



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 March 13, 2025 at 6:00 p.m. remotely via Zoom and in Nelson, BC at the RDCK Head Office. The Hearing commenced at 6:02p.m. There were 75 members of the public in attendance including the applicant.

PRESENT

Director Tom Newell
Zachari Giacomazzo
Laura Christie

Chair of Public Hearing
Planner 1
Public Hearing Secretary

CALL TO ORDER

Director Newell called the meeting to order at 6:02 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 at the beginning of the formal submissions period.

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:

Question: When will the minutes be finalized? If we notice any errors or omissions, who would we contact?

Planner: Contact myself and they will be finalized before the April 17th board meeting.

Question: The RDCK has been sent the McAlhaney groundwater impact assessment report. Will this be included in it's entirety as part of the RAC and RDCK Board meeting?

Planner: Yes it will be attached as a submission to the staff report from the public as a written submission.

Question: Will you be including in your staff report comments on the McAlhaney report.

Planner: It was received quite recently, so I haven't had a chance to go through the whole thing in in complete detail. Yes, it will be considered by myself and the elected officials.

Question: Regarding the revised report from Active Earth on ground water assessment. As my wife said, the neighbors, my neighbors have sponsored this study from another engineering firm. Will you be submitting the study done by the neighbourhood to IHA to make a review and comment on?

Planner: We will not be providing it to IHA, because it is not part of our procedure to take information that has been solicited or commissioned by the public. Our role is taking in the information that was submitted in the application process and get comments on that. It is outside our procedure to circulate reports and comments that come from other sources to external agencies.

Chair: The Board specifically asked something of the proponent. Their response was legal, certified, and responded to by IHA. The Board deem that to have fulfilled the requirement of one of the 5 reports that they required. That's how that will be processed.

Question: Can we submit it to IHA to see that they provide comments to the Board?

Chair: No. You can submit it, but we can't receive any more feedback. But I could be wrong. I don't think that's part of like their service that they offer.

Planner: I don't want to speak on behalf of them, but I don't think that they have the capacity to take in reports from the general public on whatever topic that is and comment on them like they're a referral agency. And specifically, the people that I send the information to, they work with us to assess development applications and specifically work with the local government. I just don't know if they would offer that service.

Question: How many times in the last 3 years have you received an application for both Bylaw change and OCP designation change? I'm just wondering how common that is.

Planner: I'm not sure off the top of my head. There's at least one example I can think of. I would have to look at my list of files and the history of my applications.

Chair: It could be on the official community plan area app page.

Planner: There is also a decisions page on our website that goes over the past decisions, whether they have been approved or not. Those decisions would be there. I don't have a number, at least one within the last 2 years.

Question: The closing down of the receipt of submissions and talking to the area representatives. Is that an administrative policy of the RDCK or is that a statutory policy codified in a statute?

Planner: It's a legislative requirement under the Local Government Act. It's part of the procedures for public hearings.

Question: Are comments and presentations tonight restricted to the groundwater impact system?

Planner: The purpose of holding this meeting is to consider the new information. If there's other things you want to mention, we're not going to say that you can only talk about the groundwater assessment. However, we're encouraging everyone, for time sake, to focus on the new information. But there is not a legal requirement that you cannot address other items.

Question: Can you help me understand why something that might impact our health like the McElhaney report wouldn't get sent to Interior Health?

Chair: The Board asked the proponent for 5 studies and they fulfilled that requirement. IHA responded to the study and the RDCK asked the proponent to address the issue. In good faith, they

addressed the issue with affirm. To which the IHA, who raised the issue originally, said in their report that it was an adequate response from the proponent.

We could keep going through reports, but at some point, the Board needs to rely on what was requested of the proponent. They have fulfilled what we asked them to do. The Board will consider IHA's comments. We have put demands on the proponent and now each Board member will need to consider the comments to see if it's adequate for them on that particular issue of the aquifer and the groundwater safety. They will be considering many different issues when it comes to whether each person would deem it to be approved for rezoning.

In fact, in the court ruling that I read yesterday, the judge did say that this could go on forever. At some point the process needs to be stopped so the decision-making body could actually make a ruling. Therefore, we feel we have fulfilled all the legal requirements of the public hearing process. We put great demands on the proponent to fulfill requirements and now the Board will have to sit down, and each member will read the report. We will have to see their opinion, feelings, thoughts on how to move forward and how to vote on it.

In your submission, you can say we should do this or that, but the question part of the agenda has been answered.

Question: Once the decision is made by the Board is there an appeals process?

Chair: No, there isn't, as far as I know.

Planner: I believe there is an opportunity for a challenge or appeal. I don't know the ins and outs of that process.

Question: If this independent report is done and IHA is not considering it, would this be grounds for an appeal?

Chair: We can't answer that. I think that you would need to seek legal advice on that. I don't want to go beyond our legal.

Planner: I think some of these questions are in relation to the procedure. What Chair Newell was trying to summarize is that we have a procedure that we stick to for all these applications. That involves us seeking advice from external agencies when required. So that's what we did during the submission of the first aquifer assessment. It just comes down to procedural fairness. There is nothing in our procedure that allows us to take in the type of a report from an individual or community group and then circulate that as supplemental information to external agencies.

Question: The applicant has been asked by the Board to submit these 5 additional reports. Why wouldn't the Board ask other interested parties to submit reports instead of just the applicant? There appears to be other individuals that sort of been more willing to submit information in this process. But you only went to one source. Is that the policy of the RDCK? Is that in the Local Government Act?

Planner: Again, I think that's a bigger question about our procedures.

Question: And so it's an administrative procedure is what you're telling me?

Planner: Yes, it's the standard procedure for land use bylaw amendments. I can't speak to other local governments or procedures but yes.

Chair: Thank you. I'm getting a lesson in the Local Government Act and it's complexities. There are law firms that only deal with municipal law. It's very complex and evolving aspect of law.

Question: Of the residents, businesses and institutions submitting letters of support or non-support, what percentage are actually local and will be directly affected by this decision?

Chair: The emails I've been reading include no address or anything, just an email. It's hard to measure that. Is there anything you would like to add?

Question: No, it's just a consideration that if there's no way of knowing, at least I have no way of knowing whether there's private interests or stakes in the outcome that are affecting people's decision to submit.

Chair: Yes, that's something the Board will have to somehow take into consideration. But the proponent does have some feedback. So if the proponent has some insight into that. Go ahead.

