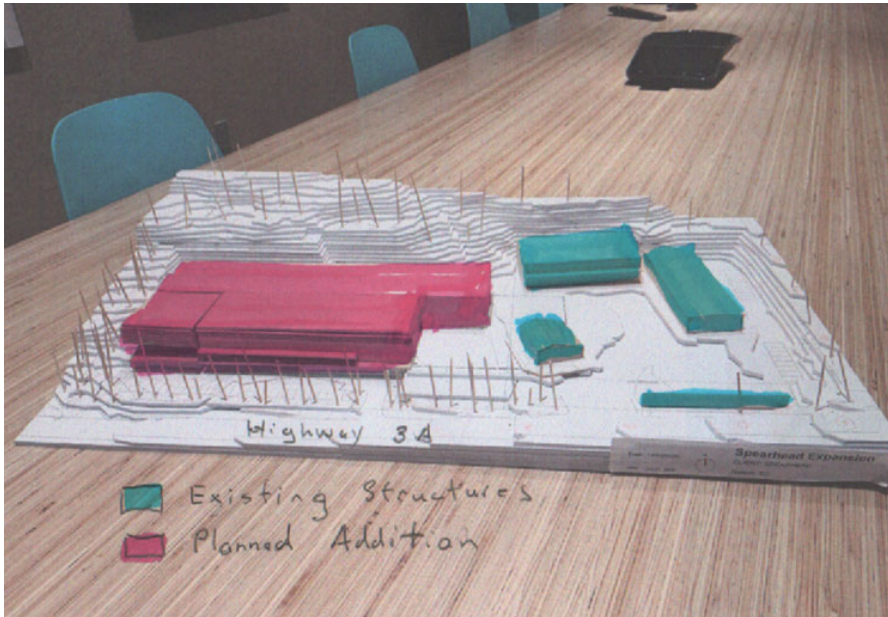
I do NOT approve of Spearhead Timber Works' Application to Rezone three Country Residential (R2) Lots: RDCK File #z2410F.

RDCK states on their Official Community Plan Amendment Application under *"What is Zoning?" "One prime purpose of zoning is to provide property owners protection against changes in the use of neighbouring parcels of land that may result in a conflict and devaluation of their property, affect their environment, or way of life."* Spearhead's proposed construction of a 72,118 square foot manufacturing plant in the middle of our residential neighbourhood conflicts with this prime purpose and creates uncertainty for us property owners on our quality of life and the future value of our homes. In their original proposal to amend Bylaw No. 2214, 2011 and Bylaw No. 1675, 2004, Spearhead misrepresented what they planned to do. It is not merely an expansion of their existing wood workshop; they now want to diversify their industry to manufacture glulam (glued laminate) beams in a stand-alone plant. To construct such a very large building on these residential lots would require blasting and rock hammering a considerable amount of granite bedrock. This is not in compliance with OCP Section 6.3.6 *"the physical nature and natural limitations of the land base"*. The ongoing noise, water, air, and light pollution of this manufacturing facility would affect the *"health and well-being of (the community's) residents and property owners as well as the natural environment"* (RDCK Area 'F' OCP Guiding Principles 5.0.1) and conflict with the *"overall aesthetic, ambience or sense of place, respecting the general scale, quality, eclectic variety of architecture and nature of the streetscape"* (CIHDRDP 20.3.2). Our neighbourhood would become a much less desirable place to live if such a large industrial plant were situated in the community.

It would be to Spearhead's advantage to locate their proposed manufacturing facility in a designated Industrial Zone elsewhere in the Region, where they could expand and diversify as their successful business grows. OCP Section 8.3.31 states that: *"The Regional Board: Encourages future industrial areas to be located with consideration of the existing and intended uses adjacent to the area and the associated impacts so as to ensure they are context sensitive and harmonize with adjacent land uses."*

If this zoning is approved in our residential neighbourhood, it would set a precedent whereby other communities in the RDCK would be at risk of being impacted by a patchwork of conflicting uses. Our Region needs orderly planning that anticipates future economic and population growth.

Below is a photo of Spearhead's Architectural Scale Model of the planned expansion. The proposed 72,118 square foot manufacturing plant is in red. It does not show the Phase 2 Workshop which would fill in the right front corner of the building. Note the steep topography at this location.



Thank you for your consideration.

Ursula Lowrey
4718 Robertson Road
Nelson. B.C. V1L 6N4

Zachari Giacomazzo

From: jody markin [REDACTED]
Sent: January 23, 2025 10:49 AM
To: Planning
Subject: file: Z2410F Applicant: Ben Hall, Spearhead

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Subject: Opposition Letter
Application to Proposed Rezoning for Spear Head Development

Dear Members of the Planning Department,
Tom Newell

I am writing this to express my opposition to the proposed land application to the rezoning of RDCK Z2410F. I am concerned about the environmental impacts and the disruption of the ecological ecosystem. High risk of environmental degradation, contamination of the local ecosystem.

The size of the development and the industrial use will destroy the natural habitats and the increase of pollutants filtration into the soil, groundwater, and spawning channel.

Noise and night lights have always been a problem for the neighbors. If the amendments are approved more noise and night lights will affect residents.

If other areas welcome this proposal Spearhead should build their development where it is welcomed.

Sincerely,

Jody and Jack Markin

Zachari Giacomazzo

From: [REDACTED]
Sent: January 8, 2025 12:01 PM
To: Zachari Giacomazzo
Subject: Proposal for Amendment Bylaw No, 3002 and 3003 - Z2410F (SPEARHEAD)

You don't often get email from [REDACTED] [Learn why this is important](#)

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Zachari Glacomazzo, Planner

We are writing to express our concern about the proposed bylaw change to allow for the construction of a Glulam production facility in the Crescent Beach neighborhood could have a negative impact on our property, our health any our enjoyment of our property.

We live on Crescent Road, adjacent to the proposed development site. We have read the letter from RDCK and have reviewed online the Application by Spearhead. We plan to join the hearing online on Jan 9, 2024 to learn more about the proposal.

Our concerns for the impact on our property, in addition to those that may be raised by others, include:

The proposed bylaw change would allow for the construction of a large building for special use by a specific company (Spearhead), notably for production of Glulam lumber. Should Spearhead decide, at a future date, not to continue its operation In glulam, or to relocate production, then there is a risk the building may become vacant and have a negative impact on the neighborhood. Or that it could be sold to an owner that puts less environmentally sensitive production at the site. This risk is a concern to us.

Another concern is that we do not have information on the glulam process that is planned, what chemicals would be involved and the risks associated with the use, transport and storage of such chemicals. If a CD3 zoning is approved, would it provide for neighborhood protection from exposures, operational or accidental, to such chemicals?

The Crescent Beach area is a residential neighborhood and the proposal is for a significant change, which would be long lasting. Why have Nelson and the RDCK not established an industrial park, removed from residential areas, that would be appropriate for Spearhead's expansion. We commend Spearhead for its growth and success, and for its vision to expand its operations into the developing glulam market. We are concerned that the site proposed for the expansion could have a negative impact on our health and on our property value.

We understand that our concerns may be included in the documents for the hearing, but ask that our name and address not be disclosed.

Regards,
 Michel and Mariette St-Germain
 4634 Crescent Rd

Zachari Giacomazzo

From: stardes [REDACTED]
Sent: November 11, 2024 11:34 AM
To: Planning
Cc: ben@sperahead.ca
Subject: re zoning proposal for Starlight road lots.

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

To: Zachari Giacomazzo, Planner

Development and Community Sustainability services

R.D.C.K

November 11, 2024

Re: Re-zoning proposal.

We are writing to express our disapproval and disappointment with the re zoning proposal of lots 4612, and 4614 on Starlight road.

When we purchased our property at 4609 Starlight road, in 2001, we did so believing we were establishing ourselves in a residential area. Had we known the zoning was going to change and that the neighboring semi industrial business would expand we would not have purchased it.

We already have experienced a spring summer and fall of extensive dump truck traffic, and blasting, during the first expansion of the Spearhead business. The noise, traffic and dust pollution was high and this was not the kind of peaceful enjoyment life style we expect. Although the business was expanding on its own lot, they used their upper property, which we believe is also zoned residential, to store all the material excavated during their building. We don't believe that this next business expansion will restrict itself only to the lots in question, and that further expansion is likely, as well as the subsequent use of the upper lot. Also the lots on Starlight road both have driveways from that road and Spearhead will likely be accessing their properties from them. It may not be actual shipping and receiving but will necessarily be business related access. This type of traffic is far greater in volume then usual resident traffic. Our residential neighborhood will then be surrounded by a semi industrial business, with its noise, visual and air pollution. The final band of trees separating us from the highway will disappear and the noise and visual impact from the highway will be significant. We will no longer

be residing in a residential neighborhood and the impact of that fact on the value of our home will certainly be negative to say nothing of the quality of the quiet life we had expected when we purchased our property. (We certainly expect that our property taxes should reflect that fact when it unfolds)

We understand and agree that Spearhead is a worthwhile business, mindful of the community with the goal of minimizing the impact of their expansion, but possibly their current location is inadequate. Rezoning the lots on Starlight road opens the door to any other semi industrial business should Spearhead move its location, one that might not be as environmental and community minded. As a mitigating factor we would welcome any guarantee that Starlight road will never be used for industry traffic if such regulation exists and can be enforced.

We see many examples of semi industrial businesses that have been allowed to invade residential neighborhoods in the RDCK district, such as the lumber yard on the upper Balfour road and the usage of Annabelle road by dump trucks to access a gravel pit. This does nothing to build our trust that RDCK has all its residents interests in mind and that, furthermore, they favor business development interests over housing needs, and the right homeowners have to a peaceful and undisturbed home.

Anne Desjardins

Jack Starr

4609 Starlight Road.

[REDACTED]

Date: January 27, 2025

Dear Planner Zachari Giacomazzo and Board Members,

Re: Public Hearing on Rezoning Proposal for Industrial Expansion at 4612 Starlight Road, 4614-4616 Starlight Road, and 4643 Highway 3A

We are writing to express our concerns regarding the proposed land use bylaw amendment to rezone the properties at 4612 Starlight Road, 4614-4616 Starlight Road, and 4643 Highway 3A from Country Residential (R2) to Comprehensive Development 3 (CD3), as outlined in the public hearing notice. As residents of the nearby community, we have serious reservations about the potential impacts this industrial expansion could have on our neighborhood, particularly regarding traffic, noise, air pollution, enjoyment of, and the long-term real value of the surrounding residential properties.

First and foremost, we are deeply concerned about access and associated traffic to the subject properties. The preliminary development plans indicate no direct access from Starlight Road. However, if the rezoning is approved, there is a significant risk that the proponent could later establish secondary access from Starlight Road without any further public consultation. There has already been activity in significantly expanding the gravel landing this past year (see aerial photo) and we are concerned that any future use and intent of these properties from Starlight Road is not being disclosed nor is it required for the purpose of this rezoning application. We strongly urge the RDCK to explicitly prohibit any future access from Starlight Road for trucking traffic. Starlight Road is a residential area with a steep grade, and any additional traffic—especially large trucks—would severely disrupt the peace and quality of life for residents. Increased traffic raises safety concerns, leads to road deterioration (as the road was not designed to accommodate heavy commercial traffic), creates dust, air pollution, and significantly increases traffic noise from trucks accelerating and braking on the incline. This rural residential area would lose its originally intended peaceful use as a family-oriented neighborhood for the purpose of raising children not for trucking logs, timbers, or any other such intent being made possible after the rezoning. These factors would have a lasting negative impact on everyone in the neighborhood. Impacts that were never intended nor present when the properties were purchased, and the neighborhood was established.

Another concern we wish to raise involves the proposed daycare facility, or any other community-oriented amenities the proponent has committed to building as part of this development. While we appreciate the potential benefits of such facilities, we are concerned that they may be presented as a “gimmick” designed to garner support for the rezoning, without a true commitment to their implementation. If these amenities are genuinely a factor in the decision-making process, we would appreciate further clarity on what mechanisms the RDCK has in place to ensure that the daycare facility will be both constructed and operational as part of the project for the public. It is essential that any promises made during the rezoning process—promises that could heavily influence public opinion and the Board's decision—are fully honored.

While we acknowledge the need for economic development and industrial growth in our region, it is equally important to balance these interests with the well-being of local residents who bought their properties under current conditions. We sincerely hope that you will thoughtfully consider these concerns and prioritize the long-term interests of the community when deliberating on this rezoning proposal.

Thank you for your attention to this matter.

Sincerely,

Silvia and Wolfgang Siegmund

4613 Crescent View Drive

January 26, 2025

To: The Regional District of Central Kootenay Board Members

Box 590, 202 Lakeside Dr,
Nelson BC, V1L 5R4

Re: Z2410F (Spearhead)- Amendment Bylaw No. 3002 and 3003

There are two key issues that I think the Regional Board should consider carefully:

- 1. The Spearhead proposal does not make a firm commitment to incorporate our Electoral Area 'F' Official Community Plan (OCP) vision and guiding principles.**
- 2. Spearhead has other, more appropriate areas in the RDCK to expand their business.**

The Proposal Neglects Our Electoral Area 'F' Official Community Plan

Spearhead is offering our community a new architecturally designed building, a childcare center for their employees, and advanced fire suppression infrastructure. While these ideas may benefit Spearhead's business, they do not directly benefit the residents of Crescent Beach and the surrounding area. Residents do not need a new manufacturing building; the childcare center only benefits Spearhead staff; and both the RDCK and Spearhead still need to design a plan for how the fire suppression equipment would benefit the local residents. Overall, Spearhead has little to offer our community and has proposed a plan that does not reflect our OCP.

The vision our community has for its future is outlined in the Electoral Area 'F' OCP. In Section 5.0, Vision and Guiding Principles (page 8), the document states: "Our underlying goal is that our pristine natural environment and spirited communities provide a peaceful home, a balanced economy, and wild Kootenay recreation experiences for all Kootenay residents and visitors." The Spearhead proposal significantly alters our natural environment, disturbs the peaceful atmosphere, and interferes with our wild recreation experiences in several ways: loud noises in the community and park, the removal or redirection of access to hiking and biking trails on Starlight Road, and a reduced connection to wildlife due to habitat destruction.

The following OCP guiding principles have been disregarded in this development proposal: commitment to sustainable community/stewardship, community identity, and safety.

Sustainable Community/Stewardship: This principle has been ignored in the proposal. There has been no plan communicated about how wildlife will be protected during the construction process, and there has been little sensitivity shown toward preserving important and sensitive features of the natural environment. The proposed building is the size of a football stadium. Air pollutants from the biomass boiler could make their way into the lungs of community residents, leading to a variety of health issues—from runny noses and coughs to bronchitis, asthma, emphysema, pneumonia, heart disease, and even premature death (Government of British Columbia - Common Air Pollutants, 2024).

The results from the hydrogeological study did not address a key concern: how contamination might affect the aquifers. Given the significance of this issue to both residents and wildlife, I recommend that the RDCK hire a third party to validate the findings. An aquifer recharge assessment would also be beneficial but has not been organized. Additionally, there has been minimal input from outside environmental agencies. Responses from BC Parks, Federal Fisheries and Oceans, and relevant environmental groups should be collected and shared with the public. Generalized responses are not acceptable.

Community Identity: The proposal lacks consideration of our community's identity. The massive three-story building does not align with the cultural and heritage values of our area. This subdivision is 93 years old, and inserting a 73000 square foot shiny new industrial business in the middle of it does not fit the unique character of our community. Despite Indigenous peoples having lived on and used this land for centuries, Spearhead has not engaged with any local Indigenous groups in their design process.

Health and Safety Concerns: There are significant gaps in protecting the health and safety of residents. Due to the nature of wood fabrication, particulate matter will be vented into the atmosphere. The proposed building includes 12 childcare spots for employees' children. The prospect of children playing outdoors near a manufacturing facility exposed to particulate matter from dust, wood chips, and boiler emissions is concerning. Additionally, children in the community, playing across the street from Spearhead, could be exposed to the long-term effects of air pollution. According to the United States Environmental Protection Agency (2025), people with heart or lung disease, older adults, children, those with diabetes, and individuals from lower socioeconomic backgrounds are at greater risk of health effects from particle pollution. Expanding Spearhead's operations would have significant health consequences for the most vulnerable members of our community (EPA - [Particle Pollution and Respiratory Effects](#), 2025).

Better Places to Expand

Spearhead is a thriving business, and they may need to expand again in the near future. However, there are other industrial areas in the region that are better suited for this purpose. A search on Realtor.ca reveals several zoned industrial properties available in the RDCK. If this development occurred in an industrial park, the health and environmental risk on community residents would be lessened, and the liability to the RDCK would be reduced.

I hope the Regional Board will consider the principles in the Area 'F' OCP, which state that the board will "encourage future industrial areas to be located with consideration of the existing and intended uses adjacent to the area and the associated impacts so as to ensure they are context-sensitive and harmonized with adjacent land uses [such as our provincial park and residential neighborhood]. **Screening and buffering are required to mitigate land use impacts.**"

Conclusion

In conclusion, Spearhead offers little to our rural community but has the potential to cause significant harm. The proposed building and childcare center are not public spaces that can be enjoyed by all; they also pose a serious safety risk for children. While Spearhead has

spent considerable resources designing a building to benefit their business, the proposal disregards our community values, goals, and principles that are in place to protect us in situations like this. The RDCK Regional Board must carefully consider whether they want to set a precedent for prioritizing business interests over the well-being of rural communities.

I am opposed to the rezoning.

Sincerely,

Andrea Lazzarotto
4626 Crescent Road
Nelson BC
V1L 6N3

January 25, 2025

To: RDCK Board Members

Re: Country Residential (CR/R2) to Industrial (M) land use and Comprehensive Development (CD3) Zoning. Bylaw amendment 3002 and 3003

I have lived on Crescent Beach Rd for 44 years directly across the highway from the proposed Spearhead rezoning. I was raised in the community living with my parents during my youth. After my studies and establishing a career, I purchased a home next to my parents to raise my own family. The decision to make my home here was based largely on the unique amenity and character of the community.

I had the pleasure of taking a tour of the Spearhead facility to learn more about their current operations and their future plans if the rezoning proposal is passed. I note that Spearhead is a significant source of local employment and that they appear to want to employ strategies to mitigate the impact the proposed development would have on the community. After reflection on what the expansion would offer the community, I have concluded that the loss of community amenity significantly outweighs any projected gain. If passed, the sheer size and nature of development will forever alter the character of our established residential community; the character sought out by residents when choosing their place to call home.

It is my understanding that community amenity values refer to environmental characteristics of a community that contributes to the pleasantness and attractiveness of that area as a place to live, work or visit. Inherently, amenity values are subjective in nature, although there are qualities that are commonly accepted and shared by most members of the community. Many factors contribute to the perception of an area's amenity values. These values derive from a range of environmental characteristics, including the built form (the scale, density appearance, condition, age and other values of buildings), as well as from the absence of buildings – open space, planting, and the naturalness of an area. Other important contributors to amenity values include the level and types of noise, clean air and water, privacy, access to sunlight, absence of odour, and the ability to clearly view the night sky. Despite mitigation solutions proposed by Spearhead, industrial rezoning and expansion would lead to deterioration of all aspects of our current amenity to some unknown degree. Residential amenity is particularly sensitive to noise, artificial light and other site-specific adverse effects. These effects can seriously impact upon the health of the community and create considerable animosity between neighbors and the development. The effects would be pronounced during the intensive yearlong construction project and be ever present thereafter.

In general, the combined amenity values of an area go towards defining the character of that area. Thus, amenity values within the region vary from location to location and largely depend upon the perceived character of each area. In other words, the amenity values of an industrial area differ from that of an established residential area. These differences in character are important factors in determining which environmental characteristics may be acceptable in one area while not in another. There are other sites in the region that hold different character. I believe the only logical and reasonable solution is one that Spearhead raised themselves in the first public hearing: relocating the development to another site in the region with characteristics

more aligned with industrial zoning. This solution supports the potential economic benefits from business growth while preserving the current quality of life in our surrounding residential community.

The proposed gain to community amenity that was suggested on the tour of Spearhead was the project may result in a single fire hydrant near the highway. This does not tip the scales compared to what our community stands to lose. I am gravely concerned that allowing this rezoning sets a precedent that will lead to increased industrialization of our residential communities in Area F. Furthermore, I am concerned that establishment of industrial zoning would allow unforeseen greater deterioration of our community as the business needs evolve over time or, for example, with change in ownership.

I encourage the RDCK board members to act as stewards of our community and turn to the RDCK Official Community Plan and review this application in the light of its vision and guiding principles - ensure that our pristine natural environment and spirited communities provide a peaceful home, balanced economy, and wild recreation experiences for all Kootenay residents and visitors. Listen to the voices of the community and commit to the preservation of our community heritage and character. The RDCK has a duty of care to the community in these circumstances.

I oppose this rezoning application.