Proponent: The previous submissions, the architectural division, there was one from UBC and it was about the creation of jobs. Many of our staff have gone to UBC. That is the only letter that I am aware of that is not from the area.

Chair: We don't know where they are coming from, that is the reality of email.

Question: The Kokanee Provincial Park is only a half kilometre away from this proposed site. What assessments have been done to assess the risk to wildlife in this area? Did we get any assessment on wildlife?

Planner: As part of the process, the referral was circulated to a wildlife biologist [at the Province], with no significant comments.

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

Written Formal Submissions received prior to the Public Hearing are attached and form part of these minutes. The Written Formal Submissions expressing opposition to the proposal are attached to these minutes as **Appendix A**. The Written Formal Submissions expressing support for the proposal are attached to these minutes as **Appendix B**.

VERBAL and WRITTEN formal submissions received during the Public Hearing:

Name	Submission
Josh and Ben Hall (Applicants)	My name is Josh. This is my brother Ben. We are the second generation of Spearhead. We want to say thank you to the RDCK. For the diligent work. I think we can all appreciate that diligent work. We'd like to take a moment to speak to who we are to clarify who Spearhead is in this community and also speak to our application. We have always pursued through craftsmanship in our work, but we have also been very consciously embracing forward looking technologies so that we could stay at the forefront of our industry. As the company has grown over the 28 years, we've been at 12 Mile. Our role in advanced timber projects has really galvanized our reputation and has distinguished our company and this community as global leaders and it's really celebrated project typology. These projects serve an important role in our industry because it's through this work that we're making advancements in the materials and methods that are shaping the future of the timber fabrication industry. To be an internationally recognized leader in this world, while having the privilege of living in Nelson, is something that we do not take for granted. Ben and I both grew up here, and we're excited to be raising families of our own here. We're also incredibly proud of the amazing team that we have with Spearhead, many of whom have deep roots in this community, many of whom have worked with us for up to 25, 26, 27 years. We feel a great responsibility to be running a family business here in Nelson. We're proud of the fact that we're one of the largest employers in the area, contributing several million dollars of payroll into Nelson annually. The mass timber industry has grown tremendously over the past few years in North America, but we need to highlight that our focus is quite different from the industry. Our focus is on pursuing and delivering low volume demonstration projects like what you see on the screen. But to do that effectively, we've had to specialize and innovate as a company. That is really what this whole project is all

	about. It's about maintaining our leadership in the industry to ensure that we can stay competitive and successful in Nelson in the long term. We didn't sit down and say, "What's next for Spearhead." We are really responding to real pressures in our industry. I'm not referring to the tariffs. I'm referring to the timber industry, and we must evolve or risk losing the edge that has made our business special, and that has really made us successful here in Nelson. Thanks to our strategic location in Kootenays, we have access to some of the best timber in the world which we can use responsibly to produce the highest quality glulam in North America. As the conduit between the client and the forest, we have a great responsibility to educate our clientele, and to ensure that we are not only encouraging best practice harvesting in forestry, but leveraging the position we must actually encourage and support progressive change in the way the industry operates. Our rezoning is about 2 things, childcare and additional fabrication space with handmaking capabilities. Ultimately this building will be an extension of our existing business and integral component in our highly collaborative work environment. We're excited to be one of the 1st businesses in this region taking the bold step to invest in on site childcare, and hopefully encourage other companies to follow. We should underscore that our focus is on low volume projects of high complexity. What this means is that while the building may be large, the output is actually very low. The building size is dictated by the equipment needed to fabricate these inspired projects as well as accommodate the larger footprint required utilize 0 VOC glues. To that point and to highlight the precedent setting nature of our project, we would be the only one of the only companies in North America capable of making glulam that could be used in living, building challenge certified buildings. One of the highest certifications in the construction industry. We've been asked why we don't build this somewhere else. And I think the answer is quite simple. The type of work that we do requires intimate collaboration amongst our team, amongst all aspects of the business, and that internal feedback loop is critical to our success. If we partition that, we will not be successful in these highly complex projects. And just to wrap up to be mindful of time here. This is an exciting project, led by what we believe to be a very talented group of individuals, both Spearhead staff and consultants, that we've hired the architects, the engineers, the whole team in a fantastic location and at a very pivotal moment in time.
Kathy Tixier (Senior Hydrogeologist with Active Earth)	I am a senior hydrogeologist with Active Earth. I did not author the report, but I am quite familiar with that report and the site. What's always challenging in my field is getting everyone on the same page in terms of what's happening underground, so that we're all picturing the same setting. So, the slides that I'm going to present to you provide the hydrogeological setting for this site and if we all better understand that we can better assess the impacts on the environment, particularly on water quality, which I understand to be the primary concern for down gradient residents. So, I'll just share my screen here. Okay, so here's the site. It's outlined in red. There's currently an operation on this parcel, and we're looking to expand and rezone these other 3. What we're seeing here are registered water wells in the vicinity. It is not a total picture. Not all water wells are registered, but these are the ones that are

	included in the province's database, and they all have what's called a well tag number. There are 3 wells on the site. 3 of them are not registered. They're all not registered. And there's a neighbor's well on this property. If we look at this in another way, you can see again the same distribution of wells. They're all given blue dots. And you can see how the province has mapped 2 aquifers. One is a bedrock aquifer, Aquifer 1018, and the other one is an overburden aquifer. That's this aquifer, 994, which is largely comprised of alluvial deposit in this fan carried in by Kokanee Creek. If we were to draw a slice through the ground surface and look at this in profile, the Kokanee River is on the left side, and the mountain upland area climbs to the right. Based on the lithological information shared in the well construction records, we've come up with this picture. We have a bedrock aquifer that's shaded in gray. It is covered by a thin veneer of colluvium of sand and gravel. The site is situated right here. It covers this distance, and as you move further downhill what begins to appear is that alluvial fan, which is different materials, entirely largely comprised of sand and gravel, and the water table is very shallow. That's why this has been very loosely classified as a vulnerable aquifer because of the shallow water table and the high permeability of these sediments. The bedrock aquifer that we will be drawing from for the project's water supply is different. It's a different flow regime. It relies a lot on interconnected water bearing fractures, some of which are noted in the logs. The water levels can be very variable. They can be near surface or very deep but it's a slightly different picture. The water ends up in the same place, but it takes a very different pathway, whether it's through the bedrock aquifer, I mean. In this case it will discharge it, probably into the sand and gravel aquifer and then into the river. But I just wanted to share that that global picture with you. Of the hydrogeological regime. The blasting that the proponents are proposing will go into the slope a little bit. The tallest wall of that excavation would be about 10 meters. We've shown that here with the yellow triangle. Now, if we zoom in on this area on the site and we're looking at it in plan. This was from the McElhanney report... <i>Submission was ended due to 10-minute time constraint.</i>
Anne Desjardins (Starlight Road resident)	Regarding the rezoning of lots on Highway 3A and Starlight Road, as well as the amendments to Bylaws 3002 and 3003. I'm a member of the Crescent Beach Community Group, which was formed to pool our efforts to oppose the rezoning application of these 3 lots, as well as the Bylaw amendments. Our Crescent Beach community opposes rezoning of any residential land for any industrial use in a rural neighborhood, no matter which neighborhood, no matter which industry. This 64,000 square foot building, added to an existing 4,000 square foot compound does not constitute comprehensive development. As far as we're concerned, it is the size of a significant industrial development. We submitted petition 85% of the residents in our neighborhood who are opposed to the rezoning. This opposition is getting momentum as a broader community is getting informed and you've heard about the petition circulating now on change.org with over 200 signatures on the 1st week. And members of the greater Nelson community, who are also opposed to this rezoning, they say,

	and I quote, "No industrial development in proximity of a salmon bearing Kokanee Creek. It's too close to the park and residents, and it's time for all government levels to make clear stands on those kind of activities that threaten wildlife and human quality of life." This is not a conversation that has been sparked. It's an opposition that has been sparked. Now, I would like to address the whatever number letters of support for this rezoning application that individual and businesses who have expressed their support and have commercial ties to the developers. Which raises questions about the potential for conflicts of interest. The theme of most of these letters is that Spearhead has a successful business which should be allowed to grow. Whether it is a good business or not, it is not the question before the Board. Spearhead's integrity and ecological mindset has no bearing on the issue of rezoning. The question before the Board is whether 3 rural residential lots should be rezoned for industrial use, and the official community plan be amended to do so. Most of these letters were written by people who are not Crescent Beach community residents people who are not directly impacted by this rezoning proposal. They represent letters of support for the expansion, but have no direct impact when it comes to supporting their zoning. They are not as strong as a formal petition submitted by the Crescent Beach community residents. The people who live there, and will lose their quality of life as a result of the industrial expansion. Stopping the rezoning does not have to stop the expansion. Spearhead has the choice of building in a different location. They have resources necessary, and other locations have been considered previously on land that is already designated for industrial use. Where their economic growth can continue, they can continue to expand at will give work to local businesses and employees. This might turn out to be a winning situation for everyone concerned. Instead of dividing the community, Spearhead will gain overall support by those that may support them, but do not support them. Forcing their agenda onto a community who has made adamantly clear their opposition. Spearhead is a choice, but the residents do not. They cannot all pack up and leave their devalued homes, in which they had invested years of their lives they will be forced to live in close proximity to an industrial compound that did not exist before they arrived that has slowly grown and is threatening to continue to grow to a size that is no longer acceptable. This does not foster positive relationships with the neighborhood. Allowing this rezoning will sacrifice the needs and welfare of many. In order to benefit a few. We ask the Board members to not let this rezoning take place, which is for the convenience of the business developer and not let financial gain overrule the welfare of people and the integrity of the environment? I asked this question and to the applicants, would you consent to have a 70,000 square foot industrial compound develop in your neighborhood? Then why is it acceptable to develop it in others? Does, contributing 7 million dollars of payroll to the community, give you the right to demand this in this in this fantastic location that you call our backyards and our Park.
Michele St. Germain	I'm an expert in managing risks for insurance companies and pension plan. I spoke at the last hearing at the risk of drinking water contamination to my drinking water and that of my neighbours.

(Crescent Road resident)	In my opinion, the report and the revised report by Active Earth has not properly assessed that risk my drinking water is on Aquifer 994, just below Spearhead. And the aquifer has been reported as being highly vulnerable to contamination by surface activity. And I'm going to quote from the Interior Health email that was sent to you, "The cornerstone of healthy built rural development is keeping drinking source water and potential contamination sources apart. Ensuring source water is free from contaminants is a very important safeguard. We know that Aquifer 994 is identified as highly vulnerable. Any additional development should be carefully assessed." I don't think it has been carefully assessed. There are 2 sources of contaminants, the chemical risk. Regarding the chemical risk, Active Earth states that in the event of an accident any glue or spill will be contained by the concrete floor of the building and will be cleaned appropriately. But the SDS in connection with those chemicals states that the cleanup is with water, and there's no mention of the contaminated water will be handled. The SDS also state that the chemical Isocyanates must not be allowed to get into drains or groundwater. This was not analyzed by Active Earth. Active Earth also states that the adhesives are low VOC, but that doesn't mean that they are not hazardous, and toxic. That glue will remain toxic and hazardous for a very long time and will continue to represent a risk to the environment. Furthermore, Active Earth did not address how the shop floor and the equipment will be cleaned, and how the water and any solvent that has encountered the glues will be disposed of. This risk and is ongoing, and I haven't seen any measure that they would not enter the drains or the groundwater. The other risk is effluent. There will be over 100 persons using washrooms on a daily basis, and the by products will be pumping to an effluent in the upper bench and then it will be disbursed. There's a risk that the affluent will flow down the slope without sufficient time to renovate. Active Earth indicates that because of the conscious way deposit that can be managed. But Active Earth has not analyzed how it would be done and the conclusion of negligible risk has remained unproven. In my opinion, the risk of water contamination to our drinking water has not been properly assessed, and I encourage you to look at the Interior Health statement that drinking water must be free from contamination.
Mariette St. Germain (Crescent Road resident)	At the second public hearing, on January 28th, many residents raised a concern that the potential risk to the private domestic wells and drinking water. Having reviewed the groundwater impact assessments prepared by Active Earth, they believed that the scope of that study did not adequately address the risk of aquifer contamination, and that it would not ensure that their drinking water remains safe. This group of residents decided to pay for an independent hydrogeological assessment. McElhanney Ltd. was contracted to perform the assessment and has identified potential risks to private wells located downgrading of the proposed rezoning site. These risks include, and I quote from their report, "1. Effluent from the septic field that may only be partially renovated, and thus still contain organic matter. Nutrients and biological pathogens as it flows down the slope and enters the building perimeter drains, and from there will impact water quality of Aquifer 994. Shock wash down water from concrete floor slab, which may contain shock chemicals, such as residual glues and stains may enter the septic system, or the perimeter drains or rock pits, and then will recharge Aquifer 994.