Thank you for your consideration,
Dr. Chauncy Blair and family 4626 Crescent Rd Nelson BC

January 25, 2025

To: RDCK Board Members

Re: Country Residential (CR/R2) to Industrial (M) land use and Comprehensive Development (CD3) Zoning. Bylaw amendment 3002 and 3003

My name is Chauncy Blair, and I have a degree in Biology and a doctorate in Clinical Pharmacy. I have been a resident of Crescent Beach for 44 years. I would like to thank the RDCK for allowing me to express my concerns regarding toxicity and health risks that I have identified in the Glulam beam manufacturing process. Most of us have heard of Spearhead's plan to use a non-toxic, VOC-free, polyurethane adhesive.

This language is deceiving. There is evidence that components of the adhesive have known toxic effects.

Isocyanate compounds are essential in industry, where they are used to synthesize polyurethane adhesives. The polyurethane adhesives that Spearhead plans to use are primarily composed of Methylene Diphenyl Diisocyanate, along with its isomers and homologs (MDIs).

According to the Australian Department of Climate Change, Energy, the Environment and Water (2022), people working in or living near industries that produce polyurethanes containing MDIs may be subject to low but persistent exposure to these substances, which are transported on dust particles. Residents can also be subjected to short-term, high-level exposures from industrial accidents or spills.

Isocyanates are classified in safety data sheets as harmful substances that can cause toxicity through inhalation, ingestion, and skin contact. Inhalation of even a tiny amount can lead to severe consequences, such as serious eye and skin irritation, asthma, respiratory inflammation, and possibly lung cancer. Isocyanates are both an allergen and a sensitizer. Persons developing sensitivity to isocyanates may have dangerous systemic reactions to extremely small exposures, including respiratory failure.

Most industry sources state that polyurethane and MDI are non-toxic; however, there is a scarcity of information on the topic. **The environmental impact of MDIs is unknown.** What I find problematic is that the research on polyurethane toxicity was conducted in the 1960s, and there is a lack of current research, including quantitative risk assessments, risk values, and longitudinal studies.

The manufacturers of the adhesives promote that MDIs are highly perishable, and when reacted with hydroxyl radicals, a component of the atmosphere, they degrade within one day, reducing the potential for accumulation in the environment. Although MDI compounds in themselves may be of lower risk to the environment, when they encounter water or other substances present in the atmosphere, **they produce a myriad of compounds that can bioaccumulate in living organisms and soil, causing their slow death.**

The lack of concrete evidence of MDIs' harmful effects should not be confused with safety. On the contrary, due to our knowledge gaps, these chemicals should be given a great deal of attention, and **all control systems should be used to prevent them from entering the ecosystem, where they could cause untold damage. It is irresponsible to assume safety based on the physical and chemical properties of a substance.**

Polyurethane poses a particular challenge to the environment. It has high resistance to environmental conditions, resistance to adhesion, and breakdown by microorganisms, and has a long recycling time (+400 years).

Safety data sheets (included below) for the polyurethane adhesive indicate that more reactive isocyanates are also components of the product, for example, o-(p-isocyanatobenzyl)phenyl isocyanate. Even at low concentrations, these more reactive isocyanates can lead to the formation of carbamic acids, which are considered unstable. Carbamic acid decomposes to produce amines, some of which are carcinogenic. The amine derivative reacting further with the unreacted isocyanate produces urea. The release of amines into the environment can have drastic consequences for environmental contamination and human and animal health. These substances are known to bioaccumulate in the environment affecting the food chain. Urea can foster excessive growth of algae, damage seedlings, and inhibit germination.

I can certainly envision scenarios in which the surrounding community and environment could be exposed to these substances due to industrial processes planned at Spearhead. Dust from cutting Glulam beams, Glulam waste ending up in the biomass boiler, and spillage into the environment are obvious examples that come to mind.

Spearhead's proposed industrial development does not include any plans for the installation of monitoring equipment to determine the impact on the air, surrounding soil, and groundwater. The surrounding community has had to endure increased noise levels and air pollution since the last expansion in 2020. Now, **a rezoning application is before the RDCK that will increase the environmental risk in the community, and there are no plans in place to assess or quantify this additional risk.** The monitoring, assessment, and impact will be left to the residents, who must endure a further deterioration of their quality of life while residing near an industrial enterprise.

In the interest of public and environmental health, the rezoning application should be denied. These toxic chemicals have no place in the residential community. The community is not willing to accept any increased risk to their health or the surrounding environment. A guiding principle of the RDCK Electoral 'F' Official Community Plan is to support healthy, clean, and sustainable communities. Allowing the rezoning will introduce a known health and environmental toxin into our community, therefore I oppose this rezoning.

Sincerely,

Chauncy Blair, BSc, BPharm (Hons), GDipClinPharm, PharmD
4626 Crescent Road, Nelson, B.C. V1L 6N3

References:

Pawlak, Marta; Pobłocki, Kacper; Drzeżdżon, Joanna. *Isocyanates and Isocyanides - Life-threatening Toxins or Essential Compounds?* The Science of the Total Environment, 07/2024, Volume 934.

Australian Government Department of Climate Change, Energy, the Environment and Water. *Methylene bis (phenylisocyanate)*, 2022.

<https://www.dcceew.gov.au/environment/protection/npi/substances/fact-sheets/methylenebis-phenylisocyanate> Accessed January 24, 2025.

Safety Data Sheet



Revision Number: 001.1

Issue date: 08/03/2020

1. PRODUCT AND COMPANY IDENTIFICATION

Product name:	LOCTITE HB X602 PURBOND TO 1100KG	IDH number:	2863067
Product type/use:	Adhesive	Region:	Canada
Restriction of Use:	This product is for industrial use only.		
Company address:	Contact information: Telephone: +1 (905) 814-6511 MEDICAL EMERGENCY Phone: Poison Control Center 1-877-671-4608 (toll free) or 1-303-592-1711 TRANSPORT EMERGENCY Phone: CHEMTREC 1-800-424-9300 (toll free) or 1-703-527-3887 Internet: www.henkelna.com		
Henkel Canada Corporation Meadowpine Boulevard 2515 Mississauga, Ontario L5N 6C3			

2. HAZARDS IDENTIFICATION

EMERGENCY OVERVIEW

DANGER: CAUSES SKIN IRRITATION.
 MAY CAUSE AN ALLERGIC SKIN REACTION.
 CAUSES SERIOUS EYE IRRITATION.
 HARMFUL IF INHALED.
 MAY CAUSE ALLERGY OR ASTHMA SYMPTOMS OR BREATHING DIFFICULTIES IF INHALED.
 MAY CAUSE RESPIRATORY IRRITATION.
 SUSPECTED OF DAMAGING FERTILITY OR THE UNBORN CHILD.
 CAUSES DAMAGE TO ORGANS THROUGH PROLONGED OR REPEATED EXPOSURE.

HAZARD CLASS	HAZARD CATEGORY
ACUTE TOXICITY INHALATION	4
SKIN IRRITATION	2
EYE IRRITATION	2A
RESPIRATORY SENSITIZATION	1
SKIN SENSITIZATION	1
REPRODUCTIVE TOXICITY	2
SPECIFIC TARGET ORGAN TOXICITY - SINGLE EXPOSURE	3
SPECIFIC TARGET ORGAN TOXICITY - REPEATED EXPOSURE	1

PICTOGRAM(S)



Precautionary Statements

Prevention:

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe vapors, mist, or spray. Wash affected area thoroughly after handling. Do not eat, drink or smoke when using this product. Use only outdoors or in a well-ventilated area. Contaminated work clothing should not be allowed out of the workplace.

IDH number: 2863067

Product name: LOCTITE HB X602 PURBOND TO 1100KG

Response:	Wear protective gloves, clothing, eye and face protection. In case of inadequate ventilation wear respiratory protection. IF ON SKIN: Wash with plenty of water. IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTER or physician if you feel unwell. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. IF exposed or concerned: Get medical attention. If skin irritation or rash occurs: Get medical attention. If eye irritation persists: Get medical attention. Take off contaminated clothing.
Storage:	Store in a well-ventilated place. Keep container tightly closed. Store locked up.
Disposal:	Dispose of contents and/or container according to Federal, State/Provincial and local governmental regulations.

2 % of the mixture consists of ingredient(s) of unknown acute toxicity.

Classification complies with Canadian Hazardous Products Regulations (WHMIS 2015) and is consistent with the provision of the United Nations Globally Harmonized System of Classification and Labeling of Chemicals (GHS).

See Section 11 for additional toxicological information.

3. COMPOSITION / INFORMATION ON INGREDIENTS

Hazardous Component(s)	CAS Number	Weight %*
Diphenylmethane diisocyanate, isomers and homologs	9016-87-9	30 - 60
Ethylene oxide-propylene oxide-polymeric MDI copolymer	67423-05-6	30 - 60
Methylenebis(phenylisocyanate)	101-68-8	10 - 30
Zinc compound	12767-90-7	1 - 5
Treated fumed silica	67762-90-7	1 - 5
o-(p-isocyanatobenzyl)phenyl isocyanate	5873-54-1	1 - 5
2,2'-Methylenediphenyl diisocyanate	2536-05-2	0.1 - 1

* Exact percentages may vary or are trade secret. Concentration range is provided to assist users in providing appropriate protections.

4. FIRST AID MEASURES

Inhalation:	Move to fresh air. If breathing is difficult, give oxygen. If not breathing, give artificial respiration. Get medical attention.
Skin contact:	Immediately flush skin with plenty of water (using soap, if available). Immediately remove soiled or soaked clothing. Get medical attention.
Eye contact:	Check for and remove any contact lenses. Rinse immediately with plenty of water, also under the eyelids, for at least 15 minutes. Get medical attention.
Ingestion:	If material is ingested, immediately contact a physician or poison control center. DO NOT induce vomiting unless directed to do so by medical personnel.
Symptoms:	See Section 11.
Notes to physician:	Persons with asthmatic-type conditions, chronic bronchitis, other chronic respiratory diseases or recurrent skin eczema or sensitization should be excluded from working with isocyanates.

5. FIRE FIGHTING MEASURES

Extinguishing media:	Use extinguishing measures appropriate to local circumstances and the surrounding environment. Water spray (fog), foam, dry chemical or carbon dioxide.
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Special firefighting procedures:	Wear self-contained breathing apparatus and full protective clothing, such as turn-out gear. Keep unnecessary personnel away.
Unusual fire or explosion hazards:	Sealed containers at elevated temperatures or contaminated with water may rupture explosively. In case of fire, keep containers cool with water spray.
Hazardous combustion products:	Irritating and toxic gases or fumes may be released during a fire. Isocyanate vapors. Oxides of carbon. Oxides of nitrogen. Oxides of sulfur. Hydrogen cyanide.

6. ACCIDENTAL RELEASE MEASURES

Use personal protection recommended in Section 8, isolate the hazard area and deny entry to unnecessary and unprotected personnel.

Environmental precautions:	Do not empty into drains / surface water / ground water. Follow all local, state, federal and provincial regulations for disposal.
Clean-up methods:	Evacuate and ventilate spill area; dike spill to prevent entry into water system; wear full protective equipment during clean-up. Persons not wearing appropriate protective equipment should be excluded from area of spill until clean-up has been completed. For minor spills, absorb isocyanates with sawdust or other absorbent, shovel into suitable unsealed containers, transport to well ventilated area (outside) and treat with neutralizing solution: mixture of 80% water and 20% non-ionic surfactant Tergitol TMN-10; or 90% water, 3-8% concentrated ammonia and 2% detergent. Large quantities may be pumped into closed, but not sealed containers for disposal. If temporary control of isocyanate vapor is required, a blanket of protein foam (available at most fire departments) may be placed over spill.

7. HANDLING AND STORAGE

Handling:	Use only in well-ventilated areas. Prevent contact with eyes, skin and clothing. Do not breathe vapor and mist. Wash thoroughly after handling. Wear suitable protective clothing, safety glasses and gloves.
Storage:	Empty drums should be completely drained, properly bunged and promptly returned to a drum reconditioner, or promptly disposed of. Keep containers closed when not in use. Do not let moisture contaminate this material. Product reacts with water to release carbon dioxide, which could build up pressure in closed containers and lead to bursting. Do not reseal if moisture contamination is suspected.

For information on product shelf life, please review labels on container or check the Technical Data Sheet.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Employers should complete an assessment of all workplaces to determine the need for, and selection of, proper exposure controls and protective equipment for each task performed.

Hazardous Component(s)	ACGIH TLV	OSHA PEL	AIHA WEEL	OTHER
Diphenylmethane diisocyanate, isomers and homologs	None	None	None	None
Ethylene oxide-propylene oxide-polymeric MDI copolymer	None	None	None	None
Methylenebis(phenylisocyanate)	0.005 ppm TWA	0.02 ppm (0.2 mg/m3) Ceiling	None	None
Zinc compound	None	None	None	None
Treated fumed silica	10 mg/m3 TWA inhalable dust. 3 mg/m3 TWA Respirable fraction.	15 mg/m3 TWA Total dust. 5 mg/m3 TWA Respirable fraction.	None	None
o-(p-isocyanatobenzyl)phenyl isocyanate	None	None	None	None
2,2'-Methylenediphenyl diisocyanate	None	None	None	None

Engineering controls:

Work should be done in an adequately ventilated area (i.e., ventilation sufficient to maintain concentrations below one half of the PEL and other relevant standards). Local exhaust ventilation is recommended when general ventilation is not sufficient to control airborne contamination. Monitoring of airborne isocyanates in the breathing zone of individuals should become part of the overall employee exposure characterization program. Once a person is diagnosed as sensitized to an isocyanate, no further exposure can be permitted.

Respiratory protection:

Use NIOSH approved respirator if there is potential to exceed exposure limit(s). Do not inhale vapors and fumes. Do not breathe dust, spray, or mist. A positive pressure, supplied-air respirator or a self-contained breathing apparatus is recommended when: airborne concentrations of isocyanate are known to exceed 0.005 ppm; operations are performed in a confined space or area with limited ventilation; material is heated or sprayed.

Eye/face protection:

Safety goggles or safety glasses with side shields. Full face protection should be used if the potential for splashing or spraying of product exists. Do not wear contact lenses.

Skin protection:

Use impermeable gloves and protective clothing as necessary to prevent skin contact. The workplace should be equipped with an emergency shower and eye-rinsing facility.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical state:	Liquid
Color:	Beige
Odor:	Odorless
Odor threshold:	Not available.
pH:	Not applicable
Vapor pressure:	Not available.
Boiling point/range:	Not available.
Melting point/ range:	Not available.
Specific gravity:	1.15
Vapor density:	Not available.
Flash point:	> 180.00 °C (> 356°F)
Flammable/Explosive limits - lower:	Not available.
Flammable/Explosive limits - upper:	Not available.
Autoignition temperature:	Not available.
Flammability:	Not applicable
Evaporation rate:	Not available.
Solubility in water:	Reacts slowly with water to liberate carbon dioxide gas.
Partition coefficient (n-octanol/water):	Not available.
VOC content:	0.00 %
Viscosity:	Not available.
Decomposition temperature:	Not available.

10. STABILITY AND REACTIVITY

Stability:	Stable under recommended storage conditions.
Hazardous reactions:	Exothermic. Polymerization may occur at elevated temperature or in the presence of incompatible materials.
Hazardous decomposition products:	Upon decomposition, this product may yield gaseous nitrogen oxides, carbon monoxide, carbon dioxide and/or low molecular weight hydrocarbons. Hydrogen cyanide. Isocyanates.
Incompatible materials:	Humid air and/or water will produce carbon dioxide which will pressurize the container. Moisture. Amines. Alcohols. Ammonia. Strong bases.
Reactivity:	MDI reacts slowly with water to form carbon dioxide gas.
Conditions to avoid:	Avoid moisture. Container can be pressurised by carbon dioxide due to reaction with humid air and/or water.

11. TOXICOLOGICAL INFORMATION

Relevant routes of exposure:	Skin, Inhalation, Eyes
-------------------------------------	------------------------

Potential Health Effects/Symptoms

Inhalation:	Causes respiratory tract irritation. This product may cause sensitization by inhalation and skin contact. Overexposure to isocyanates may cause burning sensation of respiratory tract, cough, shallow breathing, burning sensation, tightness in chest, reduced lung function. As a result of previous repeated overexposures or a single large dose, certain individuals will develop isocyanate sensitization (chemical asthma) which will cause them to react to a later exposure to isocyanate at levels well below the TLV. Chronic overexposure to isocyanates has been reported to cause lung damage.
Skin contact:	Causes skin irritation. May cause sensitization by inhalation and skin contact. Isocyanates react with skin protein and moisture and can cause irritation which may include the following symptoms: reddening, swelling, rash, scaling or blistering.
Eye contact:	Liquid or vapor can cause moderate to severe irritation. Symptoms can include irritation, redness, scratching of the cornea, and tearing. Conjunctivitis.
Ingestion:	Ingestion can cause gastrointestinal irritation, nausea, vomiting and diarrhea. Not expected under normal conditions of use.

Hazardous Component(s)	LD50s and LC50s	Immediate and Delayed Health Effects
Diphenylmethane diisocyanate, isomers and homologs	None	Allergen, Irritant, Kidney, Liver, Respiratory
Ethylene oxide-propylene oxide-polymeric MDI copolymer	None	No Data
Methylenebis(phenylisocyanate)	Inhalation LC50 (Rat, 4 h) = 0.38 mg/l	Irritant, Respiratory, Allergen
Zinc compound	None	No Data
Treated fumed silica	None	Irritant
o-(p-isocyanatobenzyl)phenyl isocyanate	None	Allergen, Irritant, Respiratory
2,2'-Methylenediphenyl diisocyanate	None	No Data

Hazardous Component(s)	NTP Carcinogen	IARC Carcinogen	OSHA Carcinogen (Specifically Regulated)
Diphenylmethane diisocyanate, isomers and homologs	No	No	No
Ethylene oxide-propylene oxide-polymeric MDI copolymer	No	No	No
Methylenebis(phenylisocyanate)	No	No	No
Zinc compound	No	No	No
Treated fumed silica	No	No	No
o-(p-isocyanatobenzyl)phenyl isocyanate	No	No	No
2,2'-Methylenediphenyl diisocyanate	No	No	No

12. ECOLOGICAL INFORMATION

Ecological information: Do not empty into drains, soil or bodies of water.

13. DISPOSAL CONSIDERATIONS

Information provided is for unused product only.

Recommended method of disposal: Legal disposition of wastes is the responsibility of the owner/generator of the waste. Applicable federal, state and/or local regulations must be followed during treatment, storage, or disposal of waste containing this product.

14. TRANSPORT INFORMATION

The transport information provided in this section only applies to the material/formulation itself, and is not specific to any package/configuration.

Canada Transportation of Dangerous Goods - Ground

Proper shipping name:	Not regulated
Hazard class or division:	None
Identification number:	None
Packing group:	None

International Air Transportation (ICAO/IATA)

Proper shipping name:	Not regulated
Hazard class or division:	None
Identification number:	None
Packing group:	None

Water Transportation (IMO/IMDG)

Proper shipping name:	Not regulated
Hazard class or division:	None
Identification number:	None
Packing group:	None

15. REGULATORY INFORMATION

Canada Regulatory Information

CEPA DSL/NDL Status: Contains one or more components listed on the Non-Domestic Substances List. All other components are listed on or are exempt from listing on the Domestic Substances List. Components listed on the NDSL must be tracked by all Canadian Importers of Record as required by Environment Canada. They may be imported into Canada in limited quantities. Please contact Regulatory Affairs for additional details.

United States Regulatory Information

TSCA 8 (b) Inventory Status: All components are listed as active or are exempt from listing on the Toxic Substances Control Act (TSCA) inventory.

16. OTHER INFORMATION

This safety data sheet contains changes from the previous version in sections: 3.

Prepared by: Product Safety and Regulatory Affairs

Issue date: 08/03/2020

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Zachari Giacomazzo

From: [REDACTED]
Sent: January 28, 2025 2:55 PM
To: Zachari Giacomazzo; Garry Jackman; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; tnewwell@rdck.bc.ca; Hans Cunningham; Walter Popoff; Andy Davidoff; hhanegraff@rdck.bc.ca; Teresa Weatherhead; Maria McFaddin; Arnold DeBoon; Suzan Hewat; Keith Page
Subject: Opposition to the Rezoning: 4612 Starlight Road, 4614-4616 Starlight Road, 4643 Highway 3A

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Greg Johnson
 4616 Crescent Road
 Nelson, BC V1L 6N3

January 28, 2025

Tom Newell – Area F Director
 Regional District Central Kootenay
 202 Lakeside Drive
 Nelson, BC V1L 5R4

Subject: Opposition to the Rezoning:
 4612 Starlight Road
 4614-4616 Starlight Road
 4643 Highway 3A

I am writing to express my strong opposition to the proposed rezoning of three lots with a combined area of approximately 5 acres from Country Residential (R2) to Industrial (M) land use and Comprehensive Development (CD3). I understand Spearhead plans to expand its facilities to include an industrial glulam manufacturing facility. While I recognize the importance of economic growth, this project directly conflicts with the priorities outlined in our Official Community Plan, our neighbourhood values and poses significant risks to our community's environmental health, safety, and overall quality of life. I moved to 12 Mile from Heddle Road just over two years ago and did not anticipate rezoning and plans for a glulam plant directly across from my property. I would not have bought it if this proposed facility existed there.