	Exterior wash down water which would enter the storm water retention disposal system would be discharged to be infiltrated, to groundwater on rock pits, and would recharge Aquifer 994. Concentration of stagnant water in rock pits would lead to higher concentrations of contaminants over time increased, stormwater runoff due to and the increase in impervious rooftops and paved surfaces would have an impact on the water table underlying homes downslope of the new plant.” McElhanney also identified several deficiencies in the proposal as has been set forth in documents provided at these public hearings: 1. It's unlikely that there will be adequate, effluent renovation prior to discharge at the South property boundary 2. Time for potentially contaminated groundwater to be intercepted by domestic wells indicated downslope of the property may be less than expected and could represent a health hazard. 3. There is no consideration of the high consequences, though low likelihood event, of a release of low VOC or petroleum hydrocarbon chemicals at the property. 4. There is currently no clear stormwater management plan for the property. 5. There has been no consideration of installation of groundwater monitoring wells along the South property boundary 6. There has been no consideration of baseline and post operation groundwater monitoring in the highly vulnerable aquifer 994. McElhenney Limited also further warned that regarding the 3 test pits excavated by Highland Consulting a clay layer was found only at one. And the clay was not intercepted at any of the other test pits. Hence the continuity of clay across the property has not been verified, and the clay is to be considered a localized lens. Furthermore, the bottom of the clay layer has not been defined, and as such the thickness of this layer is unknown. In contrast, the Active Earth groundwater impact assessment. It is referenced in their conclusions that there is a relatively continuous clay like deposit, such as the impact on groundwater quality for the wells located south of the site is quote, “expected to be negligible” unquote. Mcelhenney concludes differently. The development of the site which is between 20 and 45 meters up gradient of the highly vulnerable Aquifer 994 could pose significant risks to the wells located downgrading of the site which are the sole source of drinking water for several residences. On behalf of the Crescent Beach Community Group, I want to be clear. Residents down gradient cannot and should not be exposed to any health hazard, risk to their private drinking wells because of this rezoning proposal. It is the RDCK's duty to protect the well-being of the community, and they must not allow any compromise on drinking water safety. At this point many unknowns remain. RDCK Directors will need to decide. Knowing that this rezoning proposal carries the potential to cause significant health risks to residents living near the proposed site. Therefore, we urge all directors and everyone else to read the Mcelhenney groundwater impact assessment and to act in the best interest of Crescent Beach Community to protect them from any potential contamination of their drinking water. I strongly urge the RDCK to oppose this rezoning proposal as the
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	risk to the health and safety of our Crescent Beach community residents are too great.
Klaus Offerman (Robertson Road resident)	What I first would like to talk about is community concerns and a particular one. I know that opposition to the large new factory is not motivated by opposition to development in principle. Many of the reasons provided by supporters of the large new glulam facility are also reflected in the comments of concerned neighbors who support the current Spearhead workshop. I, too, celebrate how a small creative high tech workshop from this little community has so successfully penetrated world markets with magnificently designed structures. I also support the expansion of so much value added to the resource because jobs are inevitably lost to technological advances. I understand that because I used to be Union Rep in the forest industry. But, like many of my concerned neighbors, I believe that Kokanee is not at all an appropriate location for this large factory, and I believe that for the following reason, it is not acceptable to download the risk of likely unsafe corporate externalities onto this residential neighborhood. Presentations by concerned members of this community have provided an amazing amount of information, often very efficiently condensed to the time constraints. These have been immensely helpful for me to understand these issues, and I'm thankful to all. Especially Chancy Blair's important contribution compelled me to participate in this process. His observation, that research which asserts polyurethane and MDIs are non-toxic is ancient research that ought to be taken very seriously by the RDCK. The RDCK cannot in good conscience rely on research from the sixties and assume that it has protected the health and well-being of this community. There are reasons why OSHA has for several decades set occupational exposure ceiling limits for MDIs. Chancy explains that safety data sheets are classifying MDIs as harmful substances that can cause toxicity through inhalation, ingestion and steam product with a host of severe consequences for integration. Further, a 1996, biology publication referencing case Number 5, Wood Products Manufacturing, describes how 10 workers at an engineered products plant developed occupational asthma from exposure to MDI. The document is titled, "Preventing Asthma and Death from Diacolate Exposure." The introduction is titled, "Workers Exposed to diacolates may involve serious or fatal respiratory disease. Clearly, Isocyanate give sufficient cause for extraordinary caution. Living at 4733 Roberts Road, I'm concerned that a wildfire may contact your operation. It seems like West Kokanee Creek almost to have become a regular event for wildfires. I would like to see information on the proximity of and frequency of fires in a 3 to 4 kilometer section. I recall when a rapidly spreading fire broke out on the property behind Rob and Begg's place. I could not believe how quickly that fire moved towards our place. The neighborhood all headed for safety to the mailboxes, and anxiously waited for the fire engines to arrive. Thank goodness, they arrived expeditiously. If they had not, I think all the properties north of Robinson Road, including ours, would have been lost. I would bet that fire was within, or much close to, 200 views of the proposed new Spearhead factory site. I remember the burning embers of the Hasty Creek fire landing in the waters just off Osprey Point. For at least a couple of fire seasons, the neighborhood gathered at the mailbox late in the evening, anxiously observing whether huge wildfires would crest. On one occasion the ridge east of

	Sitcom Creek, and on another occasion it the crest the ridge right behind West Kokanee Creek. One sleepless midnight, I stepped out to the end of our driveway at the park entrance. I could observe the raging fire on one of those ridges, even from that location. One summer fire was raged all around Kokanee Creek Park. The campsites west of the creek were shut down for public use and replaced by the tents of firefighters from Australia, who have come to help with the emergence in our neck of the woods. All of this persuades me that forest fire information ought to be part of the consideration of this rezoning application. I want to make one more comment. It's titled, "Legal is Not Always Safe," and I had a host of examples. But I want to give you my last point. In the mid seventies, still at KFP I mixed glue that was applied to the layers of the beam veneer in a panel of plywood. The mask I was given did the job of protecting me from the very fine rice husk powder that I poured into the mixing tank filled with a dark red resin. On the weekends I had to clean that 7 foot diameter mixing chain. Wearing rubber coveralls, I would be sent 9 feet down that slimy ladder packing of powerful steeples, so I could dissolve the thick sludge of phenyl formaldehyde caustics and other uglies that have built up on the wall. The regulatory environment continued to evolve after that, and in the late seventies the dryer operator I would enter and hold down the burner chambers of huge gas fired veneer dryer. I was now sensibly provided with a sky air pack, a respirator that isolated my breathing from the environment, and supplemented my lungs with oxygen. But by now I have developed a cedar allergy and have become very sensitive to my environment. I now have eczema and acute asthma. A smoky fire season means retreating to the house and to the air focus, as does a severe cold in session. So, I have learned that regulations are frequently outdated, that employers generally adhere to written regulations, but will not generally acknowledge salient new information that has not yet been rigorously tested. However, my health and my body often remind me that a practice being fully consistent with a regulatory framework, absolutely can be unsafe. The construction of a large glulam factory near Kokanee is example where rigorous research has just failed to catch up to reality. I'll give you a couple more examples of my interaction with the regulatory regime. So, 57 years ago, I started working at the KFP Cloud Mill as a clipper spotter. I was having cotton to protect my hearing. Years later, the WCB Requirements advanced to foam or rubber earplugs. Good thing a 9 foot long, steel knife rapidly hammering on a roped Dane aluminum envelope makes one heck of a racket. Today proper earmuffs would be required at the times these were not available or required by the WCB regulations. So now I have significant hearing loss. In 1981, I became a business agent for the Woodworkers Union, and I serviced factories and logging camps throughout the West Kootenays. I was alerted that a couple of mills were treating lumber with pentacle xorphanols. I studied the matter and confirmed the work of concern that exchanging leather gloves for long rubber gloves would not really protect the workers. The employers were insistent, and the workers informed me that we would walk out for the sake of their health. I gave their decision my blessings.
Chauncy Blair	My name is Chancy Blair, and I've been a proud resident on Crescent Beach for 44 years. My property is located on Crescent Beach Road, approximately 50

(Crescent Road resident)	meters from Spearhead. At the last public hearing, I spoke about potential risk to human and environmental health in the proposed development. Today, I want to briefly address 2 additional environmental concerns. First, I'd like to talk about the emissions from the biomass boiler and the potential impact on ambient air quality. I recently received data from a DC based environmental monitoring company which conducted air quality monitoring on a similar boiler to the same manufacturer. The emissions, components tested included particulate matter, total hydrocarbons, nitrous oxides and carbon monoxide. all of which significant implications for both human health and the environment. The results from this testing, conducted at 66% boiler capacity showed emissions that were either on the high end or exceeded the manufacturer's maximum emission specifications. In fact, emissions of particulate matter and nitrogen dioxide surpassed the ambient provincial air quality objectives which are set to protect both public health and environment. My point is these systems may not be as efficient as proclaimed. We have no emission air dispersion model data modeling for our community. Simply put, we have no data on the level of emissions we'll be exposed to in our homes and cannot come to any conclusions on safety. Second, I want to address the potential environmental impact of isocyanates which are found in glulam adhesives. When MDI isocyanates interact with water, they form polyurea's which create a sledge on the surface of water bodies. In one environmental toxicity study I read, this sledge formation led to significant changes in the microbial composition in an aquatic pond model. Though this may seem insignificant to some listeners, we know that in ecology even the tiniest changes can have devastating long-term downstream ripple effects on an ecosystem. Again, I want to point out, isocyanates. Do not have any established data on long-term, low-level exposure, making it impossible to assess the full environmental risk. While Spearhead may make efforts to contain these chemicals, it is impossible to eliminate all emissions and wastewater from a large industrial facility. Over time, the accumulation of these substances, like polyurethane sludge, can alter ecosystems and threaten environmental health. This situation mirrors the growing problems of microplastics in our environment. Another example of how seemingly inert chemicals can accumulate and cause widespread harm. If this rezoning proposal approved an unknown long-term risk scenario is created for the Resident. I urge the Board to err on the side of caution and prioritize safety over economic growth. Regional Districts face increasing pressure to balance industrial and residential zoning which often leads to competing interest. However, there are responsible ways to handle this. The risks I have outlined would be significantly reduced if the applicant expanded an industrial zone away from residential homes. I conclude the harms and risks of this project are not 0. Individuals should be free to decide what levels of risk they're willing to accept in their homes. This is a fundamental right. A vote in favor of rezoning fringes on that right, and subjects residents to foreseeable harms. Please take our concerns seriously. I certainly do and that's why I'm here speaking again tonight.
Austin Hawkins (Area 'F' resident)	I live near Crescent Beach, but not below the facility. I'm an architect, but I have no commercial ties to Spearhead. I think this gives me not just my position, but I think you know my work as an architect. Gives me a very specific idea of the

	value of spear guys work. And I also think the research that the community at Crescent Beach has done has been super helpful and working as an architect. Again, not working on this project, I'd like to suggest to the RDCK that's working with the architects of record on the project, that they take the these well studied kind of concerns seriously and approach those problems to come to some contribution. On a whole, I have a different point of view from the residents of Crescent Beach. I think primarily because of my demographic. So, I'm kind of early in my career. I'm 37 and mostly what I work on is basically affordable housing is sustainable by that. And that terms used a lot. But it's about, you know, integrating our construction with our environment. That's plants that grew up, so I call it. You know, bio fibers, and timber is one of those, and Spearhead has done a bunch of work to advance that. But in particular, I think, was critical now. So, we have mass timber, which uses a lot of timber really quite quickly, and I think that you know I've used it myself in in one project I work on. But that's becoming a big problem in our neighborhood as well. We see logging trucks coming by every 20 minutes. That can't carry on forever. And I think if you look at this, the reason I say our point of view is different. I'm kind of younger and I'm looking at a solution to climate change, which is a way bigger question than your neighborhood. Your neighborhood has a concern about water and air. Those are key concerns. Those can be solved by technology locally. And I think that's the responsibility of the architect involved and the RDCK. Using technology and some pits to deal with that drainage and potentially use wells to test for. But that's something that I think you know Spearhead can do, and we don't have to lose the potential to invent new things that can save us from an even bigger problem, which is, you know, I want to talk about that a little bit. What Spearhead is proposing to do in that glulam plant is to, from my understanding of it is, create a press that can make glulam's that can bend in multiple directions. Right now, that's mostly applicable for luxury housing. One of our problems in structure is that we typically use flat numbers also known as members in bending. This is a very inefficient way to support a structure. We need to use numbers that are curved like the bones of a whale skeleton, and get greater structural efficiency, and to arrive at a much more efficient use of our timber you cost in the timber industry know we're running out of timber and we have to use it differently. We have to upcycle it to a much greater degree. Now, locally, is this the right neighborhood for it? We have all these problems that you're talking about Spearhead in the neighborhood. I was just hiking up behind 9 mile, just like a few kilometers away. There are 5 old trucks back there, leaking their oil into the forest as well. So, we need to deal. We've had these problems air quality. There is a haze over that part during the summer, because we're burning wildfires, right? And so, I think we need to integrate these problems and look for a new solution. And I think you guys are working together beautifully. So, I just thank you for your work as well as advocating for the water and things locally. And thank you guys for your work advocating for sustainable harvesting of timber and you know new technology going forward.
Terry Lowrey	I stand before you tonight to express my strong opposition to the proposed rezoning of the lots in question.