This facility or any future industrial uses have the potential to generate significant industrial emissions, noise, light pollution, and increased traffic, which are fundamentally inconsistent with residential living. Spearhead currently fabricates specialty components with existing materials for commercial and residential buildings. The current business plan requires rezoning to build a multi-story facility with a **footprint** of approximately 66,092 SQFT to manufacture glulam timbers. This is a very different and much larger industrial use than their current work.

Rezoning these lots to Industrial (M) and combining them with the smaller existing Industrial-zoned property will fundamentally change the dynamic of the greater 12 Mile area, which includes residences and Kokanee Creek Provincial Park. Numerous households' lives will be affected and degraded. Several other regional locations can more appropriately support this facility away from residents.

Eventually, Spearhead will sell or have a different vision. An industrial area of this size could support numerous types of heavy industry that may further differ from residential values. This is a big concern, and eventually, it will happen. After rezoning, residents and the RDCK will have less influence or control over use.

Key concerns include:

1. **Noise and Light Pollution:** Industrial operations of this scale typically generate continuous noise from machinery, equipment, and transportation. Additionally, bright outdoor lighting required for nighttime operations and security will be directly visible from my house and can disrupt wildlife habitats, interfere with natural circadian rhythms, and negatively impact the well-being of residents. These forms of pollution not only degrade the area's livability but also undermine the community plan's commitment to fostering a peaceful and healthy environment.
2. **Environmental Degradation:** Glulam timbers include glues containing formaldehydes and other chemicals, which pose risks of air, water, and soil contamination.
3. **Health and Safety Risks:** Emissions from the manufacturing process, such as particulate matter from wood burning and glues, could exacerbate respiratory illnesses and other health conditions, particularly for vulnerable populations such as children and the elderly.
4. **Economic and Social Impacts:** While job creation is a benefit and will happen no matter where this facility is built regionally, the broader consequences of reduced property values, increased pollution, and diminished quality of life in our neighbourhood far outweigh the rezoning proposal. Other industrial areas in the region away from residences can more appropriately support this facility. While this might inconvenience Spearhead, it does not outweigh the impact on our neighbourhood residents.

I strongly urge RDCK staff and directors to consider impacts and our neighbourhood values when evaluating Spearhead's rezoning proposal. I hope you prioritize development projects that align with the long-term vision of a sustainable, healthy, and livable community. I do not think a major industrial center at 12 Mile is appropriate. In my view, these facilities are inappropriate near any residential areas. Our shared goals should focus on progress that benefits all residents while protecting the natural and social environment for future generations.

I hope you will consider the rezoning's lasting impacts and uphold my expressed values.

Regards,

Greg Johnson

PUBLIC HEARINGS ON THE PROPOSED AMENDMENTS BY-LAW 3002 AND 3003 -JANUARY 28

POTENTIAL FOR WATER CONTAMINATION

My name is Michel St-Germain, and I thank you for letting me express my concerns and my neighborhood opposition. I moved two years ago to Crescent Road after my retirement as President of the Canadian Institute of Actuaries where I was supporting the actuaries managing risks for insurance companies, financial institutions and governments.

Today, I would like to talk about managing the risk that the Spearhead expansion of its industrial operations would have on the aquifers #1018 and #994, including the risk of contamination to the drinking water of my well and the wells of many of my neighbors.

First, I want to recognize the challenges of the RDCK Board in balancing the interests of residents and those of enterprises such as Spearhead.

Residents are relying on the RDCK Board to protect their interests, in particular our access to clean drinking water from our wells and the protection of wildlife, the neighboring provincial park and the lake. I recognize that it is not possible for an industrial operation to eliminate completely the risk of water contamination, but proper risk management requires recognition and assessment of the risks, as well as measures to mitigate that risk and to control damage.

I have read the documents posted by RDCK, the review comments of BC and RDCK government agencies and the ground water impact assessment prepared by Active Earth. This last report addresses the impact on the aquifers water volume of Spearhead withdrawing 5780 liters per day, and on the location of septic leach fields. But it does not address the risk of contamination caused by the chemicals that will be used as a result of the operational changes at the Spearhead.

Spearhead is located hydro-geologically above aquifer #1018 which discharges to aquifer #994 where my drinking water well and the wells of many of my neighbors are located. On page six of the Groundwater Impact Assessment, and in the Appendix stating the classification by BCWRA, aquifer #994 is reported to be highly vulnerable to contamination by surface activity.

As we have heard from Chauncy Blair, the proposed Glulam manufacturing process would be using hazardous chemicals with acute toxicity, notably Loctite polyurethane adhesives, which are classified as an Isocyanate, and research on Isocyanates states that this class of chemicals should not be allowed to get into groundwater.

In reviewing the documents for the By-law amendments, I have not seen any environmental impact assessments completed which address the risk of water contamination from using these chemicals. In BC, the risk management of hazardous chemicals relies on the Workforce Hazardous Materials Information System (WHMIS) with publication of a Safety Data Sheet. For these hazardous adhesives, it is written in the prescribed data sheet: "Do not allow to enter into drains, surface waters or ground water".

I have not seen any information on how the water affected by those chemicals at the new proposed facility will be treated, nor how the potential risk from spilled or leaching chemicals carried by surface run-off and infiltrating the soil will be addressed. This soil is composed of porous rock and is located directly above the aquifer that supplies water to our drinking water wells. There should be an impact study assessing and addressing this risk. Furthermore, I have not seen how Spearhead proposes to monitor the impact of their industrial activities on the aquifers.

I am very concerned by the risk resulting from additional unforeseen events that can have irreversible consequences on the ground and surface water quality in the area. When I looked at unforeseen historic spills where industrial operations are involved, human errors are frequently involved. It is not possible to completely eliminate the risk of accidents and human errors, but such risks can, and should be, planned for; and their impacts need to be controlled and managed.

Potential risks to the water quality are greater when industrial operations using hazardous chemicals are located in an area where residents rely on water from drinking water wells that draw from a highly vulnerable aquifer. This is why industrial operations should not be directly up-gradient of a designated residential area.

Our concerns that the potential impacts to the water quality of the aquifers #1018 and #994, that we use to draw our drinking water, have not been properly assessed, and are significant. This is one of the reasons why we are opposing this project.

I oppose the changes to By-law 3002 and 3003, on the basis of risks due to the location of a Glulam Plant in a rural residential neighbourhood.

My name is Mariette St-Germain, I have recently retired and moved to the Crescent Beach neighborhood. I have a degree in Chemistry and a Master's Degree in Management from MIT. I had a 44-year career in the area of governmental regulation and business compliance. I have read the documents and assessments that have been made public for the proposed changes to the By-laws for Land use and Zoning and discussed them with my neighbors.

Chauncy Blair and Michel St-Germain have identified that residents of the Crescent Beach area would be vulnerable to air borne toxins and contamination of groundwater, aquifers, and drinking water wells, being risks arising from the use of hazardous chemicals in Glulam manufacturing, which is more than an expansion but would constitute a change in the process manufacturing at the Spearhead's Crescent Beach location. There are other risks to be noted.

The 3 residential lots subject to the rezoning application are located in a heavily treed rural environment, and in close proximity to Kokanee Creek Provincial Park. The summer months in this area have been characterized by periods of drought and extreme forest fire risk. A fire could start in the surrounding forest or the campground, or from operations on the site, and if fire involves the site, the risk of the release of toxic chemicals is high, through the air or to the soil, and ultimately into the aquifers and drinking water. The risk to Kokanee Creek Provincial Park, and its campers, is also elevated. Sound risk management principles would question whether a manufacturing facility that stockpiles wood and wood chips, and uses hazardous chemicals should be built in such a location.

There is also the risk to emergency responders and firefighters to be considered. The WHMIS Safety Data Sheets for hazardous adhesives, particularly if containing isocyanates, state that every responder needs to "wear self-contained breathing apparatus and full protective clothing". The North Shore is serviced by volunteer firefighters. If the Balfour firefighters or Nelson emergency responders arrive on site without the protective equipment, delays will occur before they can respond to a fire or even to an injured employee. Delays could be catastrophic for this neighbourhood. Furthermore, firefighters and responders must receive the proper training to ensure they are not personally at risk when responding to any event that may arise at the plant. RDCK Fire Services was sent the Referral for the By-law change Application, and they replied "no comments"; we question whether they were given all the information they needed to consider the risks and the costs.

Given these risks, information for residents of the neighbourhood needs to be developed on evacuation or shelter-in-place procedures. Kokanee Creek Provincial Park will need to develop procedures and directives for campers and day-users should there be an emergency at the plant.

There are additional risks related to the disposal of all containers and residues of hazardous adhesives, as well as any waste contaminated by coming into contact with the adhesives, either during regular operations or accident cleanup. The BC Hazardous Waste Regulations state: "A person must not deposit or discharge or allow or cause hazardous waste to be deposited or discharged into any system of waste disposal operated by a municipality or other public authority unless the deposition or discharge is expressly authorized by a permit, approval, order, regulation or a waste management plan approved by the minister." Would RDCK have the responsibility for ensuring Spearhead's compliance to separate all hazardous waste, and for monitoring for any impacts on the surrounding environment?

Business principles tell us that the assumption of risk must be offset by reward. In the proposal to adopt By-law 3002 to change the OCP land use classification, and By-law 3003 to change the zoning classification, the risk and rewards are asymmetrical. The residents in the Crescent Beach area are being asked to bear many risks while the financial rewards would accrue essentially to a private corporation.

I, and on behalf of many Crescent Beach residents who have signed a Petition, we oppose the By-law changes on the basis of the increased risks inherent in permitting the building and operating of a glulam manufacturing facility in a Rural Residential neighborhood.

January 12, 2025

Re: RDCK Planning File No.Z2410F

To: Zachari Giacomazzo and the RDCK Board

My name is Parker Blair, I am ten years old. I live across the road from Spearhead. I am worried about Spearhead contaminating my water. We need clean water to stay healthy and that's why I think Spearhead should develop somewhere else. I am also worried about the air. When I play soccer, I run and breath hard. I don't want the air I breath to be toxic. Finally, I am worried about Spearhead destroying Kokanee Creek Park because they could destroy the ecosystem by hurting the salmon population with water pollution.

Please stop this rezoning proposal.

From: Parker Blair (Property Owners-Andrea Lazzarotto and Chauncy Blair)
4626 Crescent Road, V1L 6N3
Nelson, BC

January 12, 2025

To: Zachari Giacomazzo and the RDCK Board

My name is Luca Blair, I am eight years old. I live across the road from Spearhead. I have a medical condition that makes my skin sensitive. I am worried the air is going to irritate my skin and make my rashes worse. I hope Spearhead doesn't get bigger.

Please stop this rezoning proposal.

From: Luca Blair (Property Owners-Andrea Lazzarotto and Chauncy Blair)
4626 Crescent Road, V1L 6N3
Nelson, BC

Zachari Giacomazzo

From: Andrew Kyle [REDACTED]
Sent: January 28, 2025 10:30 AM
To: Zachari Giacomazzo
Subject: Spearhead economic development

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Dear RDCK Board,

I am writing to you as a north shore local resident and part owner of Whitewater Ski Resort.

I am writing to express my support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F).

We need to support businesses in our region because it is getting more difficult by the day to build and sustain them here. By supporting these businesses in the RDCK, it will lead to:

- **Economic Growth:** The proposed development will create jobs and enhance the local economy, but also encourage other businesses to also make capital investment in the RDCK to support our community and continue to build their own businesses here.
- **Community Services:** The inclusion of a childcare facility addresses a critical need for working families in the area.
- **Responsible Development:** The phased approach and planned assessments ensure thoughtful and sustainable land use.

I encourage the RDCK to approve the application and proceed with the next steps in this process.

Thank you.

Sincerely,

Andrew Kyle
1582 Hwy 3A Nelson BC



january 23, 2025

RDCK
c/o Zachari Giacomazzo

austin hawkins
architect AIBC

250-488-7201
info@f2a.ca
www.f2a.ca

Re.: rezoning of Spearhead R2 to CD3 (country res to industrial)

Good Day Zachari, RDCK planning, and Kokanee neighbours,

Not all industry is the same, but many of us in the neighbourhood would call ourselves industrious. We chop wood, split wood, mill wood, dig, garden, plant, and store the fruits of our labour. All of the industry in our neighbourhood shares a certain connection with the landscape.

As a resident of the Kokanee Creek area, and a business owner running an architecture and construction business directly across the street from the proposed Spearhead development, my life and business may be significantly impacted by this proposal. In my study, it has become clear that although the designations "country residential" and "industrial" contrast one another, and Spearhead's proposed 70,000sf facility will contrast my tarp-tent shop, their ethos harmonizes beautifully with ours. Volunteering for change takes courage, but I wholeheartedly support the Spearhead development.

I am proud to live and work in the vicinity of one of the world's most precise, creative, and successful wood manufacturers. Spearhead has always been a leader thanks to its founder's sense of adventure. It's no coincidence that our rugged and verdant valley has supported this business for 25 years. Spearhead is of this place, and their commitment to it is clear in that they are proposing to expand in-place, rather than moving to a flatter site that could afford them unlimited growth.

We now face great questions about the sustainability of industrial process, and of construction. Our buildings must evolve to handle increasingly difficult environmental conditions while at the same time minimizing their environmental impacts. Our goal is to find peace and prosperity through an evolution of the human-planet relationship. Spearhead's new facility is a reaction to these contemporary challenges. It seeks to make the highest-quality glulam using a variety of wood species, both unprecedented in Canada. High-strength, curved glulam will allow structures to mimic natural systems. Like the skeleton of a whale, the buildings made with their products will be capable of achieving aerodynamics and strength greater than those built of straight beams.

Much of Spearhead's capacity serves the ultra-rich, so what do we have to gain from its manufacture in our neighbourhood? It will continue to be the work, the training, and the technology that Spearhead brings which will benefit this valley of industrious adventurers. At a small scale, more jobs on the North Shore will reduce the commute for some to their jobs. It will help bring that tight-knit mixed-use charm that so many love in Nelson proper to

our neighbourhood too. No doubt, a café or restaurant will spring up soon on this stretch of road! With this proposal, Spearhead is making a new commitment to us, the people of the Kootenays. They are proposing to bring us the best technology and highly skilled indoor jobs. They are proposing to add unprecedented value to our local timber before selling top-quality products in small volumes to the highest bidders imaginable.

The timber industry badly needs an overhaul. As many residents of the valley know, nearly all of BC's accessible timber has been harvested. The remaining forests are challenged by climate change. BC's timber industry, which has employed many in the Kootenays, is slated to lose 4 large mills in the next two years. Nearby, also thanks to the adventuresome nature of our friends and neighbours, Harrop-Procter Forest Products has pioneered community forestry. However, as I can attest in my own efforts on my nearby property, selective harvesting of second growth -to promote a stable and fire-resistant forest- is costly and difficult. Spearhead's project could be transformative for our already-innovative forestry initiatives. Rather than turning all our forestry professionals loose on northern fracking projects, I am eager to witness and participate in a rebirth of sustainable forestry, right in my neighbourhood.

The preliminary design of the Spearhead development has the potential to be world-class. Its design is by a practical and renowned architect, experienced in timber manufacturing facilities. The site layout appears reasonable. The building fronts the highway with a simple, attractive south façade letting daylight into the building through shaded glass. The road will screen the highway from the industrial activity on site, which will run behind and within the building. The development also proposes a wood-fired boiler to heat the building. This system will *reduce* the carbon footprint of forestry operations. While many of us must burn off slash in open fires to protect our houses, this project proposes to burn wood waste in a high-tech boiler and to filter the emissions produce less particulate than fossil gas. This proposal is no-doubt more expensive than simply burning gas or drawing electricity, but it means that Spearhead's proposed operation will be better-integrated with natural processes, and less demanding on our electrical grid, which we must optimize if we are to eliminate our carbon emissions. Once again, it takes courage to do something different, but let's take heart and support Spearhead as they have supported us. Let's follow them to a new human-planet relationship.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Austin Hawkins', with a long horizontal flourish extending to the right.

Austin Hawkins
Architect AIBC

Ken Foot

From: Barb Olson [REDACTED]
Sent: January 21, 2025 9:33 PM
To: Ken Foot
Subject: Fwd: Spearhead Rezoning Efforts
Attachments: Spearhead Rezoning Proposal - Narrative.pdf

Hi Ken,

Below is a letter in support of Spearhead's rezoning efforts:

We have been living 1/4 km. west of Spearhead since the company came to our area. We have never experienced any problems with the company and, in fact, are pleased that it has been a source of employment for so many. We feel that the proposed expansion will provide even more job opportunities in the future. We would welcome a clean, quiet and well-maintained business in our area.

Carl and Barb Olson
4505 Highway 3A, Nelson
[REDACTED]

----- Forwarded message -----

From: Carl Olson [REDACTED]
Date: Tue, Jan 21, 2025 at 9:16 PM
Subject: Fwd: Spearhead Rezoning Efforts
To: [REDACTED]

----- Forwarded message -----

From: Ken Foot [REDACTED]
Date: Mon, Jan 20, 2025 at 4:40 PM
Subject: RE: Spearhead Rezoning Efforts
To: [REDACTED]

Hey Carl,

Meant to attach this to the email below.

Ken

From: Ken Foot
Sent: January 20, 2025 2:17 PM
To: [REDACTED]
Subject: Spearhead Rezoning Efforts

Hello Carl,

Further to our phone conversation last week, we are looking for letters of support for our rezoning and hopeful expansion project here at Spearhead. If you and your wife are still willing to write us a letter of support, it would be very much appreciated. This expansion would be a really big deal for the region as a whole and we have high hopes for the future. Doesn't appear there is anyone else in the area expanding and creating more jobs for locals.

Regarding a support letter – some specifics and ideas for content...

It would be great if you could include some or all of the following points in a brief letter of support:

1. Note where you live and your experience to date living in proximity to Spearhead.
2. Spearhead runs a clean operation with 25+ years of successful business at its current location.
 - a. Wood is good – working with regionally sourced renewable materials
 - b. Property is well maintained and organized
 - c. No harmful emissions
 - d. Parking contained on site
 - e. Noise contained - kept indoors and within bylaw hours
 - f. Generational company that has demonstrated a real commitment and dedication to this community.

3. If you feel inclined you could note any benefits you see to your business, our local and regional economy and our community.
4. **Submit to:** ***Please send directly to me via email and I will forward to RDCK***
 - a. You can address the letter to Regional District of Central Kootenay
 - b. Reference Spearhead land use bylaw amendment application
5. **Submission Date:** If possible, please complete by **EOD Tuesday, Jan 21**

I'd be glad to provide more information or answer any questions you may have.

Ken

RDCK FILE: Z2410F
ATTN: Planner Zachari Giacomazzo
zgiacomazzo@rdck.bc.ca

Our names are Jonathan and Bicki Rogers. We are writing this letter in support of the Spearhead expansion project. We believe we are uniquely qualified to write in support of Spearhead as we have had direct dealings with the Hall family and find them to be sincere and honest.

As seasonal residents of Crescent Beach RV Resort we want to be informed of the developments in the area. Instead of impeding the progress of development by locally owned businesses like Spearhead, we should be helping them by cutting red tape and encouraging investment.

Our family of four have been coming out to Crescent Beach every summer for over two decades. Spearhead has grown but we can honestly say that we barely noticed as there has been very little impact to us and our enjoyment of the area. Their office building and manufacturing site does not appear out of place. As they expanded their yard with storage racks out front, they installed an attractive wall barrier along the highway limiting noise to nearby residence.

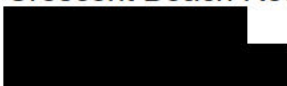
The Halls took us on a tour of their facility, and we were impressed when we were told how people worked there. They are a manufacturing business after all, but we were awed by how much effort the Halls take to make as little impact as possible on the environment. We have found the Halls to be honest and forthright with their vision for their company.

We believe the Halls when they tell us that they are mitigating any additional noise, increase in traffic, limiting the zoning change to be specific to Spearhead's manufacturing requirements.

In this day and age of globalization we need to make it easier for companies like Spearhead, locally owned and operated, to continue to thrive. It is naïve to believe that if the Spearhead expansion is stopped then all industrial activity in the area will also stop. When we stand in the way of Canadian businesses growing and thriving, we open the door to multinationals owned by oligarchs to come in and tear our communities apart, literally and figuratively. We have seen this repeatedly with BC owned companies, instead of helping them become global players we make it hard for them to stay in business in BC with the lack of investment and red tape. Please allow the Halls to expand so they can continue to succeed in building their family-owned business. We need people like the Halls and companies like Spearhead who value the community and the environment, and we should do our best to help them rather than impeded their progress. Please feel free to contact us by cell or email.

Regards,

Bicki and Jonathan Rogers
Crescent Beach Resort



4195 Blewett Road
Nelson, BC, V1L6X2

January 20th, 2025



To whom it may concern,

We are writing to express our support for Spearhead's new expansion and the accompanying zoning changes it requires. We believe this expansion will be beneficial for the community, as it will create additional job opportunities and contribute to the economic growth of Nelson and the surrounding areas. Furthermore, it will support local construction businesses, given the rising demand for new housing in the region.

During the recent meeting, concerns were raised regarding potential noise levels. However, we do not anticipate that a larger facility will have any significant impact in this regard. The existing highway noise is a far more considerable disturbance compared to any sounds generated by Spearhead's operation. Notably, one of our employees resides at 4714 Hwy 3A has reported no noise complaints from Spearhead.

We appreciate the transparency that Spearhead has demonstrated towards the neighbourhood and believe they have effectively addressed any concerns raised.

Thank you for considering our perspective,

Sincerely:

Brady Wright

A handwritten signature in dark ink, appearing to read 'Brady Wright'.

Alex Cherry

A handwritten signature in dark ink, appearing to read 'Alex Cherry'.

November 29, 2024

RDCK PLANNING DEPARTMENT FILE Z2410

We the undersigned to not oppose this proposal to amend the land use bylaw and OCP amendment regarding the expansion by Spearhead and value this company as good neighbours.


K Brian Strongman


Donna L Strongman

4615 Starlight Rd. Nelson BC V1L 6N4



Brian A. McCullough, B.A., B.Sc., LL.B.

Brian McCullough B.A, BSc, LLB
4662 Crescent Road
Nelson, B.C. V1L 6N3

Cell: [REDACTED]

Fax: [REDACTED]

Cell: [REDACTED]

January 23, 2025

Regional District of Central Kootenay
Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4
Attn: Board of Directors

Dear Board Members,

Subject: Endorsement of Spearhead Advanced Timber's Expansion Initiative

I am writing to express my strong endorsement for the rezoning application submitted by Spearhead Advanced Timber, aimed at expanding their operations at 4655 Hwy 3A, Nelson, BC. As a resident of Nelson and an advocate for sustainable community development, I have witnessed Spearhead's positive impact on our local economy and their dedication to environmentally responsible practices.

Spearhead's continued presence in Nelson is a testament to their commitment to innovation and excellence in the timber industry. The proposed expansion will not only retain a valued local business but also propel our community into a leadership role in advanced timber fabrication and sustainable forestry. This initiative is poised to significantly boost our local economy by providing high-quality, skilled job opportunities and fostering economic diversification.

Furthermore, the thoughtful integration of community-oriented features, such as enhanced fire suppression systems and new childcare facilities, demonstrates Spearhead's dedication to the well-being and growth of our region. These contributions are vital for enhancing the quality of life and safety of our community.

The loss of other significant businesses in recent years has taught us the importance of supporting initiatives that strengthen our economic infrastructure. It is crucial that we learn from past experiences and support projects that offer long-term benefits to our community. I believe that Spearhead's expansion is such a project, deserving of our full support.

I am confident that the RDCK will see the merit in this proposal and recognize the substantial positive impacts it will have on our community. By approving this rezoning application, we will be taking a significant step towards securing a prosperous future for Nelson and setting a benchmark for responsible and innovative industrial development.

Thank you for considering my perspective on this important matter. I look forward to the board's positive decision, ensuring a sustainable and thriving future for our community.

Yours sincerely,

Brian McCullough

Zachari Giacomazzo

From: Bryon Brideau [REDACTED]
Sent: January 19, 2025 10:44 AM
To: Zachari Giacomazzo
Cc: Ken Foot
Subject: Spearheads land use amendment, application Z2410F - Bylaw 3002 and 3003

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Mr. Giacomazzo (Planner):

I am Bryon Brideau. I along with my wife, live at 4605 Starlight road, Nelson, Bc., V1L 6N4. We are a short 10 minute walk from Spearheads facility. They are just down the hill and around the corner. We are very close.

As the proximity of Spearheads expansion could easily effect us, Sue and I took the opportunity to talk with a number of the Managing personnel, and a few employees. As well we had a tour, and an in-depth discussion about the expansion and Bylaw amendment request. I want to note that in my career I worked for Tembec, and Crown Packing which Pulp and Paper mills with good sized factories. I ended by working for BASF Canada as a Strategic Sales mgr.. All my positions were highly technical in nature. I know what I am looking at when I tour a factory.

Spearhead appears to be well managed and forward thinking in their approach to wood products. This appears to be a very clean and safe facility that management and employees take pride in. They use a renewable resource (wood) in innovative ways.

We had a very candid discussion and I found they very eager to answer and address concerns. My main concerns were:

- Emissions: Adhesives can have significant emissions. They were very quick to provide their Adhesive supplier's (Henkel) Specification sheet for the Loctite product they will be using. This is a newer generation product with very low Phenolic and Formaldehyde levels. Well below California prop. 65 and EU Eco standards. They supplied Statements to that effect.
- Sound: Everything will be indoors and operate at Bylaw time frames.
- Construction Blasting: I was assured this will be kept to a minimum as they have ground water wells that need protecting as well.
- Parking: Will all be on site. Not an issue for me.
- Bio-Mass boiler: Newer generation using their own "cut-offs" etc. These units utilize higher temperatures etc to reduce emission and smoke levels. This unit would displace Natural gas for facility heating. Makes sense to me.

Finally I would like to say, I feel this expansion would benefit both the Community and Nelson area with more "Good Jobs ", which would help us all. Spearhead is also looking at a "Daycare" for the employees.

In short Spearhead have my support.

If you have any questions, please feel free to contact me.

Best regards
Bryon Brideau
4605 Starlight road

Nelson,BC
V1L 6N4

Cel [REDACTED]

Sent from my iPad

Zachari Giacomazzo

From: Chris Choquette [REDACTED]
Sent: January 23, 2025 11:48 AM
To: Zachari Giacomazzo
Cc: [REDACTED] Tom Newell; Cheryl Graham; Garry Jackman
Subject: Spearhead Expansion Bylaw Z2410F

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

To Whom It May Concern,

I am writing this email on behalf of myself, Chris and my wife Marta Choquette as current property owners of 4702 Hwy. 3a and as former residents 1997-2019. As neighbors we watched the business grow and observed how Spearhead Management handled the rare issues with the Local Community concerns in an appropriate fashion. As the current proposal is a larger project we had questions regarding noise, water quality issues, visuals and the Glulam process (specifically toxic glue and dust). After doing our own research (reading the Active Earth report) and other searches to better understand our concerns, we talked at length to Ted Hall and Ken Foot and toured the facility. We are completely satisfied with the information provided to answer our initial concerns and are able to support the Expansion project 100%.

To address the Re Zoning issue, I would like to make a comment based on my own experience as a self-employed "stump to dump" logging and road building contractor and Provincial Woodlot Licencee for 35 years and as a retired Individual living within a Community. The most employees I had in any single year was 5, some years 2-3 as recessions came and went. Spearhead has grown their current employee base to over 40 year round good paying jobs. I have to ask myself how Spearhead levered their niche concept into such a successful operation. Dedication to their dream, hard work, taking risks, and believing in what they do. What an inspiration to the next generation!

I am fully aware of the rigorous, trying and sometimes frustrating Referral Process, however there is a need for serious review of industrial projects of this nature. Yes, there will be a temporary and noisy construction phase and there will be a change in the nature of our neighborhood. But the benefits of additional local employment (direct and spinoff), training, increased taxation revenue locally and beyond, and achieving this while contributing to a small carbon footprint. In addition the fact that this business is a much needed Value-Adding component of the Forest Industry that will diversify our economy through local partnerships and cooperation, which will provide more good jobs into the future.

In closing, I also would like to especially say that Spearhead is producing a World Class product (and Art form) with WOOD, that we all can be proud of. I believe that the Re Zoning is a necessary step to take to ensure the continuing success of the Company and the community.

Thank you.

Chris and Marta Choquette
 4702 Hwy. 3A,
 Nelson B.C.

Zachari Giacomazzo

From: John Dooley [REDACTED]
Sent: January 21, 2025 3:49 PM
To: Planning
Subject: Spearhead

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**Zachari here is the CB feedback to the
Spearhead proposal**

**Spearhead Land-use Bylaw amendment
Application**

File Z2410F

4612 4614 4614 Starlight road

4643 Highway 3A 12 mile Area F RDCK

**On behalf of the Board of directors of Crescent
Beach resort # Highway 3 A . We have
reviewed the Application from Spearhead
including the staff report from RDCK Planning
department**

The project meets the goals of the RDCK for economic development as outlined in section 8.0

With a minor amendment the rezone application meets the spirit of the OCP as outlined in 3.2

The list of additional requirements: Spearhead needs to obtain a building permit are extensive page 3 of the RDCK staff report

The Board of Directors of Crescent Beach Resort met on Jan 20 to discuss the Spearhead proposal and the RDCK Staff report

The Board passed the following motion

On behalf of the Crescent Beach Resort Board of Directors 4596 Highway 3A
The board of directors support the Spearhead land use ByLaw amendment
applicational as proposed

Chuck Brind'Amour

Chair of the Crescent Beach Resort Board of Directors

John Dooley

Damon and Tricia Poole
2083 Kettleson Road - North Shore
Nelson, BC



January 23, 2025

To Whom It May Concern,

As a proud resident of the North Shore, I am writing to express my full support for the expansion and development of Spearhead, a family owned generational company that has become an integral part of our local community. Located right here on the North Shore, Spearhead's growth presents a unique opportunity to further strengthen the economic and environmental fabric of our region.

Spearhead's expansion is poised to create new jobs and provide sustainable, long-term employment opportunities for residents like myself. This commitment to local hiring and community involvement will foster economic growth, allowing us to build a resilient and thriving Region.

Moreover, Spearhead stands out as a company deeply invested in environmental responsibility. Their focus on local resource conservation and sustainable practices not only reduces the environmental footprint but also ensures that our region's natural beauty is preserved for generations to come. It's clear that Spearhead's vision goes beyond profit—they are committed to promoting responsible development that benefits both the community and the environment.

As a North Shore resident, I am excited to see how Spearhead's growth will contribute to the ongoing prosperity of our region. I am confident that their development will serve as a model for responsible and sustainable business practices, while providing a significant boost to the local economy.

Thank you for considering this important development. I strongly support Spearhead's efforts and look forward to the positive impact they will have on our community.

Sincerely,
Damon & Tricia Poole

Retired North Shore residents

January 21, 2025

To Whom It May Concern,

My name is Dana Magree, and my husband, Tom Magree, and I have lived on the north shore of Nelson for approximately 17 years. We have enjoyed living, working, and recreating in this beautiful part of the world, and are very familiar with the property in question for rezoning.

We understand the application seeks to rezone the property from Country Residential (R2) to Comprehensive Development 3 (CD3) and amend the land use from Country Residential to Industrial B. Ted and the team at Spearhead have been transparent, approachable, and communicative about their plans to expand their existing wood product manufacturing business.

As regular outdoor enthusiasts who recreate around Kokanee National Park, we deeply appreciate the natural environment of the Kootenay Lake area and the balance between development and conservation. We have also come to know the Hall family through mutual connections and have witnessed their dedication to restoring and enhancing the local habitat for both wildlife and fish.

Spearhead has established itself as a world leader in its field, with over 25 years of experience. It's clear that the company takes great care in maintaining its property and operations, and we are impressed by how thoughtfully they have approached the design of their new expansion. From parking and emissions management to noise reduction, they have considered the concerns of the local community, including ours.

We are also pleased to see a family-owned business thrive in our community and contribute so much to its success. The positive impact Spearhead has had on both its employees and the broader community is evident, and we are grateful for their presence here.

For these reasons, Tom and I are fully supportive of the rezoning application and the expansion of Spearhead's wood product manufacturing business. We wish them every success in their future endeavors.

In kindness,

Dana and Tom Magree

4172 Hyw 3a, Nelson BC V1L6N1

Zachari Giacomazzo

From: [REDACTED]
Sent: January 20, 2025 9:42 PM
To: Zachari Giacomazzo
Subject: Formal Submission (Spearhead)

You don't often get email from [REDACTED] [Learn why this is important](#)

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To the RDCK board:

I am writing this letter to comment on the spearhead expansion project. We live on the adjacent property to the west. I attended the previous public hearing and listened to everyone's comments and concerns. When I first heard about the project I too shared some similar concerns. Ben and Josh have spent hours of their time addressing our concerns and I have been very impressed by how thorough and thoughtful they have been. They have been working to take all the necessary steps to assure that the issues that are of concern will be minimized and mitigated. If they follow through on what they have said I have no issues supporting their project.

After much thought and consideration, I feel that supporting a local company like Spearhead is the logical decision. I have been inspired by how environmentally conscientious they are and how generous they have been to our local and world communities.

I was very interested to hear about their involvement in forestry pilot projects and how they are working to support more biodiversity in our BC forests. Which I believe is one of the most important topics of our generation! It is forward thinking companies like this that we should be supporting to create a healthy sustainable future.

Their plans for replanting the forest on the top half of the properties has the potential to be beautiful. It will create a nice buffer to the large building. Shielding the properties from noise pollution and creating a green space in the neighbourhood. This in turn will benefit the residents on Starlight Rd.

I have had a chance to go over their hydrogeology report on the aquifers in our area and feel assured by the information that the risk is expected to be negligible. Having a neighbouring well it was very important to me that they took this step to make sure that the communities water will not be impacted.

I hope that we can support our local businesses that are trying to be environmentally responsible and make their mark on a larger world scale.

Sincerely,

[REDACTED]



Re: Vouching for Zoning/Expansion

From Eric Beckstead [REDACTED]

Date Fri 11/29/2024 11:21 PM

To Ben Hall [REDACTED] Ted Hall [REDACTED] Josh Hall [REDACTED]

To all whom it may concern,

I am a former neighbor of Spearhead advanced timber and I fully support the expansion and re zoning they are proposing. As a direct neighbor I enjoyed getting to know Ben & Ted who run a fantastic industry leading company they should be proud of. They are great to deal with and are always very considerate.

In regards to their impact, for those in close proximity; I never noticed whether the shop was open or closed as the noises you'd expect from a production this large were unnoticable. I never noticed the traffic either and with the subtle minimalist building design I would forget they were there most days. It's also great to see a multi generation family grow their company to global recognition while remaining true to supporting the community, sustainably harvesting locally and employing dozens of long term workers. I also think that it is important to have companies such as this attracting highly skilled talent as our city grows. Focus on companies like Spearhead that strive to be the best of the best will have a ripple effect on the caliber of people that hopefully make this beautiful region home. The daycare will be a great benefit to these workers as well allowing new generations of talented motivated people to hold this city to the greatest possible standards.

Sincerely,

Eric Beckstead

ERIC BECKSTEAD

MEDIA ARTIST
[REDACTED]



January 21, 2025

To Zachari Giacomazzo and the Regional District Central Kootenay Planning Department,

I am writing regarding the Spearhead land use bylaw amendment application, Z2410F – Bylaw No. 3002 and 3003. Although I am not a direct neighbour to this business, I want to acknowledge my support for their proposed expansion and rezoning.

I am impressed with their tidy and aesthetically pleasing worksite which feels far from an industrial park. I have family and friends who have been locally employed for decades at Spearhead and appreciate their role in providing great local jobs and value-added products using locally sourced renewable raw materials.

Spearhead has enthusiastically provided community support to a program near and dear to my heart. I coordinate the Kokanee Salmon School Program which fosters respect for and understanding of our local ecosystems and the keystone Kokanee Salmon for thousands upon thousands of students. Spearhead has also offered to donate the time of their staff to give back to the Kokanee Creek Nature Centre when the occasion arises. I am grateful for their financial support and genuine interest in supporting environmental education.

I trust that Spearhead will mitigate the local neighbours' concerns regarding rezoning and development.

Thank you for considering their application,

A handwritten signature in black ink, appearing to read 'Genna Lazier'. The signature is fluid and cursive.

Genna Lazier
Kokanee Salmon School Program, coordinator
Blue Sky Interpretive Services
1924 Stanley Street
Nelson, BC
V1L 1S1

Zachari Giacomazzo

From: Grant Stacey [REDACTED]
Sent: January 21, 2025 9:32 AM
To: Zachari Giacomazzo
Subject: Support for Spearhead land use bylaw amendment application Z2410F

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Members of the RDCK,

I am writing to express my strong support for the Spearhead land use bylaw amendment application Z2410F. As a resident and business owner in Area H, I am in support of companies like Spearhead, who are leaders of their industry and make it possible for small business owners like myself to continue to grow and develop my own business

Having lived and worked in the RDCK for several years, I have witnessed firsthand the potential this area holds for sustainable growth and development. I chose to establish my business here because I saw a unique opportunity to contribute to and benefit from the local economy. Spearhead's has specialized machinery which helps my business not only complete work we otherwise couldn't do but also at a scale previously not possible. The work they assisted me with will bring more work and will continue to positively impact my business for years to come.

Spearhead not only supports my business with specialized machinery but has been referring clients to my business and fostering a collaborative local market. They are an industry leader in their field and they elevate the entire area with their choice to operate in Nelson. My background in luxury residential millwork and cabinetry led me to hear of Spearhead and the remarkable work they do, long before I became a resident of the Kootenays.

Spearhead's commitment to the community is evident in their recent donation of \$50,000 to the Nelson Waldorf School, a gesture that helped the institution navigate financial challenges. They are also a significant employer in the area and have a reputation for responsible business practices and have the best work culture that I have seen.

Environmentally, Spearhead is leading the way with innovative practices. By creating a value chain for underutilized hardwood species, they promote biodiversity and sustainable forestry. Their investment in environmentally sound adhesive technology (PUR glue) sets a new standard in the industry, surpassing the traditional MUF glue that contains harmful formaldehyde. These efforts align with the RDCK's commitment to environmental sustainability, ensuring no harmful emissions and containing noise pollution indoors.

Spearhead is now a generational company, deeply rooted in Nelson. The only foreseeable threat to their continued success is excessive red tape that stifles their ability to invest in critical areas. We cannot afford to lose a company that contributes so profoundly to our local economy, community, and environment.

I urge you to approve the Spearhead land use bylaw amendment application Z2410F. Supporting their growth is an investment in the future of the RDCK.

Thank you for your time and consideration.

Sincerely,

Grant Stacey
 Business Owner - Gestalt Works
 3458 Krestova Cres, Krestova BC V0G1H2

Spearhead

is a local company that produces high end projects all around the world. They have well trained and an organized crew that are specialists in their field. I am proud to have a neighbour that is environmentally responsible , and considers employment of less fortunate people in our neighbourhood. We are fortunate to have Spearhead as outlined above, that brings Canada, BC , value added , environmental friendly and a made in Canada products from raw materials to finished goods , made right here in Nelson.

I have only witnessed good sayings and respect for their involvement in our community. The issues that are brought to the table of concern is easy to take into consideration , and with todays technologies at hand , we can find efficient and effective means to address those concerns , so that they are no longer concerns.

I endorse and also am happy to have Spearhead as our contributing neighbour and I support their efforts.

Heinz Schoch

4635 Crescentview drive

Nelson

January 21, 2025

To who it may concern,

Hello. I am writing this letter in support of the proposed Spearhead expansion project that is being considered out on Nelson's north shore.

From everything that I have heard or read about Spearhead, I believe that they are a highly respected company that operates with a high level of ethics.

Our business is very fortunate to have them as a customer; in fact, they are one of our larger customers. I believe that they are a very "local-minded" company and that our area as a whole will benefit by this expansion. We need more Spearhead's in our area!

Sincerely,



Randy Horswill,
president

January 20, 2025

RE: Application for Land use bylaw amendment Z2410F – Bylaw No. 3002 and 3003

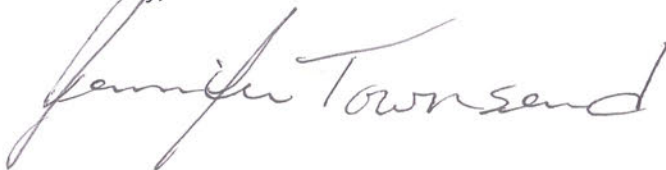
My name is Jennifer Townsend, I have lived at 4655 Crescent Road since July 2003. I am aware of the expansion that Spearhead is wanting to do on their property and am fully supportive of what they want to do.

For the last 22 years, I have been impressed with this company and how supportive and respectful they are with our surrounding community. The cleanliness and organization of the property, as well as respecting the noise bylaw and trying to keep the peace among their neighbours by informing us of their plans to expand a successful business that keeps growing.