(Robertson Road resident)	My primary concern is the impact this project will have on our airshed. Specifically, regarding Spearhead's plan to burn waste wood chips or shavings for heat generation, and to reduce the disposal cost of those shavings and chips. For myself, I feel this is unacceptable. There is a growing concern among scientists and environmental experts regarding the detrimental effects of biomass burning. It is widely recognized as a significant source of pollution in releasing harmful particulates and contributing to global warming. I feel that by contributing this biomass heating option, Spearhead is taking a step backward, not forward in terms of environmental responsibility. Let me provide some historical context. Spearhead previously operated a wood fired boiler which became a pretty big source of smoke pollution in the neighborhood. The smoke would typically drift eastward towards Kokanee Creek, where it would follow a downslope trajectory settling over our neighborhood almost kind of like a micro inversion. When my wife and I first moved to the area in the 1980s, many households were relying on wood for heat. We like to sleep with our window open, but during the winter months, the overpowering wood smoke made that impossible. At that time numerous community groups and government bodies, recognizing the health risk associated with wood smoke and worked to eliminate outdated practices like behind burners and burn barrels. And efforts were made to improve the efficiency of wood burning heaters in homes. Fast forward to today and over the last decade. Many in our community have invested in alternative heating methods, mainly air source heat pumps. The improvements have been remarkable. My wife and I can once again sleep with our windows open, freed from the smoke that once plagued us. In addition, the collective shift to energy efficient systems, like heat pumps, solar, and geothermal heating has led to substantial improvements in respiratory health, not just in our neighborhood, but also across the province. These alternatives to natural gas and wood boilers are the future, and have demonstrated clear, healthy benefits. The plan to burn approximately 33,280 cubic feet of chips or shavings, which equates to about 260 cords of wood or more actually, I'm finding is that it's probably an underestimate, would represent an archaic step in the wrong direction. After years of progress in improving air, quality, and public health, it is incomprehensible to bring back wood burning into populated areas. This move seems counterproductive, especially in such a modern and technologically advanced operation as Spearhead. I believe there are alternative methods for heating the facility that would be far more environmentally responsible. In closing, I would ask that you carefully consider the health and environmental impacts of this proposal. We've made significant progress. And it would be a grave mistake to undo that progress by reintroducing harmful wood burning practices back into our communities.
Lisa Bramson (Robertson Road resident)	Aquifer 994 is my delicious drinking water. I noticed from Appendix B of the hearing minutes, that there are 65 letters of support that were submitted supporting the rezoning for Spearhead's expansion. And of those 65 letters, 43 are from out of the area. They are not the direct neighbor. They're not Crescent Beach residents, and that includes 9 Mile. 9 Mile is not Crescent Beach, 9 Mile is 9 Mile. Kokanee Landing is Kokanee Landing. That's different from Kokanee than Crescent Beach. And of those letters of

	support most came from institutions, businesses, collaborators who have worked with Spearhead and have had a good experience. But that's beside the point. A lot of them didn't even reference an understanding of what the expansion really was all about. There is 21. Excuse me, 22 letters of support from neighbors. Direct Crescent Beach, Starlight Road, Crescent View Road, and Robertson Road, and I would just like Directors and Planner to compare this with the 56 signatures that we got from actual Crescent Beach residents who are opposing the rezoning. The opposition for against rezoning or opposition to rezoning really show glaring incongruences with our official community plan. At the last hearing, we outlined over 10 reasons why the proposal contravenes the OCP. But since the last hearing, I combed over the OCP. Again, and I actually found 19 articles that define and defend preservation and of rural quality of life, which is at the heart of the opposition to industrial rezoning and others have spoken to some of the details about the water. So, I'm not going to repeat that. But a direct OCP quote goes like this, "Economic activity within area F consists of home-based businesses, the service and recreation industry and some low impact industrial activity. Residents do not support large industrial enterprises within what is largely a rurally based residential community," unquote. By definition, when chemicals, big machinery and large-scale buildings are involved, that is heavy industry. All 3 of these criteria for heavy industry exist with the new Spearhead plan proposal. The scale of this proposal is a manufacturing site approximately 60 to 70,000 square feet. Part of it 3 stories high at full build out. That's 4 Nelson arena size skating rinks, and that doesn't fit into light industry or low impact definition. In closing, I urge the Planner and Directors to follow their own OCP guiding principles, and I can even give you the number. Article 5.3, 11. These include environmental integrity of communities minimizing the potential of adverse impacts of development and public involvement. The guiding principles article further states that quote, "the RDCK must be seen to follow the principles identified," unquote. Please know that we are watching closely.
Ursula Lowrey (Robertson Road resident)	Our issue is not with the company. It's with the rezoning at our location. To build a much larger and different kind of factory than what they currently have. Last November I first became aware of the Spearhead Timber Works expansion plans through that notice of proposal signs above and below the residential lots that they bought. The signs announce expansion of the workshop in a custom timber mill business and a 3 story office building and child care support. So I thought, oh, here we go again they expanded in 2020, and it wasn't so bad. They actually cleaned up some of their operations like that wood fired boiler. Then it took some probing and more probing, and finally I found out the proposed building is a standalone structure with a final footprint of 64,207 square feet. That's nearly one and a half acres. Which is bigger than our whole property that my husband and I own on the lake there and it's more than twice the size of the Nelson Civic Center. If you can imagine that, which is 3 stories high, but pay twice as large and twice as wide. Or Nelson City Hall and the courthouse combined, if you stuck them both together, but not quite as tall. So, the signs and this proposal have been very misleading to anyone that reads it. It's just an expansion of their workshop.