Unfortunately, because of the few neighbours that are against any kind of change in the community, have chosen to get everyone upset and afraid of what might happen if they agree to allow Spearhead to go ahead with their plans to expand. This constant harassment, badgering and coercion needs to be stopped.

Change is good especially if it brings positive to the community. Therefore, I am 100 % in agreement to this new change and the positive it will bring not just to our area but to the whole community.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Townsend". The signature is written in a cursive style with a large, sweeping initial 'J'.

Ken Foot

From: JOHN DOOLEY [REDACTED]
Sent: January 23, 2025 5:01 PM
To: Ted Hall [REDACTED]
Subject: Sent to Rd and Director Newell

Spearhead application

Pat and I are in full support of the application from Spearhead to expand their business next to their existing operation on to 4612 4614 - 4614 straight road and 4643 Highway 3A 12 mile Area F

Pat and I are share holders at Crescent Beach Resort 4596 Highway 3 A and spend most of our time at our cabin there in spring, summer and fall .

We believe Spearheads application checks all the boxes, including meeting or exceeding the requirements of the RDCK planning department for the proposed rezone .

Spearhead has been a very good neighbour a few examples would be.

In their previous expansion as well as the current proposal they made decisions to build in a manner that their machinery is contained indoors in order to reduce impact of dust and noise. Their site cleanliness is exceptional . They use every piece of wood in some manner either in there end product or using scraps to heat their building. Recently they were complemented by Nelson Hydro for conservation with their the initiatives to reduce their hydro consumption .

They have demonstrated a committed to be a leading value added company . They are a caring company. They are an employer of choice in our region , demonstrated by their commitment to add a Child care facility to their proposed project . We would urge the RDCK to approve the Spearhead application and support the retention and expansion of a local owned and operated value added Business, local business with a World wide reputation for quality craftsmanship and a source of pride in our area

John & Pat Dooley John Dooley
Nelson BC
[REDACTED]

January 21, 2025

Spearhead Inc.
4655 Hwy 3A
Nelson BC V1L 6N3

Attention: Mr. Ken Foot

Dear Sir

Re: Spearhead Land Use Bylaw Amendment Application Z2410F

We represent Kokanee Park Marina (the "Marina") and this letter is in connection with the above noted application.

This will confirm that the Marina is in favour of your application.

The Marina is located immediately east of the Kokanee Creek Provincial Park – just 2 minutes down Highway 3A from Spearhead's facility - and provides the local community with various retail and marine services.

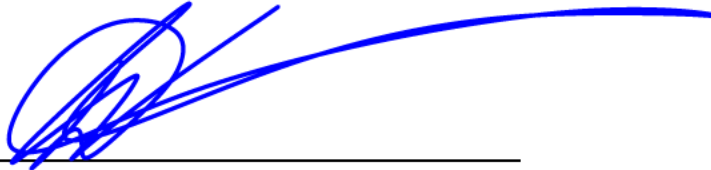
Given the Marina's proximity to the Spearhead facility it is familiar with the location and congratulates Spearhead's ownership and management on a clean and well maintained premises. The site bears a pleasant aesthetic that finds the balance between a well-run commercial outfit with the natural beauty of the area.

The Marina is supportive of Spearheads expansion. Bringing commerce to the area in a responsible manner will benefit the local community (including the Marina) with jobs, innovation, and opportunities for the future.

Yours very truly,

BLUE ROCK LAW LLP

Per: _____



Zachari Giacomazzo

From: [REDACTED]
Sent: January 22, 2025 5:00 PM
To: Zachari Giacomazzo
Cc: ken@spearhead.ca
Subject: Reference Z2410F - Bylaw No. 3002 and 3003

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L.R Donaldson
4662 Crescent Rd
Nelson, British Columbia V1L 6N3
[REDACTED]

Phone: House: [REDACTED]

January 22, 2025

Regional District of Central Kootenay Planning Department

ATTN: Zachari Giacomazzo, Planner

Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4

Reference Z2410F – Bylaw No. 3002 and 3003

Dear Mr Giacomazzo and Board Members,

Subject: Support for the Rezoning and Expansion of Spearhead Advanced Timber

I am writing to express my wholehearted support for the proposed rezoning and expansion project of Spearhead Advanced Timber, a well-respected and integral business within our community located at 4655 Hwy 3A, Nelson, BC. As a long-standing neighbour (and supporter of local development, I have observed Spearhead's positive influence on our neighbourhood and economy firsthand. In fact, some of the material in my home was supplied by Spearhead.

Spearhead has been a cornerstone in Nelson for over three decades, demonstrating an unwavering commitment to the community and its development. The proposal to expand their facilities through the rezoning of adjacent lots is not only a testament to their dedication to growth and innovation but also an opportunity to further enhance the local economy and job market.

The expansion plan presented by Spearhead promises to introduce state-of-the-art advancements in timber fabrication, align with sustainable forestry practices, and contribute significantly to the local and regional economy through the creation of skilled jobs and indirect employment opportunities. Furthermore, the proposed development includes thoughtful community enhancements such as a childcare program and advanced fire suppression infrastructure, which are much needed in our area.

It is imperative for the Regional District of Central Kootenay (RDCK) to recognize the substantial benefits that this expansion would bring to Nelson and the surrounding regions. The economic impact of losing such a significant business could be considerable—a sentiment our community knows all too well following the closure of Pacific Insight. Approving this rezoning proposal will not only secure Spearhead's position in our region but also signal to other potential investors that Nelson values and supports sustainable and innovative business practices.

While there are always concerns with any development, it is crucial to consider the long-term benefits over the minor inconveniences during construction. The management at Spearhead has shown their commitment to minimizing the impact on the community by incorporating strategic site planning and environmental considerations into their proposal.

In conclusion, I urge the RDCK to approve Spearhead's rezoning and expansion plan. This project represents a progressive step forward for our community, promising economic, social, and environmental benefits that will reinforce the foundation of our thriving regional economy.

Thank you for considering this matter. I am confident that supporting this proposal is in the best interest of our community and look forward to seeing Spearhead continue to contribute positively to our region.

Sincerely,

L R Donaldson

Leanne (Lani) R Donaldson

Box 1193
Kaslo, BC.V0G 1M0

Planning Department
Regional District Central Kootenays
202 Lakeside Drive, Nelson BC, V1L 6B9

January 20, 2025

Re: Land Use Application Z2410F, Ben Hall, Spearhead

Dear Planning Department,

As the owner of a small forest management consulting company based in Kaslo for 25 years, I am writing to offer my full support for the Land Use Application Z2410F for 4612 and 4614-4614 Starlight Road, and 4643 Highway 3A, 12 Mile, Electoral Area 'F' submitted by Ben Hall, Spearhead.

I do so for the following reasons:

- Spearhead has been in business at 9 Mile on the North Shore for 3 decades. They provide good paying jobs to local tradespeople, architects, designers and labourers. I have friends who have worked there for 20 years, driving in from Kaslo every day – they love the work, the creativity and the beautiful structures built here and shipped around the world;
- The expansion proposed by Spearhead is a significant investment and a bold, ambitious vision – to manufacture buildings, homes and structures that currently no one in North America has the capacity to do. And to do this with long term supply agreements from local forest management companies. This approach will greatly increase the number of jobs per log compared to provincial and regional averages;
- In the 30 years I have worked in here in the forest industry I have seen our manufacturing capacity shrink. When I moved to Kaslo in the mid '90's there were three big sawmills north of town providing paychecks to over 300 families. Now they are all gone, along with the people who used to live, volunteer, coach, and spend money in the community. Today we are lucky to have a bunch of small and medium sized sawmills and several value-added facilities in the RDCK, but we continue to truck sawlogs further than we used to. Simply put, we need more innovative, value-added use of our local logs;

Because of the diversity of tree species, quality of sawlog, deep roots in our communities of mill owners and overall quality of life, the RDCK is home to a range of high-quality

business that work with wood. These includes value added facilities like Kalesnikoff Mass Timber and Selkirk Truss, timber frame companies like Spearhead, Purcell and Hamill Creek, primary sawmills like Kalesnikoff, Porcupine, Wynndel Box and Huscroft Lumber and a lot more small, family owned milling, building and manufacturing companies. All these businesses are nestled within our communities. We drive past them every day and most people hardly notice they are there. They don't emit smoke or make a lot of noise. They just go about making beautiful wood products that are in high demand, employing our neighbours and friends and paying taxes.

Our region needs more value-added producers. The Spearhead proposal builds on their decades of success and further boosts the RDCK's reputation as home to innovation and quality of life.

Please do not hesitate to contact me directly if you have any questions

Sincerely,

A handwritten signature in black ink, appearing to read 'John Cathro', with a stylized, cursive script.

John Cathro, President



Ken Foot

From: Craig CAMPBELL [REDACTED]
Sent: January 22, 2025 7:11 PM
To: Ken Foot
Subject: Letter of support

Regional District of Central Kootenays

re: Spearhead land use bylaw amendment application.

I am a 27 year resident of Queens Bay. I own and operate a small custom wood supply business from my property within my community. As I've grown my business I've had the pleasure to conduct business with Spearhead and watch them grow. I've watched them take measures to minimize their impact on the surrounding neighborhood. From insulating their dust collection system to reduce noise to restricting it's hours of operation they are considerate of the surrounding homes. The recent addition of roadside lumber storage that serves dual purpose as a visual screen makes it easy enough to pass the facility in a vehicle without actually realizing it. The newest building at the rear of the facility is black and blends in nicely against the hillside. Spearheads property is extremely tidy and has been this way from the beginning. The most recent expansion has been a further improvement as the yard is now paved which controls dust, run off and stops mud from getting on to the highway. Much like the facility parking is well organized and contained within the property. Wood is a renewable resource but needs to be managed sustainably. Spearheads proosed expansion aligns with the values that companies need to endorse to keep our resources viable.

Growth, employment, planning for the future and consideration for the community and environment.....how much more can we ask from a local business?

The Kootenays is a special area and the residents want to keep it that way. Spearhead employees are educated, active, interesting people that are actively involved in their communities. More job opportunities that require skill and education enhances our community and celebrates this areas beauty.

Craig Campbell



The Cube Climbing Centre

January 15, 2025

Dear Regional District of Central Kootenay,

I am writing on behalf of the Kootenay Climbing Association in Nelson, B.C., to express our full support for Spearhead in its expansion initiative to develop a highly-specialized glulam manufacturing facility, and to continue to pioneer value-added wood manufacturing in our region, and beyond.

The Kootenay Climbing Association (KCA) is a non-profit organization committed to creating an inspiring and safe environment that welcomes all people, where we can develop community, leadership, and resilience through the sport of climbing. Spearhead has been a long-time supporter of our not-for-profit climbing centre, The Cube, donating thousands of dollars every year. As a multi-generational family-owned business, Spearhead's values are very much in alignment with ours, and we are proud to call Spearhead an ally.

Last year, the KCA kicked off our own expansion project, to increase the size of our facility and to raise the height of our climbing walls to meet international standards. Spearhead generously agreed to provide in-kind materials and expertise, along with a \$6,000 donation. These types of commitments are invaluable in our small, rural community, and greatly increase the quality of life available to residents.

We see a strong synergy between Spearhead's growth and our own. Several current Spearhead employees and/or their children climb at the Cube. We anticipate that number will increase, on both sides, after our respective expansions. We all become better, together.

We implore you to consider Spearhead's rezoning application favourably. Spearhead has been a cornerstone of our community: improving the economy, providing desirable jobs, and fostering a culture of creativity, innovation, and inspiration. Their expansion initiative will ensure that can continue, for years to come.

Sincerely,

Jayme Moyer

Vice President

Kootenay Climbing Association



Derek Diener
7468 Highway 3A
Balfour, BC

January 18 , 2025

Attention: RDCK

I am writing to express my strong support for Spearhead, a local business that has been an integral part of our community for over 25 years.

As they seek to expand their operations, I believe it is essential to change the zoning of their property to accommodate this growth.

Spearhead runs a clean operation that is dedicated to sustainability, using regionally sourced renewable materials in their production processes. Their commitment to maintaining a well-organized and meticulously cared-for property sets a positive example for businesses in our area. Importantly, they have demonstrated a strong adherence to environmental standards, with no harmful emissions and noise levels contained within bylaw hours.

As a generational company, Spearhead has consistently shown a dedication to our community, contributing not just through their business but by supporting local initiatives and employing residents.

The expansion of their operations will not only allow them to continue their success but will also have a positive ripple effect on other local businesses, including mine. The employees of Spearhead frequently support and engage with my business, and I know that their growth will bolster our local economy.

I urge you to consider the positive impact that approving this zoning change will have on our community and support Spearhead in their expansion efforts.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Diener", is written over a solid black rectangular redaction box.

Derek Diener



Kelly Robertson, RFT
575 McDonald Road
Nelson BC V1L6H8
January 20, 2025

Attention Regional District of Central Kootenay.

I am writing this letter in support of the rezoning application Z2410F submitted by Ben Hall, Spearhead.

I am 3rd generation Forestry worker, and my daughter is currently enrolled in post-secondary education studying forestry. I am a current member of the FPBC and employed as a professional in the forest industry. I have worked in the BC forest industry for 41 years, and have lived on the north shore, withing the RDCK electoral area F, for the last 15 years.

I have toured the current Spearhead operations and looked at their proposed land use upon rezoning approval. I am confident, based on the current operations, that future expansion of this business will not negatively impact the adjacent properties. I believe their commitment to continue to provide a tidy, environmentally conscious operation while continuing to keep industrial noise contained in doors and within bylaw hours is sincere and achievable.

Beyond the obvious benefits of creating local employment, it is so exciting for me to so a local family-owned operation invest in the forest industry at a time when multinational forestry companies are shutting down operations all over BC. This operation will bring value added forestry to a level I have not seen in our province. To potentially have this within our electoral area is truly an amazing opportunity. Their genuine commitment to utilize local, sustainable harvested fiber, just like the HPCF, really resonates with my family and professional values. I know all the small local forestry companies, woodlots and community forests within the RDCK, will be excited to have the opportunity to support and benefit from this expansion. Proposals like this make me excited to have a 4th generation forestry worker in my family.

Please feel free to reach out with any questions or concerns regarding this letter of support.

Sincerely,

Kelly Robertson, RFT

Cell: [REDACTED]

Email: [REDACTED]



HARROP PROCTER COMMUNITY CO-OPERATIVE

202-284 3rd Avenue, Procter BC V1L 0B8

 www.hpcommunityforest.org

January 17, 2025

Planning Department
Regional District of Central Kootenay
202 Lakeside Drive, PO Box 590
Nelson, British Columbia
V1L 5R4

Attention: Zach Giacomazzo
Re: Rezoning Application Z2410F

Dear Mr. Giacomazzo:

The Harrop Procter Community Cooperative (HPCC) manages the 11,300 hectare community forest encompassing the south shore communities of Harrop, Procter and Sunshine Bay. HPCC has managed our watersheds for the benefit of local residents since 1999. For many years, we have also operated a small sawmill in Harrop. Our model of sustainable forestry - based on ecological principles and practices, watershed protection, wildfire risk reduction and local employment - has been lauded throughout the province, as well as nationally and internationally.

HPCC has been in discussions with Spearhead regarding their expansion plans for a number of months, and we have worked collaboratively in the past. If Spearhead's expansion plans are approved, HPCC would be well positioned to supply a significant portion of the lumber to be used in their new plant. Spearhead has great potential to become a key customer of our community forest should their rezoning application be approved, permitting their project to move forward. This is highly beneficial for both operations, and the area in general.

Spearhead's high-end, custom value-added approach is a great fit with HPCC's mandate and values. HPCC strongly promotes a growing local value-added wood products sector that creates sustainable jobs in our communities. Using logs from our backyards to produce high value finished products is a great fit for the West Kootenay area.

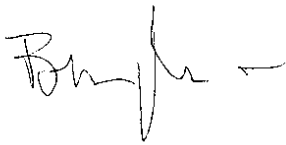
Like Spearhead, HPCC is a multi-generational business. We both understand the importance of creating jobs for our young people and families. We want our youth to be

able to be trained and employed in meaningful work, and not be forced to move away from home for career opportunities. We need a sustainable local industry that is closely engaged and aligned with local communities.

In my absence due to another meeting, HPCC's Forest Manager Erik Leslie and Vice-President Katie Hill attended the January 9th public hearing regarding Spearhead's rezoning application. They were impressed with the quality of Spearhead's plans, and with the efforts that Spearhead has made to engage with their neighbours and accommodate their concerns.

For all of these reasons, HPCC strongly supports Spearhead's current rezoning application to the RDCK.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Macpherson", followed by a horizontal line.

Bill Macpherson
President, HPCC

A handwritten signature in black ink, appearing to read "Erik Leslie".

Erik Leslie
Manager, Forest Operations
HPCC



Matt Hanlon
Kays Contracting
3521 Ymir Road
Nelson BC V1L 6Z4

January 20 2025

To whom it may concern,

Kays Contracting is writing in support of Spearhead's proposed rezone and development at 4655 Hwy 3A.

As long time members of the West Kootenay's development and construction sector, Kays recognizes Spearhead's work as consistently professional and industry-leading in terms of innovation and quality.

Spearhead has also shown strong community leadership in terms of its provision of good jobs, and strong hiring practices, having brought many talented professionals and their families to the region. The company's plans to include a child care component in their development proposal is indicative of Spearhead's community-centric culture.

Without companies like Spearhead supporting our community by living, working and participating, we risk losing some of what makes this area such a great place to live and work.

Kays applauds Spearhead's intent to ensure that neighbours and stakeholders have ample opportunity for input on the proposal.

We recommend that the plan be supported by respective levels of government.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to be "MH" or similar initials, written in a cursive style.

Matt Hanlon
Partner/ Founder
Kays Contracting Ltd.

Ken Foot

From: Aaron Seminoff [REDACTED]
Sent: Wednesday, January 22, 2025 6:29:17 AM
To: Ted Hall [REDACTED]
Cc: Aaron Seminoff [REDACTED]
Subject: Main Jet support

Attn Ted & Ben

I would like to thank you for the opportunity to show you my support of your development plans at Spearhead. My name is Aaron Seminoff and I am one of the owners of Main Jet Motorsports in Nelson BC. We are a motorsports dealer that employs twenty taxpaying people locally. I am born and raised in Nelson and have been involved in many events, charities and clubs for many years. I am excited to see Spearhead's development plans which I believe will have a huge positive impact on the future of Nelson. I have to be honest in the fact that as a business owner I am so tired of the negativity locally with the many issues we face that this is such a positive step in increasing local employment and putting dollars back into our community.

Aaron Seminoff
Main Jet Motorsports Inc.
708 Hwy 3A
Nelson B.C.
V1L 6M6

[REDACTED]
www.mainjet.ca



708 Hwy 3A
Nelson, BC V1L 6M6
Ph: (250) 352-3191
Fax: (250) 352-3194
www.mainjet.ca
sales@mainjet.ca

January 21st 2025

Region District of Central Kootenay
202 Lakeside Dr
Nelson, BC
V1L 5R4

RE: Application Z2410F Letter of support

As a long-time Business Owner, here at Main Jet Motorsports in the City of Nelson, I proudly support the rezoning and development proposal by Spearhead Advanced Timber.

Before becoming a partner at Main Jet Motorsports, I spent 15 years in the Forestry Industry, gaining hands-on experience across various levels, from production logging to the sales and marketing of commodities and value-added fiber products. This experience has deepened my appreciation for the unmatched quality of the timber resources in our region. Our unique climate provides local companies with competitive advantages that few other regions in the world can replicate.

The proposed development by Spearhead Advanced Timber is a significant step forward for our community and province. Their innovative approach to advanced timber fabrication and sustainable forestry practices positions Nelson as a hub for excellence in this growing industry. We need to maximize the processing potential from our fibre basket from every stick of timber we harvest, amplifying the opportunity of the resource. Their proposal to create a specialized facility for producing custom glulam, alongside their existing facility which may I add is a top tier run business and is always super clean, organized which presents professionalism each and everyday throughout the year. This reflects a commitment to environmental sustainability and value-added production locally with professionalism.

Spearhead's initiative represents the progressive spirit our region needs. By embracing advanced European technologies, they are fostering new opportunities for upskilling, creating high-quality jobs, and supporting a hyper-local supply chain. These efforts contribute to long-term economic stability while may also introduce a segway of technological opportunities to develop sustainable, affordable housing for future generations through mechanization.

This project embodies clean growth, sustainability, and innovation—all of which align with the values that our community holds dear. Supporting initiatives like this will strengthen our local economy, create opportunities for families, and showcase the limitless potential of value-added forestry in the West Kootenay.

Let's stand together to support business owners like Spearhead Advanced Timber, whose vision and dedication enrich our community and pave the way for a brighter future.

Sincerely,

Kevin Westerhaug
General Manager/Partner
Main Jet Motorsports Inc.