	The lots that Spearhead had proposed to build on are mostly steep granite bedrock, requiring considerable blasting and rock hammering to build such a huge structure at this location. It'll shake our nails out of our house. I'm sure the water drainage running off the hardened surfaces and the waste disposal will be problematic for a structure and parking lot of this size. And it would affect surrounding vulnerable aquifers which we've been talking about. Residents here rely on those aquifers for clean drinking water. Inside this massive building, Spearhead plans to manufacture glulam beams which the current workshop does not do as a purchasing. This is branching into a whole new area of fabrication. It's not a finished product, which is what they're doing now. But an industrial scale factory. It is not an expansion of the existing workshop as advertised, and it certainly does not belong in a residential neighborhood. Spearhead claims that the glue they'll be using is benign, but the product safety data sheet warn of severe health effects if exact guidelines are not followed, if anything goes wrong with containment, or there's an accident, or the chemicals are mishandled or a forest fire. And here they specifically mentioned, if that chemical isocyanate is heated 200°C or more, it becomes extremely toxic. Why would you even consider endangering our homes and lives with an industry in such a location? And I said, we don't have a problem with the company. They have honorable goals. They're doing great stuff. But they don't always comply with what they say they'll do. For example, during the expansion in 2020 there was a fence erected, not landscaping, which is now on the highway right away. And it was supposed to screen the parking lot but now it's screening the storage area. This is not in the plan. So, they bought the residential lot next door for their parking. The noise continues every so often. Well, of course, they have delivery trucks and traffic and diesel trucks regularly polluting the air. Spearhead has been evasive about the negative effects, and they downplay the scale of their plans. What they're proposing is way bigger and it doesn't belong. There are established places where this kind of industry would be welcomed Castlegar, Creston, Salmo, and you could consolidate if you don't want to split it up. You can remove everything. How much property do you own at home? You can put it in your own backyard. Approval of this rezoning would set a precedence for more conflict and pockets of unwanted and unplanned development in our regional district. It would reduce the quality of life and the tourist economy which we have encouraged in our Crescent Beach Community and Kokanee Park. And anyway, please find a different location. We've got a wonderful company. It needs to go somewhere else.
Peggy Hinitt (Robertson Rd resident)	I'm here not to oppose the expansion of spearhead business, but as a concerned member of the Crescent Beach community who is against the rezoning of the residential land for industrial use. I'm concerned that Spearhead is not addressed noise pollution over the years. Since the last public hearing, I had the experience of a large truck idling throughout the night in the Spearhead parking lot. This is just one example of the ongoing noise disruption that is all too common in our community. I also want to bring attention to the ongoing, persistent noise of the dust collector which operates 5 days a week, creating a constant hum that I that have lived

	through since we've been there. Following the truck idling incident, we did reach out to Spearhead, and they did apologize. I do appreciate the apologies, but I want to emphasize that this is an isolated issue. This conflict between industrial operation and residential living have become a regular occurrence, and they are disrupting our daily lives. I'm deeply concerned that if this proposal moves forward, this noise disturbance will only worsen with predictions that more large trucks will be needed to deliver manufacturing supplies, such as wood chips, and beams. I fear that the noise level will become even more unbearable for the community and our noise bylaws do not protect us from industrial noise pollution. On a related note, the dust collector issue remains unresolved. I personally hear the constant humming noise every day. Spearhead has been aware of this issue for years and yet the problem persists. I reviewed the RWDI noise study which offered solutions for reducing the noise for the dust collector, including installing silencers on exhaust outlets, and closing the airborne housing in an acoustical enclosure, or even installing a sound barrier near the source of the noise. These are practical proven solutions to address the issue. Given that there are clear, effective measures available to reduce the noise, I must ask, has Spearhead had done everything in their power to address the dust collector noise as they claim? The ongoing noise disruption leaves me with doubt, and once again I'm deeply concerned that if the rezoning application is approved, the noise will only worsen. In conclusion, I urge the Board to consider the impact of the rezoning decision on our community, we need to protect the balance between residential and industrial area. And I believe that expanding Spearhead in a more suitable location would be a better solution for all of us.
Dan Rempel (Spearhead Employee)	After 20 years of working in architectural refabrication and construction across 10 different companies. I can easily say that Spearhead is by far the best companies that I have ever worked at. It is the most ethical and employee focused business. Our work safe record is outstanding. My wife is a nurse and knows of Spearhead because they never see any Spearhead employees at the hospital. After 13 years I've never had a sick day. My kids are proud when they tour the facility that this is where their dad works, and they can then be on the choices that I've made, and hope that they work at a company like Spearhead when it comes time to join the workforce. We've got a couple of main points that want to address from a community impact standpoint. Spearhead has, quietly but significantly, over the years invested in this community by donating timber structures to the Japanese garden, local schools and recreational facilities. They've contributed consulting expertise to local projects like the Hall Street Beer and the Cottonwood Band Shelter totally free of charge. They sponsored community fundraisers and are development programs at Selkirk College to help improve the welfare and economic viability of our community. We're providing work experience opportunities for students. We had a grade 9 student from the older school. There has work experience with us today. Just during my tenure, the company has contributed over a hundred thousand dollars in cash to local organizations. From an environmental responsibility standpoint, as a rural resident myself, I value the regional district's environmental assessments and ensure it helps guidance on water usage. When scientific experts determine a project has low