Nelson Waldorf School
3648 Silverking Ski Hill Road
Nelson, B.C., V1L 5P9
[REDACTED]

December 5, 2024

To Whom it may concern,

On behalf of the Nelson Waldorf School, I am pleased to offer our support for Spearhead's proposal to rezone to accommodate their planned facility expansion. This initiative promises to bring numerous benefits to the North Shore community, the greater Kootenay area, and beyond.

The Halls have long been a valued member of our community, recognized not only for their craftsmanship but also for their dedication to sustainability, innovation, and fostering meaningful connections in the region. Their proposed expansion reflects these values, with far-reaching benefits that align with our shared vision of a thriving and resilient community.

This project will support our region by strengthening local economic diversification through the creation of skilled jobs, fostering innovation in sustainable forestry practices, and contributing to long-term economic stability. In addition, the inclusion of a childcare program and advanced fire mitigation infrastructure addresses critical needs for our area, demonstrating a thoughtful and forward-thinking approach to community building.

At the Nelson Waldorf School, we strive to cultivate an appreciation for environmental stewardship and collaborative growth in our students. Spearhead's commitment to thoughtful planning and sustainability embodies these principles and serves as an inspiring example for the next generation.

We strongly believe that Spearhead's expansion will enhance our local quality of life while preserving the unique character that makes the North Shore such a special place to live. We encourage the RDCK to support this important initiative and recognize the value it will bring to our region for years to come.

Sincerely,

KTucker

Kiomi Tucker
Chair of the Board
Nelson Waldorf School

To the Regional District of Central Kootenay,

I am writing to express my strong support for the zoning application submitted by Ben Hall of Spearhead, RDCK File Z2410F, for the property located at and adjacent to 4612 Starlight Road.

I reside on the North Shore along highway 3A near 3mile. I operate a 40+ year family restaurant in downtown Nelson and take deep pride in being an active member in our community. Although I do not live in the direct/immediate vicinity of Spearhead's current worksite, I am deeply familiar with it and its operations.

Prior to taking the reins of my family's business, I worked many years as a professional photographer. During that time, I worked on several projects for Spearhead, often closely with Ben's father Ted. I helped lay out design presentations, document shop builds and capture high quality images of some of Spearhead's World-Renowned projects. During these many days on site with Ted and his team, I always was deeply impressed by their operational integrity, communication & commitment to doing business in the 'correct way', a way where operational decisions aren't made with only the bottom dollar in mind.

Spearhead's current site is thoughtfully laid out, eloquently organized and always clean. It appears well maintained and extremely efficient (their site-contained staff parking included). The site never seems overly noisy during their regular business hours and when visiting, although bustling with activity, the site appears inviting & innovative, efficient & calm; all of which I see as a strong reflection of many positive community values I see in the Hall family & their company.

The economics of Forestry in BC has long stood on undervalued footings. For decades we've seen raw lumber harvested across our province, trucked out and shipped abroad, refined out of country only to be then re-imported back as value-added wood products right to the many forest-rich communities from which they came. For the past 25 years Spearhead has done their part in curbing this problem. I see this proposal as a continuation of their commitment to adding value to the trees that come out of our forests. Wood is a tremendous renewable resource and this company is at the top of their field in its high value uses. Their methods are incredibly low in emissions and their site's energy plans within the rezoning plan are seen to reiterate that.

Having Spearhead operating in our region is a huge asset to our community. The trickle-down economics of having opportunities for skilled, well-paid employment such as that we see with this company can't be ignored. This application for rezoning, if approved, will certainly solidify their commitment to our region.

Thank you for your time and considerations. Respectfully,

Nick Diamond

Owner/Operator Main Street Diner

Wednesday, August 21, 2024

On behalf of Selkirk Innovates and the broader Selkirk College community, we are pleased to extend our enthusiastic support for Spearhead's facility expansion and the development of their advanced glulam manufacturing capability in the Kootenay region of British Columbia. As leaders in applied research, innovation, and the advancement of industry-academic collaboration, we believe this initiative holds tremendous potential for both the advanced manufacturing and mass timber industry across North America.

Spearhead's vision to produce a range of unique, first-in-North-America engineered wood products, including high-capacity custom-spec DFL glulam, single and doubly curved glulam, and hybrid hardwood/softwood glulam, is groundbreaking. The establishment of such a facility in this region, home to some of North America's highest-quality wood fiber, will not only advance the timber manufacturing industry but will also create opportunities for a robust research and development phase across several material and process innovations. Spearhead's strategic initiative aligns perfectly with Selkirk's ongoing efforts to foster innovation, drive local economic growth, and support cutting-edge developments in the fields of mass timber construction and engineered wood products.

Through Selkirk Innovates, we have been actively involved in applied research and micro-credentialing in Mass Timber technologies. Our focus on providing specialized training and education, combined with our expertise in work-integrated learning, positions us as an ideal partner for supporting Spearhead's expansion. We have a strong track record of fostering collaboration between industry and academia, and this project presents an exciting opportunity to deepen that relationship. Specifically, we see significant potential for student involvement through internships, co-op placements, and design-build projects, as well as ongoing contributions from our federally funded Selkirk Technology Access Centre (STAC).

As Spearhead continues to push beyond the established materials and practices in mass timber construction, we are eager to explore how Selkirk Innovates can support the research, development, and scaling of these novel products. The involvement of our Digital Fabrication and Design students, alongside access to STAC's state-of-the-art resources, will provide invaluable opportunities for hands-on learning and development in this rapidly evolving field.

Spearhead's commitment to innovation, sustainability, and the advancement of mass timber technologies is commendable, and we are proud to support this ambitious expansion. We look forward to deepening our partnership with Spearhead, offering continued student engagement, and contributing to the success of this remarkable initiative.

Thank you for considering Selkirk Innovates as a partner in this endeavor. We are excited to see the positive impact this project will have on the local industry, academia, and the architectural and construction sectors at large.

Sincerely,



Dr. Terri MacDonald
Director of Applied Research and Innovation, Selkirk College



LETTER OF SUPPORT - Rezoning Application, RDCK File Z2410F

Date: January 24, 2025

To: Regional District Central Kootenay

Attention: Zachary Giacomazzo, Planner

Zachary,

This letter is to express my support for the Rezoning Application of the lands immediately west of the existing Spearhead facility (RDCK File Z2410F).

In my industry (Architecture), Spearhead is universally recognized as being a pioneer and authority for the design and manufacturing of mass timber and steel. This locally owned company has put Nelson and the Kootenay region in the international 'spotlight'. Spearhead continues to attract highly skilled labour to the area, positive media attention, and they generally 'raise the bar' for all of us who work in the local design industry. RDCK support for their expanding operations (i.e. through approvals of rezoning applications) would benefit my own business, many other professionals in the local design and engineering fields, and the regional economy in general.

Considering the land is immediately adjacent to Spearhead's existing facility, when I consider the 'highest and best use' of this land, the proposed rezoning is rational, reasonable, and would be a boost to the region. Being familiar with Spearhead's design team, I am also confident that the built result will be something that the entire region will be proud of.

Sincerely,



Matthew Stanley,
Architect AIBC, Stanley Office of Architecture (S.O.A)

Ken Foot

From: Tony Maida [REDACTED]
Sent: January 21, 2025 11:29 AM
To: Ken Foot
Subject: Support Spearhead's rezoning application Z2410F

To Zachari Giacomazzo, RDCK Planner

Support Spearhead's rezoning application Z2410F

My name is Tony Maida, and I am a lifelong resident of the beautiful community of Nelson, BC. I want to take a moment to express my heartfelt support for Spearhead, a company I have had the pleasure of working with since its inception. Over the years, I have witnessed firsthand the dedication and professionalism that Spearhead brings to our community and the timber industry.

What truly sets Spearhead apart is the genuine care that the owners have for their employees and for the area we all call home. They are not just business owners; they are neighbors, friends, and active participants in our community. It is reassuring to know that they are committed to ensuring that everything is done correctly and responsibly. Their open-door policy speaks volumes about their willingness to listen and collaborate with those around them. I have attended their open houses and can personally attest to their sincere efforts to engage with neighbors. It is a rare quality to find owners who will knock on doors and reach out to the community in such a meaningful way.

Every time I drive by their facility, I am impressed by how clean and tidy it is. This reflects their commitment not only to their business but also to maintaining the beauty and integrity of our area. Spearhead has gone above and beyond to engage with engineers and consultants, ensuring that they are following best practices in all aspects of their operations.

As a resident of area E, I can confidently say that the presence of two ferries built in our region has not caused us any issues with noise or disruption. The second ferry has been under construction for three years now, and throughout this time, our community has remained peaceful and harmonious.

In closing, I wholeheartedly support Spearhead and their upcoming project. I believe that their commitment to excellence and community engagement will continue to benefit all of us in the long run. Thank you for considering my perspective.

Warm regards,

Tony Maida
[REDACTED]

Tony Maida

General Manager, Aggregate Division



201-520 Kootenay St, Nelson, BC, V1L 5W4

TEL [REDACTED] 5

TOLL FREE: 888-357-2612

[REDACTED] | www.bceco.ca

www.TheSutherland.Group

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School of Architecture & Landscape Architecture
402 - 6333 Memorial Road
Vancouver, BC Canada V6T 1Z2

Phone [REDACTED]
Fax [REDACTED]
www.sala.ubc.ca

To Whom It May Concern,

On behalf of the School of Architecture and Landscape Architecture (SALA) at the University of British Columbia, I am writing to express our strong support for Spearhead's planned facility expansion.

This bold and forward-thinking initiative represents a significant leap, not only for Spearhead but for the broader community in western Canada. The region is rapidly emerging as a hub for innovation in value-added wood and advanced timber manufacturing, areas in which Spearhead excels. Their expansion vision will strengthen a BC-based business, reduce reliance on overseas material sources, and provide greater control over the high-quality materials essential for executing complex architectural, building, and production projects, ultimately benefiting the entire industry.

At SALA, we are thrilled to deepen our collaboration with Spearhead. Their growth presents our students and researchers with new opportunities to engage directly with innovative manufacturing, prototyping, and construction processes, especially in the dynamic field of mass timber. By incorporating these real-world lessons into our curriculum—through lectures, demonstrations, collaborations, and co-ops—we can provide students with unparalleled hands-on experience and the chance to learn from an industry leader. This partnership will equip them with skills and knowledge needed to address future challenges in sustainable design and construction.

Furthermore, this partnership will foster significant research opportunities, allowing members of SALA to explore new frontiers in material innovation and process development alongside industry leaders. The synergy between our academic mission and Spearhead's industry expertise and objectives will promote a fertile environment for educational enrichment and practical learning. We are proud to have SALA graduates already contributing to Spearhead's success and look forward to strengthening these ties.

We fully and enthusiastically support Spearhead's project rezoning and application and believe this initiative will not only bolster British Columbia's leadership in engineered wood products but also enhance our ability to deliver cutting-edge education in architecture, prototyping, climate response, and construction.

Thank you for considering our endorsement of this important initiative.

A handwritten signature in black ink, appearing to read 'Blair Satterfield'.

Blair Satterfield
Director pro tem, School of Architecture and Landscape Architecture
University of British Columbia
x^wməθk^wəyēm Musquem Territory

Zachari Giacomazzo

From: Linden Horswill [REDACTED]
Sent: January 21, 2025 1:52 PM
To: Zachari Giacomazzo
Cc: Randy Horswill
Subject: Z2410F-Bylaw No. 3002/3003 (Spearhead land use and bylaw amendment application)
Attachments: Spearhead Support Letter_000591.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Hello Zachari,

My name is Linden - I'm reaching out on behalf of Nelson Home Building Centre and my father Randy who has written a letter in support of Spearhead and their operations. We understand they are hoping to undertake an expansion of their facility, and this letter supports the fact that we think this expansion would be beneficial for the town of Nelson based on the jobs it would create, income it would bring to those living in the city and the standards of operation that Spearhead upholds.

If there is anything you require from Randy, Ken or myself, feel free to reach out.

Thanks,

--

Linden Horswill, CPA
Nelson Home Hardware Building Centre

Ph (O) : [REDACTED]
Ph (C) : [REDACTED]
Fx (O) : [REDACTED]

www.facebook.com/nelsonhomehardware

January 23, 2025

Letter of Support for the Application of Spearhead TimberWorks for rezoning their property.

To Whom It May Concern;

I am a resident of Nelson for the past 47+ years.

I worked first in the financial services sector in Nelson for 15 years and then spent 28 years as a real estate salesperson prior to my retirement. I have been and continue to be an active volunteer in our community.

I write in support of Spearhead TimberWorks application for rezoning of property adjacent to their current business location. I had the privilege of visiting their operation last year, as the Rotary Club of Nelson Daybreak was invited to tour the facility.

I was impressed with their environmental awareness, the cleanliness of the site and the outlook of the managers and staff that I spoke with.

They have commitments with local forestry companies to purchase their timber supplies, as available, and to ensure that they create a “value-added” product. Their company has developed a reputation in many parts of the world for quality and production.

Their current proposal will add several dozen local employment opportunities, which are needed in our current economic environment.

I also see from their written presentation that they are taking steps to mitigate any impact on their neighbourhood and to be good stewards of the land.

Spearhead has been active in our local economy for 30 years, and has multi-generations of family ownership. I believe this speaks well of their integrity and their intention to continue to support their community and their neighbourhood.

Sincerely,



Lorne Westnedge
1213 Gordon St.
Nelson, B.C. V1L 3M6

E-mail: [REDACTED]



January 23, 2025

Re: Bylaw Amendment Application Z2410F

To the Regional District of the Central Kootenay:

On behalf of the Martin Hospitality Group (MHG), we wanted to pledge our support for Spearhead's rezoning proposal. Like Spearhead, MHG is a generational family-owned business operating in Nelson, BC. We own and operate the historic Hume Hotel, the Best Western Plus Baker Street Inn and Marzano restaurant.

Spearhead is an iconic local business that adds considerable payroll to our area. They adopt sustainable forestry practices that foster the creation of a value chain for underutilized species. Their forward thinking projects have been recognized globally and it's all happening in our back yard. With the relatively narrow tax base in our area, it is important that manufacturing companies like Spearhead be given the space to grow and thrive.

I have read their proposal in detail and can see that they will be taking all the necessary precautions to minimize noise, traffic and visual concerns. They have proven that they are responsible operators over the years and we would like to see this proposal be approved in principle by the RDCK.

We have utilized Spearhead for our own projects in the past and look forward to continuing to lean on their expertise to help reshape our own vision going forward. They are a big part of our local economy and culture.

If you have any questions, feel free to contact me to discuss this further.

Sincerely,



Ryan Martin
Managing Partner



422 Vernon Street, Nelson BC V1L 4E5

Zachari Giacomazzo

From: Martin Howard [REDACTED]
Sent: January 21, 2025 9:28 PM
To: Zachari Giacomazzo
Cc: [REDACTED]
Subject: Spearhead Timber Works Rezoning Application.

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

To Zachari Giacomazzo [Planner - RDCK]

We are writing to you about the expansion plan proposed by Spearhead Timber Works. My wife and I have owned our property at 4614 Crescent View Drive since November 1999. It is around 200 meters from the original Spearhead property boundary and will be around 160 meters from the most western side of their residential property that is up for rezoning. I was a Spearhead employee from 2011-2022 - I know the owners and the culture of the company very well. We have not had any problems with noise pollution or any other problems associated with being a close neighbour to the Spearhead facility.

Spearhead Timber Works is one of the only job providers on the North Shore. They have employed many local residents over the past 26 years. The new building would allow them to make the glulams that in the past had to be purchased and brought in from outside of the West Kootenay region. This new direction would keep that money and those jobs in our community. Supporting the community has always been important to Spearhead. They give to many local initiatives and have donated materials to many projects in the Nelson area. As an employee, that was important to me as well. Spearhead is now a multi-generational family owned company with 26 years of existence on their property. They are responsible and have moral business practices. We feel confident that they will continue to guide their business decisions with local residents in mind. The highway is by far the biggest noise polluter that we hear from our house. All of the employees park on site and their manufacturing buildings are set back on their property with noise reducing doors and noise reduced dust collectors. In our opinion the facility is very quiet from right above the existing buildings where many locals walk, hike and mountain bike.

Nelson and surrounding communities benefit from Spearhead employing a large mixed demographic of people from our area. We need to keep as many well paying jobs in the area as possible. Spearhead also provides seasonal and full time work to many local young people so they can afford post secondary education, while gaining backup skills in the wood trades. This also allows some of them to work for a living wage while building a life in their own community

My experience with the owners of Spearhead is: They care about their community that they also live in.

Thank you for your time.

We support Spearhead's rezoning application.

Martin & Jody Howard

Zachari Giacomazzo

From: Matt Ander [REDACTED]
Sent: January 27, 2025 8:54 AM
To: Zachari Giacomazzo
Subject: Rezoning Nelson N-Shore area

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Pre-Written Statement of Support

Subject: Written Statement of Support for Bylaw 3002 and 3003 (Z2410F)

Dear RDCK Board,

I am writing to express my support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F). This initiative to rezone the subject lands and expand the Spearhead wood product manufacturing business offers significant benefits to our community, including:

- **Economic Growth:** The proposed development will create jobs and enhance the local economy.
- **Community Services:** The inclusion of a childcare facility addresses a critical need for working families in the area.
- **Responsible Development:** The phased approach and planned assessments ensure thoughtful and sustainable land use.

I believe this project reflects our community's values and needs. I encourage the RDCK to approve the application and proceed with the next steps in this process.

Thank you for considering my input, and I look forward to seeing this project come to fruition.

Sincerely
Matt Ander
North Shore Builders

Michael McNally
McNally Excavating Inc
1510 Svoboda Rd.
Nelson, BC V1L3V3

January 23, 2025

TO: Regional District of Central Kootenay
202 Lakeside Drive
Nelson BC V1L 5R4

RE: Z2410F Bylaw Amendment Application
Spearhead

Greetings:

I am writing in support of Spearhead's request for the rezoning of the land adjacent to their existing facility at 4655 Hwy 3A Nelson.

Having worked with Ted since the early 2000's I have observed the growth and commitment of Spearhead to remain based in the community of the RDCK while providing products and services to clients worldwide.

Providing the opportunity of employment and continuing to work within an industry of renewable forest products in collaboration with local groups is what this expansion will provide.

Granting the rezoning request is a positive for the Kootenay area.

Sincerely,

Michael McNally

President
McNally Excavating Inc

Administration
PO Box 770
Osoyoos BC V0H 1V0
Tel: [REDACTED]
Fax: [REDACTED]

Dispatch
801E Front St
Nelson, BC V1L 4B8
Tel: [REDACTED]
Fax: [REDACTED]

January 20, 2025

RE: Spearhead land use and bylaw amendment - Z2410F – Bylaw No. 3002 & 3003

To whom it may concern,

Midway Express Ltd is a motor carrier based in Nelson BC. We work with Spearhead on many of their projects, providing transportation of their materials to them from suppliers, and from them to their customers.

We understand that Spearhead is proposing a bylaw amendment (rezoning) and has plans to expand their family owned and operated business in Nelson. I've read their summary, and it sounds like they have great plans to not only improve upon their operations, but also to enhance services to their community, including advanced fire suppression infrastructure and a much needed day care facility

The expansion looks to drive economic diversification and contribute to long-term economic stability and growth. Spearhead runs a clean operation for the last 25 years at their current location. They are known for working with regionally sourced renewable materials without harmful emissions, including sound. Spearhead is very conscientious regarding sound. We have always been instructed to have our trucks not idling on site, especially during bylaw quiet times.

We look forward to working with Spearhead for many years to come, and hope they are able to increase their operations and continue to provide positive impact, for their staff and neighbourhood.

Thank you for your consideration of this rezoning for expansion.

Sincerely,



Andrea Johnson, Manager
Midway Express Ltd
Nelson BC

Zachari Giacomazzo

From: Mike Lazier [REDACTED]
Sent: January 21, 2025 4:54 PM
To: Zachari Giacomazzo
Cc: [REDACTED]
Subject: Spearhead - Reference: Z2410F – Bylaw No. 3002 and 3003 - Letter of Support

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Zachari,

As a property owner on Highway 3A, a local business owner, a long-term resident, and a vendor to Spearhead for the last 24 years, I'm writing to express my ardent support for the project.

I have witnessed the expansion of their current site since its inception, and Spearhead has consistently demonstrated a measured and highly sensitive approach toward development, which is clearly reflected in the state of their current facility and the way they masterfully integrated their latest sizable build with the surroundings.

By utilizing locally sourced, natural resources, Spearhead creates unique and specialized value, emphasizing quality over volume. Their products are less susceptible to market forces than commodity products, preserving the value this enterprise brings to our local economy. Given the current economic and political climate and pressing environmental concerns, this expansion provides an extraordinarily positive benefit to both our province and community. Aside from creating and preserving high-paying local employment and producing a downstream impact on local organizations and businesses, Spearhead has proven itself to be a socially responsible corporate citizen through their participation in community initiatives and ongoing donations to community organizations.

I have discussed the expansion with various members of the Spearhead team and have reviewed the application in detail. I'm confident this development will be consistent with the attention to quality and the aesthetic standard that Spearhead is recognized for globally and Spearhead will continue to be regarded as a conscientious neighbour.

If you have any questions, please don't hesitate to contact me.

Kind Regards,

Mike Lazier



MIKE LAZIER
 General Manager, BC
 [REDACTED]

IMPORTANT NOTICE: [F12 Disclaimer](#)

Ken Foot

From: Mike Schoonhoven [REDACTED]
Sent: Thursday, January 23, 2025 9:46:56 AM
To: PlanDept@rdck.bc.ca <PlanDept@rdck.bc.ca>
Cc: [REDACTED] Ted Hall [REDACTED]
Subject: Support for Spearhead's Proposed Expansion

Subject: Support for Spearhead's Proposed Expansion

My name is Mike Schoonhoven, and I am a shareholder at Crescent Beach Resort, located at 4596 Highway 3A. I am writing to express my support for the proposed expansion of Spearhead, a local business with an outstanding reputation as both an employer and a community partner.

First, I would like to extend my gratitude to the Hall family for their commitment to expanding their business with professionalism and foresight. Their efforts to grow while maintaining a high standard of responsibility towards the neighborhood—particularly in minimizing noise, dust, and any unsightly appearances—deserve recognition.

Spearhead is a valuable local business that contributes significantly to the local economy, exporting custom wood components throughout North America and beyond. It is precisely the type of business we want to thrive here. In my view, the expansion project checks all the necessary boxes, and it is unfortunate that some opposition has arisen. However, I believe the project aligns well with both the community's needs and the business's ability to operate efficiently.

It is important to note that the building proposed for the expansion is large enough to house the operations indoors, minimizing any potential noise impact. Furthermore, the location itself already experiences significant noise due to the nearby highway, where traffic travels at speeds of up to 80 km/h. Truck engine brakes, particularly on the downhill stretch, create additional noise as they slow down for the upcoming corner. The proposed development, when compared to the noise generated by existing highway traffic, will have minimal impact on the area. Additionally, I would like to remind everyone that a diesel truck repair shop operated on the Spearhead property back in the 1990s. I'm sure that Spearhead is a better fit for the neighbourhood.

In today's business climate, companies like Spearhead are held to high standards of accountability, and there is no reason to believe that Spearhead would jeopardize the local environment, including the aquifer, or harm their neighbors. Given the company's commitment to responsible growth, I see no significant concerns with the proposed expansion.

I would also like to commend the RDCK for its thorough and methodical approach in reviewing this project. The system works, and I am confident that it will continue to serve the best interests of the community.

Spearhead's expansion will allow them to continue to play a key role in our local economy, creating high-quality, well-paying jobs. I strongly believe that approving this project will be a positive step for both the company and the community.

Thank you for considering my feedback and for your continued dedication to supporting responsible local development.

Sincerely,

Mike Schoonhoven
Shareholder, Crescent Beach Resort

Ken Foot

From: Norman Deverney [REDACTED]
Sent: November 29, 2024 10:09 AM
To: Ken Foot
Subject: Spearhead Expansion Project, Attn: Mr. Ken Foot

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ken,

Further to our conversation this morning, this email is to express our support for Spearhead's expansion project, and support for your re-zoning application.

Our favourable view of the project touches on a number of elements that are of benefit to our local and regional communities.

1. Value added to our timber resource. This effort of yours, and also including the Kalesnikoff Mass Timber and PreFab projects, sends out finished product rather than raw commodities.

Why ship jobs away to other places? This type of project is exciting because it offers real opportunities, not “snake oil”.

2. Local workforce and skilled trade opportunities. Our community’s adults, children and grandchildren will now have more, and varied options for what to do to make a living. And they can do these things here.

Creation of scores of new jobs is not insignificant in a region with a relatively small population, and historic high levels of unemployment.

3. A “Clean” industry. No smokestacks. Not a bad thing for a residential site in close proximity to a well-regarded Provincial Park.

Our front porch steps are 150 metres from Spearhead’s Office building, and we are not inconvenienced in any way by the presence of the existing facility. We do not see that the planned expansion would make any difference.

The zoning change that you are requesting appears to effectively limit future uses of the property, avoiding potentially nasty alternatives.

4. Embracing innovation and industry - leading development of effective use of our local resources that can be sold not only locally, but anywhere in the world.

5. Education opportunities. Project like this would appear to provide incentive for institutions like Selkirk College to become leaders in development of programs for design, equipment operations, and plant maintenance trades, as well as local-based sites for internships. How nice that a person could receive education and training opportunities in their home community.

Best wishes for successful approvals and implementation of your project.

Regards,
 Norman L. Deverney, P.Eng., FEC
 Deverney Engineering Services Ltd.
Permit to Practice No.1001904

4711 Robertson Road
Nelson, BC
V1L 6N4

Cell



January 23, 2025

To:

Zachari Giacomazzo, Planner
Regional District Central Kootenay Planning Department
zgiacomazzo@rdck.bc.ca
(250) 352-8190

Regarding:

Z2410F – Bylaw No. 3002 and 3003
Spearhead land use bylaw amendment application

Hi Zachari,

My name is Pedram Sheirzad. The owner of 4668 and 4676 Crescent Road, Nelson. I have read through the bylaw amendment proposal for the Spearhead expansion. I've only had two concerns to date. I emailed you my first concern a few weeks ago, which was about the type of glue used for the beams. Ben responded immediately noting that they do not use toxic adhesives. He also sent along the data sheet for the non-toxic glue that they will be using. I connected with Ben Hall of Spearhead and asked him about my second concern directly. My second concern was to ensure proper care is taken for deleting well "B" to avoid possible contamination of the shared aquifer. Ben mentioned that they will be using a qualified contractor to deal with the well and he forwarded the hydrogeology report to me.

Spearhead seems to be a very respectful neighbour. They truly care about the environment and the surroundings. I support Spearheads expansion. They need the additional manufacturing capability to stay viable. A less desirable alternative would be for their company to seek land elsewhere and leave us with a new, much less caring commercial neighbour. Why gamble with a new neighbour? Spearhead has been very transparent and an Icon in the neighbourhood.

Sincerely,

Pedram Sheirzad

Zachari Giacomazzo

From: Peter Muirhead [REDACTED]
Sent: January 26, 2025 8:47 AM
To: Zachari Giacomazzo
Subject: Spearhead application Z2410F/Ben Hall

*** CAUTION: This email originated from outside the organization. Please proceed only if you trust the sender.***

Zach

I am writing this morning to confirm my support for the Spearhead rezoning application.
I currently reside in Nelson and have been in the Nelson area since the mid-70's.

Spearhead is one of a limited number of businesses that provides high quality, well paying employment that can support families in our area. I have had the opportunity to tour the Spearhead facility and was very impressed to see the level of sophistication in their design and manufacturing processes. They are leaders in their field.

I am pleased that the expansion includes daycare facilities that will allow families to work productively knowing their children are safe.

We are fortunate to have a business like this in our area with its well paying jobs, strong sense of community and commitment to its continued success through this expansion.

Regional District support for the rezoning will ensure a future of industry leading manufacturing, well paying jobs and responsible practices by a world renowned business.

Sincerely

Peter Muirhead

Rick & Anne Pigeon 4619 Starlight Rd. Nelson, BC V1L 6N4

January 15, 2025

Regional District of Central Kootenay
Nelson, BC

Re: Spearhead Land Use Bylaw amendment application
RDCK File Z2410F – 4612, 4614 Starlight Rd, 4643 Hwy 3A

To Whom it May Concern,

Please accept this letter of our support for the by law amendment for the above-mentioned land parcels submitted to you by Spearhead Timber. Our residence, built in 2021, is directly above Spearhead and accessed from the Cul de sac at the end of Starlight Rd.

Our initial concern with this by law amendment was how Spearhead intended to use the properties below us (4612 / 4614) in relation to their existing operations. We have been reassured by the documentation in the application and conversations with Ted Hall that Starlight Rd would not be used as an access for industrial purposes and, that the existing house would be torn down, the land reclaimed and left as a buffer zone between the residents and Spearhead.

We have lived and worked in the Nelson Area since 1989, currently as owner / operator of RAP Park Contracting. We have been familiar with Spearhead for many years and have watched the Hall Family operate a very unique, niche market company with great success. They are professionals who apply current technologies to alleviate noise, dust and harmful emissions. Their yards are organized, well kept and, from our perspective, they strive to appease the concerns of the local community as a priority in the day-to-day operations.

We will watch the development of the project with interest and hope they are successful in managing the growth of operations while maintaining their good stewardship practices.

Respectfully Submitted,



On behalf of the Pigeon Family.



**409-622 Front Street
Nelson, BC V1L 4B7**

Date: January 20, 2025

Re: Z2410F – Bylaw No. 3002 and 3003/ Spearhead Land Use Bylaw Amendment Application

To Whom it May Concern,

Ramm Custom Build Ltd is a Nelson based General Contracting Company owned by Justin Richards and Tom Magree and has been in business for a little over 10 years. We focus our efforts on high end residential, commercial and light industrial builds/renovations. We chose to establish our company in Nelson due to the exceptional opportunities for recreational sports available at our doorstep which has become an intricate part of our company culture.

During the past 10 years we have been involved in multiple different projects with Spearhead including a full renovation of their office and the addition of a 15,000sqft facility. The building was constructed using sustainable wood solutions such as Cross Laminated Timber (CLT) and Glulam. The building also houses a state of the art multi axis wood CNC machine.

We at Ramm, have a deep understanding of Spearhead's commitment not only to design and produce innovative and high quality wood products but also their long standing commitment to our community which is evident through their ideology and the people they employ. We share the same commitment and vision of responsible and sustainable use of natural wood products for our builds.

We understand the implications and are in favor of the proposed rezoning and Spearhead's new facility that will most certainly impact the local economy and job force in a positive way. Spearhead continues to be at the forefront of innovation and technology of sustainable wood products which is an asset for our region.

Spearhead has taken great care in the development of their future facility to minimize the negative impact on local residents through continuous outreach and consultation. We believe that the proposed approach and their ongoing commitment to our community will allow for a successful outcome for the neighboring properties and entire Nelson area.

Regards,

Justin Richards and Tom Magree

www.rammcustombuild.com

Zachari Giacomazzo

From: Rob Hinitt [REDACTED]
Sent: January 15, 2025 9:04 AM
To: Zachari Giacomazzo
Subject: Spearhead

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Hi Zachari

I have had a change in direction as to the proposed expansion of Spearhead Timberworks. I now support the expansion. My reasoning for this is as follows.

Following the January 9th RDCK meeting, I have been in contact with Ted Hall and he has committed to me and will put in writing including the completion date of decommissioning of the existing dust collection system on the timber frame shop, that it will be replaced by the state of the art dust collector.

Since Spearheads arrival into the neighbourhood, I have been listening to the moaning of two dust collectors. Due to the proximity of our home, we like no other neighbour, have been affected by the extent of the noise from the dust collectors. Since the last expansion, they did replace one of two dust collectors with the state of the art system. This has made a significant decrease in noise.

This hopefully will improve the quality of our life if this expansion goes through.

Thank you, Rob Hinitt

Sent from my iPad

Zachari Giacomazzo

From: Sabrina von Harling [REDACTED]
Sent: January 27, 2025 9:24 AM
To: Zachari Giacomazzo
Subject: Land Use Amendment – File Z2401OF - Spearhead

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Sabrina & Freddy von Harling
4008 Highway 3A (9 Mile)
Nelson BC

Zachari Giacomazzo
zgiacomazzo@rdck.bc.ca
Planner - RDCK
Subject: Land Use Amendment – File Z2401OF - Spearhead

Jan 27, 2025

Dear Zachari Giacomazzo

I am writing to offer my full support for the proposed rezoning of 4612 and 4614-4616 Starlight Rd and 4643 Highway 3A, 12 Mile. The potential benefits of this development are numerous, with long-term positive impacts on our community, including the introduction of innovative technologies, increased job opportunities, and overall community improvement.

Spearhead has established itself as a leader in bringing cutting-edge industries to our region. By creating a hub for new technologies, the company will provide sustainable employment opportunities and contribute to a dynamic, diversified local economy. This kind of growth will help our community thrive for many years to come.

Moreover, Spearhead's commitment to supporting families is truly remarkable. The provision of on-site childcare services will be invaluable to parents returning to work, easing their transition and allowing them to balance family responsibilities with their professional careers. This thoughtful and practical support will make a tangible difference for many families in the area.

In addition to their family-friendly approach, Spearhead operates a very clean and eco-conscious facility. The use of low-VOC products and their dedication to environmental responsibility ensures that the impact on the local environment is minimal, creating a safe and healthy workplace for their employees and the surrounding community.

Furthermore, Spearhead has quietly donated tens of thousands of dollars to local programs, saving vital community initiatives that were at risk of being lost. Their philanthropic efforts make a real difference, ensuring that essential services continue to benefit our community members.

While I understand that the transition and construction phases may be temporarily inconvenient, the result will be well worth it. Having seen the remarkable projects that Spearhead designs and completes, I can confidently say that the final outcome will be aesthetically pleasing. The company's reputation for creating extraordinary and high-quality constructions is known worldwide.

In conclusion, the rezoning proposal will not only bring economic and social benefits but will also elevate the overall standard of living in our area. I wholeheartedly support this initiative and encourage the decision-makers to approve the rezoning. Spearhead is a company that has proven time and again that their success is rooted in their commitment to the community, innovation, and the environment.

Thank you for your time and consideration.

Sincerely,

Sabrina & Freddy von Harling

4008 Highway 3A (9 Mile)
Nelson BC

January 15, 2024

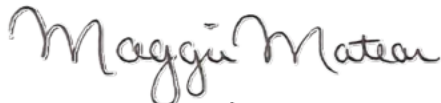
Regional District of Central Kootenay,

On behalf of Selkirk College, I am pleased to express our support for Spearhead's proposed facility expansion. This project, which I understand includes the development of a specialized glulam manufacturing facility, represents a significant advancement in timber manufacturing. This development aligns closely with Selkirk College's commitment to supporting innovation and excellence in the community.

We very much appreciate our ongoing collaboration with Spearhead, particularly through our Digital Fabrication and Design program. The proposed expansion presents new opportunities for our students to engage in cutting-edge research, gain hands-on experience through co-op placements, and contribute to pioneering work in mass timber construction. It will not only advance and strengthen Spearhead's leadership in the industry but also provide significant educational and economic benefits to our students and to our community. I hope that our colleagues in government will agree that this project merits the proposed rezoning.

Please do connect with me if there is any additional support we can provide.

Sincerely,



Maggie Matear, PhD, MBA
President & CEO

Zachari Giacomazzo

From: Susan Brideau [REDACTED]
Sent: January 19, 2025 4:14 PM
To: Zachari Giacomazzo
Cc: [REDACTED]
Subject: Spearhead expansion proposal

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Mr. Giacomazzo (Planner):

I am Susan Brideau. I along with my husband, live at [4605 Starlight road, Nelson, Bc., V1L 6N4](#). We are a short 10 minute walk from Spearheads facility. They are just down the hill and around the corner. We are very close.

As the proximity of Spearheads expansion could easily effect us, Bryon and I took the opportunity to talk with a number of the Managing personnel, and a few employees. As well we had a tour, and an in-depth discussion about the expansion and Bylaw amendment request.

Spearhead appears to be well managed and forward thinking in their approach to wood products.

This appears to be a very clean and safe facility that management and employees take pride in. They use a renewable resource (wood) in innovative ways.

We had a very candid discussion and I found they very eager to answer and address concerns. My main concerns were:

- Emissions: Adhesives can have significant emissions. They were very quick to provide their Adhesive supplier's (Henkel) Specification sheet for the Loctite product they will be using. This is a newer generation product with very low Phenolic and Formaldehyde levels. Well below California prop. 65 and EU Eco standards. They supplied Statements to that effect.
- Sound: Everything will be indoors and operate at Bylaw time frames.
- Construction Blasting: I was assured this will be kept to a minimum as they have ground water wells that need protecting as well.
- Parking: Will all be on site. Not an issue for me.
- Bio-Mass boiler: Newer generation using their own "cut-offs" etc. These units utilize higher temperatures etc to reduce emission and smoke levels. This unit would displace Natural gas for facility heating. Makes sense to me.

Finally I would like to say, I feel this expansion benefits both the Community and Nelson area. It is a growing local company using local products in a sustainable way, hiring local people, considering employees needs as well as the impact on the local community. They donate to local organizations. They have reached out to us to explain their plans and address our concerns.

Spearhead is the type of company we need and want in our community. They have my support.

If you have any questions, please feel free to contact me.

Best regards

Zachari Giacomazzo

From: Tom Klein [REDACTED]
Sent: January 26, 2025 8:39 PM
To: Zachari Giacomazzo
Subject: Re: Spearhead Expansion

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi Zachari,

I just wanted to correct my typo. I wrote "I think they can all be mitigated and I do see the impact being negative on people's lives."

I meant to say "I do **not** see the impact being negative on people's lives"

~Tom

On Sun, Jan 26, 2025 at 8:27 PM Tom Klein [REDACTED] wrote:
 To the RDCK.

I am writing to add my comments to the Spearhead expansion project. I live at 4608 the adjacent property to the west of the expansion. I have put much thought into the proposal and am left feeling positive about the change it will bring.

When you look at a development like this there are alot of things to consider. It is easy to be opposed to this as nobody wants industry in their backyard. I do not think you can classify Spearhead as the typical industry that one would want to keep out. I think they are an active part of the community and trying to give back. The expansion project will create a unique structure that will produce a specific product. I do not see it as being a busy industrial site. After all I have now heard and seen about this expansion project I am left feeling that the board should vote in favor and allow Spearhead to build this facility and expand their business.

All the concerns raised are valid. I think they can all be mitigated and I do see the impact being negative on people's lives. In fact I think that the innovative and cutting edge building will be a positive change to the 12 mile strip and bring value to the neighbourhood. The new landscaping that will happen to the west and north of the building will look great for everybody on Starlight rd and add to the appeal of our property.

I think Spearhead has good values and they are giving back to the community. They are doing things in the forestry industry that are helping our forests. They have the ability to bring change to our world. These are people that you want in your neighbourhood.

I believe that denying Spearhead to expand is not forward thinking. It would be denying an opportunity for a local company to set a mark globally and help put Nelson on the map. They are good people setting an example of how industry can happen in a responsible way that protects our resources.

So as the direct neighbour to Spearhead I welcome them. I am happy that they are my neighbours and support the expansion project.

Take care,
Tom

Zachari Giacomazzo, Planner
Regional District of Central Kootenay Planning Department
Via Email: zgiacomazzo@rdck.bc.ca

January 24, 2025

Re: Reference Z2410F - Bylaw Nos. 3002 and 3003

Dear Mr. Giacomazzo,

I am writing to express my strong support for Spearhead's proposed rezoning application (Z2410F) to expand their operations at 4655 Hwy 3A.

Having lived on the North Shore, in the Community of Nine Mile, since 2014, I am deeply invested in the sustainability and community spirit of not only my Community but also our region which was recognized, by my peers, in 2020, by way of "Volunteer of the Year", by Community Futures Central Kootenays:

<https://www.nelsonstar.com/community/tyler-rice-honoured-as-community-futures-central-kootenays-volunteer-of-the-year-4885635>

It should go without saying, this letter of support is backstopped by way of thorough analysis, investigation and consideration of the planned initiatives of Spearhead.

Not only is Spearhead, proximal to our family farm (Sitkum Creek Farms Ltd.), located at 4020 Hwy 3A but the Principal of Spearhead also resides as a neighbour, in addition to a number of staff.

Spearhead, a family-owned and operated business with a 30-year history in Nelson, with a significant percentage of long-term, local employees, just the tip of the iceberg that exemplifies the aforementioned attributes towards organization culture. Their commitment to advanced timber fabrication has not only positioned them as leaders in their field but also showcased Nelson as a hub of innovation in the timber industry. Spearhead's clean operations, use of renewable materials, and partnerships with local forestry cooperatives such as Harrop Proctor Community Forest and Monticola Forest Ltd. underscore their dedication to sustainable and forward-thinking practices. A poster-child of what the Kootenays should be fostering and supporting within our Communities.

The proposed expansion project offers numerous benefits to our region, including:

1. **Economic Growth and Employment:** Spearhead's plans will create direct, highly skilled jobs and stimulate indirect employment opportunities in related industries across the Kootenays. This diversification of the local economy is vital for long-term stability.

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Chartered Professional Accountants
ricellp.com | 4020 Hwy 3A, Nelson BC, V1L6N5

2. **Community Enhancements:** The inclusion of a childcare program and advanced fire suppression infrastructure addresses pressing local needs, while their thoughtful architectural design preserves the character of the North Shore.
3. **Sustainability and Innovation:** By promoting sustainable forestry and utilizing underutilized species, this project aligns with Nelson's reputation as an environmentally conscious community and highlights the potential of value-added timber fabrication in British Columbia.

The design considerations for minimizing noise, traffic, and visual impact further demonstrate Spearhead's commitment to respecting the surrounding neighborhood and preserving the unique qualities that make the North Shore a desirable place to live.

Having witnessed the departure of CanFilter from Six Mile, the closure of Pacific Insights and interacting with community members that were directly impacted, it is refreshing to see a locally owned, multi-generation, integrated and value-add entity seeking to invest in growing with the Community.

I wholeheartedly support this initiative, as it reflects the values of our community while providing tangible benefits for future generations. I trust that the RDCK will give due consideration to the positive impact this project will have on our region.

Thank you for your time and dedication to fostering thoughtful development in our community.

If you have any further questions, please contact me at [REDACTED] or [REDACTED]

Regards,



H. Tyler Rice, CPA, CA, MPAcc
Founding Partner



Starlight Tool Services Ltd

Walter Townsend, TTDr

4655 Crescent Road

Nelson, BC, V1L 6N3

Ph [REDACTED]

Email [REDACTED]

January 17, 2025

RE: Application for Land use bylaw amendment Z2410F - Bylaw No. 3002 and 3003

In the Nelson area, where there is little or no job opportunities that pay much more than minimum wage, Spearhead has employed several local people in its state-of-the-art manufacturing facility that ships products all over the world and are looking at expanding their operation which will provide even more opportunities for employment in the area. They are one of the better paying employers, that hire a good crew of employees, many of whom have been with the company since it moved to Nelson in the early 90's and over 25 years at their current location.

They are very conscious of the environment, using locally source renewable wood products and are very much into recycling and protecting the environment. They strive to operate a clean operation that is nonpolluting and beneficial for the environment and the surrounding neighbours.

I have known the principal owner, Ted Hall, since the early 90's when he started out in the Vancouver area before he relocated his small Timber Frame shop to Nelson, and I am very pleased with the drive and vision he has to grow employment in the area with world class building products and moving the company into a multigenerational enterprise as his children have also invested into the company and it's future.

I have known Ken Foot since at least 2001 or earlier and have worked to help him with both his farming operation in the Proctor area and his woodworking career.

Spearhead is also a generous donor and just made a very large contribution to the Nelson Waldorf School to help them through their financial difficulties and have donated to many other community initiatives, supporting the community they call home.

Unfortunately, there are a couple of neighbours, same ones as normal, that are trying to shut down the rezoning process. They have been going around spreading miss information about this and other projects in the neighbourhood, writing a letter from each member of the household and being very vocal to the RDCK about all the other neighbours. Most of these live far enough from the Spearhead property that they did not get letters from the RDCK but were approached by Ted and Ken as they wanted to make sure that all the neighbours are good with the expansion and so they could deal with any possible issues up front. Some of these neighbours say one thing to you in front of your back and turn around and say another behind your back and have been caught trespassing on private land, including our property.

Myself, my wife, and our family live directly across from the main entrance to Spearhead and have one of our driveways, the one accessing highway 3A directly in line with theirs. We are the one neighbour they have that should be the most affected by any traffic and yard noise from their current facility, and yet we rarely even hear any noises that come from them.

Spearhead has maintained parking onsite for their staff and any guests and do not cause issues in the neighbourhood with traffic and has always maintained enough parking to not have any vehicles having to park along highways or surrounding roads.

We find that the security lighting they currently use help to detract unwanted people from snooping around the neighbourhood and tend to reduce criminal activity from happening.

We understand that to move ahead with their proposed development they need to rezone the property from its current zoning of Country Residential (R2) to a Comprehensive Development zoning more in line with the current M1 zoning their current facility has and we fully support them in this process.

The area they intend to use has limited residential potential with water being a scarce commodity. Wells of over 700 feet (210 Metres) are not uncommon, expensive to drill and yielding water flows of only a few litres per minute, leaving the existing homes barely able to supply enough water to live on and none to irrigate gardens, lawns, fire prevention etc. Using this area for manufacturing is a much more suitable usage of the land, especially in this neighbourhood that has always been a mix of commercial, manufacturing and residential usage. Our property has had at least three small businesses operated out of it over the years, including an electronics supply place, SK Electronics, a hairdresser and since 1997, Starlight Tool Services Ltd, a tool repair shop.

Their previous building expansions through their various phases has moved indoors much of the noise, dust and loose plastic garbage that occurred when they first moved into the neighbourhood

and were having to do much of their timber work outside. It has cleaned and organized the property. It has also allowed them to be working regardless of the weather. These expansions have been done using local labour, using locally sourced materials and has kept as much of their money spent locally as possible, supporting the community.

The design of the proposed building and the land will also help to mitigate forest fire risk to the residential buildings in the area with the buffer area they are creating.

Currently the waste sawdust and wood products from their wood working facility are being trucked to a landfill and any possible usage of them such as using a state-of-the-art Biomass Cogeneration will have way less influence on the neighbourhood than the camp fires at Kokanee Creek Provincial Park, burning from spring to fall and the consistent summer forest fire smoke that wafts over the area from fires throughout the provinces of BC and Alberta and the states of Washington and Idaho. This will also reduce the fire potential of the dump sites and vehicle exhaust pollution involved in trucking the waste around. Alternatively, they will be using larger amounts of electricity and natural gas to heat and power the operation, in a world that is calling for less usage of fossil fuels.

Ted Hall, Ken Foot and the other staff from Spearhead have always been up front with us about their plans and have always addressed any concerns we have had about their operation and we see no reason that the proposed rezoning and expansion not be allowed.

Thanks



Walter Townsend, TTD
Starlight Tool Services Ltd
4655 Crescent Road
Nelson, BC, V1L 6N3

Ph :
Fax:
email :



Zachari Giacomazzo

From: Chris Bell [REDACTED]
Sent: January 28, 2025 11:33 AM
To: Zachari Giacomazzo
Subject: Statement of Support for Bylaw 3002 and 3003 (Z2410F)

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Dear RDCK Board,

I am writing to express my support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F). This initiative to rezone the subject lands and expand the Spearhead wood product manufacturing business offers significant benefits to our community, including:

- **Economic Growth:** The proposed development will create jobs and enhance the local economy.
- **Community Services:** The inclusion of a childcare facility addresses a critical need for working families in the area.
- **Responsible Development:** The phased approach and planned assessments ensure thoughtful and sustainable land use.

I believe this project reflects our community's values and needs. I encourage the RDCK to approve the application and proceed with the next steps in this process.

Thank you for considering my input, and I look forward to seeing this project come to fruition.

Sincerely,

Chris Bell

#1 - 1022 Hwy 3A

Nelson BC V1L5J6

--

Chris Bell
KFS Financial Services Inc
875 Columbia Ave
Castlegar, B.C. V1N 1H3
Phone [REDACTED]
Fax 1-250-365-0101
Toll free 1-855-365-7777
[REDACTED]
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Zachari Giacomazzo

From: Breanne Gaudreau [REDACTED]
Sent: January 28, 2025 1:22 PM
To: Zachari Giacomazzo
Subject: Bylaw 3002 & 3003 (Z2410F)

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

To Whom it may concern,

Subject: Bylaw 3002 & 3003 (Z2410F)

I am writing to express my thoughts on Spearhead's proposed bylaw amendment and development plans, as outlined in the rezoning documentation. I have 2 properties that I've owned for over 20 years that are located in close proximity to the Spearhead facility, 1 on Kokanee Landing Rd,(Area E) & the other at 9Mile (Area F)

I commend the clear communication Spearhead has provided regarding the proposed rezoning and expansion plans. The transparency they have shown to the neighborhood addresses their willingness to hear community concerns.

The proposed rezoning and expansion appear to offer notable benefits to the local and regional communities. Spearhead's emphasis on economic growth, community service and reasonable development offers significant benefits to our community.

Having operated in the area for 25 years, Spearhead has demonstrated a commitment to clean, sustainable operations. Focusing on regionally sourced renewable materials, maintaining an organized and well-kept property, and ensuring there are no harmful emissions or excessive noise is evident. The planned development includes thoughtful design elements to minimize visual, noise, and traffic impacts.

I believe this project reflects our communities values and needs and encourage the RDCK to approve the application.

I look forward to seeing this initiative contribute to the growth and resilience of our community.

Sincerely,

Breanne Gaudreau

Granger RD & Kokanee Landing RD

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<https://www.edgeroofing.ca>

January 24, 2025
Public Hearing
Regional District Central Kootenay
Box 59—202 Lakeside Drive
Nelson BC V1L 5R4
[REDACTED]

Re Spearhead Advanced Timber Rezoning Public Hearing

To whom it may concern.

The Board of Directors and staff of the Nelson and District Chamber of Commerce are fully supportive of Spearhead's rezoning application and future innovative expansion plans.

For more than a quarter century Spearhead has had a deep connection to the greater Nelson area, and more specifically to the neighbourhood where they live and work, and that commitment just increases as they evolve and grow as a company.

Spearhead is a family run company with family and community values second to none.

The benefits to our region are substantial, starting with desperately needed job creation. The project is projected to create 68 full-time equivalent (FTE) positions. This presents an excellent opportunity to attract, train, upskill, and retain a strong local workforce.

The Spearhead project represents one of the most substantial investments in the region in recent years—a beacon of hope during challenging times for the forestry industry. Additionally, the advanced capabilities that this project creates will continue to push the West Kootenay region forward as a globally recognized hub of timber innovation.

The rezoning application is creative and forward thinking to protect the community. In discussions with the proponents, they are rezoning to Comprehensive Development (CD) to accommodate a 12 children daycare on site for staff families. The move to CD is to intentionally limit the allowable future uses of the site should anything ever happen to Spearhead. In that case, the community gets to have their say again before accepting a different industrial use.

For these and other sustainability and environmental issues, the Nelson and District Chamber and our economic development partners are fully supportive of this rezoning application.

Tom Thomson
Executive Director
Nelson and District Chamber of Commerce
cc Karen Bennett President



January 27, 2025

Delivered: BY Hand

Planning Department
Regional District of Central Kootenay – Nelson Office
202 Lakeside Drive
Nelson, BC V1L 5R4

Dear Planning Committee:

Re: Spearhead Timberworks Rezoning Application

I am a resident of Nelson and a local lawyer. I have a professional and personal relationship with the partners of Spearhead and have known the Hall family for many years. In my former life, I had the pleasure of working for Spearhead many (many) years ago as a labourer in their shop and yard and helped assemble one of their buildings in Wyoming. Over the past decades I have watched this company complete dozens of high-profile projects throughout the world, working with top-tier architects and assembling one-of-a-kind residences and commercial buildings for the world's elite individuals and institutions. Spearhead has become a world class builder.

I have also seen their workforce grow as they recruited the talent necessary to deliver on these projects. As a local who grew up in Nelson, it is inspiring for me to see these many new employees and their families settle into our community. In many respects, Spearhead's success would be the story of a company based in a much bigger urban center. Because the Halls are a dedicated Kootenay family, they have kept all of this creative industry in Nelson.

The natural evolution for this company is to proceed with their proposed expansion. In my opinion, as both a resident and business owner, Spearhead's growth is our community's growth. While growth always brings change, in the case of this proposed application, the changes to the Nine Mile neighborhood affected would be conscientiously executed to minimize the effects of their increased industrial activity. The Halls are not absentee stakeholders in this neighbourhood. They live in this area and understand the impact of their project on the residents of this community. In my opinion, their position in the community elevates their commitment to grow their business responsibly and sustainably.

Yours sincerely,

Christopher E. Smith
Encl.

Nelson Office:
Fernie Office:

Suite 105 - 518 Lake Street, Nelson, BC V1L 4C6
461 – 1st Ave, Fernie, BC V0B 1M0

** Denotes services provided by a law corporation*

Sue Stanger
4069 Dvorjetz Road
Nelson BC
January 25, 2025

Regional District of Central Kootenay (RDCK)
202 Lakeside Drive
Nelson, BC

Re: Support for Rezoning Application Z2410F

Dear RDCK Board Members,

I am writing to express my strong support for Spearhead's rezoning application (Z2410F) regarding the land adjacent to their existing facility. This proposal to build a new fabrication space for producing specialized glulam is an exciting development that will bring substantial benefits to our community.

As a locally owned company, Spearhead has consistently demonstrated its commitment to the Kootenay region. This expansion will create significant economic opportunities for Nelson, including the addition of numerous new jobs and millions of dollars in payroll, which will directly benefit local families and businesses. Spearhead's growth strengthens our regional economy and showcases the potential of local entrepreneurship.

Additionally, Spearhead's dedication to progressive forestry practices is noteworthy. By creating a value chain for underutilized species and collaborating with groups like the Harrop-Procter Community Forest, the company is setting a standard for sustainable and selective harvesting. This project aligns with provincial and federal goals for responsible forestry and has the potential to influence larger organizations in adopting similar practices.

Approving this rezoning application will not only support a thriving local business but will also enhance our community's reputation as a hub for innovation, sustainability, and economic development. I encourage the RDCK to support Spearhead's application and enable the positive impact this project will have on our region.

Thank you for considering this letter of support. If there is any additional information I can provide, please do not hesitate to reach out.

Sincerely,
Sue Stanger
Local Resident




908B Front Street
Nelson BC, V1L4C2
January 24, 2025

To Whom It May Concern at the RDCK,

Re: Support for Bylaw Amendment Application Z2410F

On behalf of Tamarack, I am proud to support Spearhead's rezoning application to expand their facility. As a family-owned business with a 30-year history in Nelson, Spearhead has consistently demonstrated its commitment to our community, contributing to the region's economic vitality, innovative manufacturing practices, and sustainability leadership.

The benefits of this project extend well beyond Spearhead itself. By creating skilled jobs, fostering local economic diversification, and attracting talent to the region, the expansion will have a positive ripple effect across industries in the Kootenays. Additionally, the inclusion of community-focused initiatives such as childcare services and advanced fire mitigation infrastructure underscores Spearhead's commitment to improving the quality of life for residents.

As a locally rooted and established creative agency and commercial production company, Tamarack has had the privilege of collaborating with Spearhead on numerous projects that have directly influenced the growth and success of our company in a distinctly different industry. This project aligns with our core values of fostering local partnerships and advancing industries that celebrate craftsmanship, innovation, and sustainability—all of which will positively and meaningfully impact the community where we all live and work.

We strongly encourage the RDCK to approve Bylaw Amendment Application Z2410F, as this project represents a significant milestone for our region.

Thank you for considering this letter of support. Please don't hesitate to contact me at [REDACTED] or [REDACTED] if you have any questions.

Sincerely,

Addison Rickaby

Partner & General Manager

Tamarack Creative



L.V. Rogers
Secondary

1004 Cottonwood St., Nelson BC V1L 3W2

Tel [REDACTED] lvr.sd8.bc.ca

January 23, 2025

Dear Members of the RDCK,

I am writing to express my support for Spearhead's proposed rezoning application (Z2410F) to facilitate the development of a state-of-the-art timber fabrication facility adjacent to their current location at 4655 Hwy 3A.

As a family-owned business with deep roots in Nelson, Spearhead has consistently demonstrated its commitment to our community through innovation, sustainability, and meaningful contributions to the local economy. The proposed expansion will not only enhance their industry-leading capabilities but will also bring substantial benefits to the Kootenay region, including high-paying career pathways for local youth and strengthened relationships with educational institutions like LVR. The overwhelmingly positive response from LVR students during their recent visit to Spearhead highlights the immense potential for future collaborations that inspire and train the next generation of skilled professionals.

Moreover, Spearhead's dedication to progressive forestry practices and sustainable resource management sets an example for the industry. By partnering with the Harrop-Procter Community Forest and others, they are advancing selective harvesting methods that promote forest resilience and diversity. This initiative, already recognized by provincial and federal governments, will position Nelson as a leader in environmentally conscious timber engineering and fabrication. Their vision of harmonizing advanced timber fabrication with local values will undoubtedly strengthen our community's economic stability and reputation as a hub of innovation.

I wholeheartedly support this project and encourage the RDCK to approve Spearhead's rezoning application. This initiative represents a unique opportunity to drive sustainable growth, inspire local youth, and showcase Nelson's leadership on the global stage.

Thank you for your consideration.

Sincerely,

Chris Chambers
Trades and Technology Teacher
[REDACTED]

January 28, 2025

Dear RDCK Board,

Subject: Written Statement of Support for Bylaw 3002 and 3003 (Z2410F)

On behalf of Greater Nelson Economic Development (formerly known as the Nelson and Area Economic Development Partnership), I am writing to express our strong support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F). The Spearhead development aligns closely with several strategic priorities of Greater Nelson Economic Development, which aim to foster sustainable community economic development in Nelson and RDCK Areas E and F.

Economic Growth: The Spearhead development is anticipated to create jobs and enhance the local economy.

Child Care: The inclusion of a child care facility in the Spearhead development addresses a critical need for working families and exemplifies proactive leadership by an employer committed to supporting their workforce. By providing accessible child care, this initiative ensures workers are better equipped to focus on their jobs, fostering a more resilient and productive workforce. This directly aligns with our strategic priority to increase the availability of child care and support the needs of families in our community.

Responsible Development: The phased approach and planned assessments of the Spearhead project exemplify responsible and sustainable land use. This approach aligns with our value of sustainable development, ensuring thoughtful growth that meets community needs.

In summary, the Spearhead development is well-aligned with the strategic priorities of Greater Nelson Economic Development. The project promises to contribute to economic growth, address childcare needs, create jobs, and exemplify responsible land use practices. Its phased approach and planned assessments further ensure that the development supports the long-term goals of sustainable community economic growth.

Thank you for considering our perspective. We strongly encourage the RDCK to approve the application, and we look forward to the positive contributions this project will bring to our region.

Sincerely,

A handwritten signature in black ink, appearing to read 'Naqvi', with a stylized, cursive script.

Am Naqvi, Chair
Greater Nelson Economic Development



201-514 Vernon St
Nelson, BC, V1L 4E7

T (250) 352-1933

E info@futures.bc.ca
W www.futures.bc.ca

January 28, 2025

Dear RDCK Board,

Re: Written Statement of Support for Bylaw 3002 and 3003 (Z2410F)

On behalf of Community Futures Central Kootenay, I am writing to express our strong support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F). As an organization with a mission to help businesses to be successful and communities to be economically healthy, we see the Spearhead development as a significant benefit to our region.

Economic Growth: The expansion of the Spearhead wood product manufacturing business will bring significant economic benefits to the Central Kootenay region. By creating new jobs and strengthening the local economy, this project contributes to a thriving business ecosystem.

Child Care: The inclusion of a child care facility in the development addresses a pressing need for working families, ensuring that parents in our community have access to essential support. This initiative not only promotes workforce participation but also reflects an innovative and proactive approach to meeting the needs of employees—a principle we encourage among local businesses.

Responsible Development: The phased approach and planned assessments demonstrate a commitment to thoughtful, sustainable land use. This careful planning aligns with our vision for economic development that respects both the environment and community values while positioning the region for long-term growth.

The Spearhead development is a strong example of a business investing in our region's economic health while responding to community needs. As such, we urge the Regional District of Central Kootenay to approve the application and move forward with this project, which has the potential to benefit businesses, families, and the broader Central Kootenay community.

Thank you for considering our input. We look forward to seeing the positive impact this project will have on our region.

Sincerely,



Andrea Wilkey, Executive Director
Community Futures Central Kootenay



Zachari Giacomazzo

From: Jonny Kurjata [REDACTED]
Sent: January 28, 2025 4:45 PM
To: Zachari Giacomazzo; Garry Jackman; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Tom Newell; Hans Cunningham; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; mcfaddin@rdck.bc.ca; Arnold DeBoon; Suzan Hewat; amclarencaux@rdck.bc.ca; Keith Page; Leonard Casley; Email Reply; Jessica Lunn
Subject: Spearhead Expansion Proposal - Crescent Beach Community Concern
Attachments: spearhead.zip

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

To whom it may concern,

I am writing to you all today to express my support for the Spearhead Expansion Proposal which is being discussed in a public hearing this evening.

The reason for my writing is in response to a petition which has been going around my neighborhood recently, in a concerted effort to oppose this proposed expansion. Please see attached.

As a resident of 4665 Crescent Rd (arguably the nearest residence to Spearhead) I must say that I disagree with several of the claims made in the petition. I particularly disagree with any claims of excessive light and/or sound pollution somehow affecting quality of life in my neighborhood. I have lived here for about 14 months now and can definitively say that I've experienced neither. I question several other parts of this petition as well.

To be perfectly honest, I normally would just ignore this type of thing and carry on living my life. I am bothered, however, by what appears to be a somewhat misinformed and certainly one-sided attempt to halt this project.

I'd hate to see the progress of this locally-grown success story hindered in any way by a petition such as this.

Feel free to reach out to me directly to discuss further.

Thanks very much,

Jonny Kurjata
[REDACTED]