	environmental impact, trust your professional government. I'd like to think that everyone in this room also is a believer in science. When neighbors expressed concerns about noise, traffic and air quality, Spearhead has consistently responded by engaging qualified experts to conduct thorough studies demonstrating their commitment to addressing community concerns with integrity. On an economic innovation standpoint, we must remember that innovation is what made them professional to begin with. The recent trend of rejecting manufacturing, rezoning applications is concerning for our economic future. Victoria and Ottawa are watching this decision. How we respond will determine whether Nelson continues to receive investment for forest management, infrastructure, healthcare facilities and housing. And I'll offer one cautionary example of just a recent note. A glulam company just 3 hours west of us, went bankrupt after 60 years, partly due to a failure to innovate on their own site in British Columbia. They built a separate facility in the United States, and it contributed to the destruction of their business. It was acquired by a multinational corporation, and just last week they laid 15 people off. That harms that community in a real way. Remaining competitive in advanced timber requires constant reinvestment. With unstable international trade relations, investing in value added forest products, which is one of BC's most valuable resources, is crucial for economic resilience. This decision isn't just about one company. It's about the community's future or economic stability and the ability to balance innovation with environmental stewardship.
Linda Blair (Crescent Road resident)	At the last public hearing, I shared my concerns about potential health risks from groundwater contamination, air pollution, and the importance of preserving our rural, residential, and recreational land for future generations. But today I wish to address something that I believe is foundational to understanding our current situation. Our shared history of this area. Understanding this year history provides us, perhaps with a clearer perspective on the decisions we face today. I've lived in Crescent Beach for over 50 years and I've had the real privilege of teaching over 700 elementary school children and their families in Areas E and F. The majority of these families chose to live on the North Shore because of its rural character and its proximity to Kootenay Lake. A 2020 land survey conducted by the RDCK in area E revealed that the overwhelmingly majority of residents prioritize rural character, the natural environment and quietness ranking them at the 3 top values. In stark contrast, industrial development was ranked last, a mere 2% support. This speaks volumes about what residents in our area value in their quality of life. I also want to point out the importance of our Official Community Plan, which was adopted in 2011 I believe, and that plan was adopted in extensive consultation with 13 government and community agencies. The community consultation and policy development process involved 18 local advisory planning commission meetings that were open to the public. 2 public meetings, 6 community specific workshops, 3 open houses and continuous updates through the website and newsletters. Given this comprehensive community driven process, should we not be honoring the principles set forth in our OCP? Should we not be adhering to the long-term vision and goals laid out in this plan that

	came from our community? Our OCP, as Lisa said, consistently emphasizes maintaining the rural character of the area. I believe Spearhead's acquisition of 3 residentially zoned lots with the intent to have them rezoned for industrial use goes against the express desires of the wider community and our neighborhood. Interior Health's report also reinforces that, "Best practices dictate residential and industrial zone should be kept far apart." Finally, I wish to address the Archaeological Study, commissioned by Spearhead which I found surprising given the number of documented and undocumented artifacts unearthed in the area. The study concludes there is low potential for archaeological sites. But I believe this is inconsistent with the evidence presented in the report. Firstly, the study is located near Kootenay Lake and Kokanee Creek. Both of which are well known to have high archaeological potential as well as proximity to fish, wildlife, and plant values. Moreover, there are 8 registered archaeological sites within the 5-kilometer radius. Travis Vatke, the manager of the BC Government Archaeology Branch and his team are currently reviewing the archaeological impact assessment. In conclusion, I ask that we carefully consider the historical, the cultural, and the environmental significance of this area. We have an opportunity to honor our past, protect our future and ensure that the values cherished by this community are respected.
Erica Strom (Spearhead Employee)	I'm here tonight to speak in support of the proposed Spearhead expansion. I've lived in Nelson for 10 years, and I've been employed by Spearhead for the past 8, and a graduate of Selkirk College, a homeowner in Fairview, a pass holder at Whitewater, and most importantly, a mom to our 2-year-old daughter. We love camping at Kokanee Creek, fishing in Kootenay Lake and hiking in the mountains with my dog. I'd like to take my time to share how Spearhead has supported me, not only as an employee, but also as a woman working in the trades, a parent, an outdoor enthusiast, and a community member in Nelson. In 2016, as a student in a fine working program at Selkirk College, I toured the Spearhead facility. Amazed by the craftsmanship, I immediately knew I wanted to work there. Starting on the tools in the fabrication department, I quickly came to learn about what kind of company I was working for. Not only did they align with my morals and values, but they were also inclusive, encouraging, and supportive of my career path and goals. They supported my apprenticeship journey and offered ongoing training opportunities for mentors within the company and through courses at Selkirk College and BCIT. My woodworking career was well on its way, progressing to the role of development. Three years ago, I decided to start my family, and I naturally felt the apprehension many new moms have on stepping away from their careers to focus on family. During my pregnancy, Spearhead was 100% supportive and understood that many aspects of my job needed to change. I decided to move into a new role and department and was provided mentorship and training in house without any hesitation. When I took my maternity leave Spearhead provided wage support by topping up my EI earnings, relieving much of the financial pressure of that early stage of parenthood. As I returned to work, I experienced the stress and difficulty many local families face when trying to obtain childcare here in the Kootenays. There's a shortage of spaces available, and we're very lucky to secure 2 days per week. Spearhead has

	worked with me to create a flexible schedule to take care of my daughter, and I'm incredibly grateful for the support here has shown me and many other parents of the company. This experience reinforced my opinion that Spearhead is a family first company, which we've seen in their efforts to include the daycare facility in future phases of the proposed expansion. This expansion plans to include space for employees and community members to learn about the industry, partake in apprenticeships and teach about trade opportunities. It will advance the careers of current employees. It will provide work opportunities for graduates with specialized programs offered at Kootenay and BC schools. It will keep our families local and provide people opportunity positions. For me, this expansion provides an opportunity for development and education, but also an opportunity to teach and mentor. An opportunity to not only show young women what they are capable of, but to show my own daughter what she's capable of when a company like Spearhead gives us a chance. It would also allow me to advance my career locally, work with innovative and specialized technology, to support my community and provide a better life for my family. To close, I want to say that Nelson is an amazing place to live, but I want to keep it that way. This expansion would create a space for so many people to experience Nelson as I do for years to come. Spearhead is the kind of employer we want bringing jobs into the community, and I have no doubt that growing this company will only bring more opportunities to the town we love. I grew up in an industrial town and we lived right downtown, so I had trains of chlorine that went past my home. My dad worked in the bleach plant and every day he smelled so bad. I've also worked in a mill next to a pulp mill. I worked with all sorts of steel products and there was a lot of risk. So, I've had this experience with big corporate companies that maybe didn't care about my family or my dad. And I do not experience that with Spearhead. It's a small family company that I felt safe bringing myself and my unborn child to the Spearhead facility. And spending my pregnancy there with all the considerations that we need to keep me safe and continue to keep me safe to go home with my family.
Tom Klein (Adjacent property to the west of Spearhead)	When I first learned about this proposal, I had some concerns very similar to what I've heard throughout this process. I thought about it for a couple of weeks, and I decided to meet with them directly. Ben and Josh showed me around the facility, and I learned a bit about their company values and what their vision is for the program. After this I decided to support them. These are good people doing good things in the industry. Supporting a company like Spearhead is the logical conclusion. They act with environmental integrity and have generously donated to the community. I want the best for everybody in our neighborhood and support Spearhead. I support them.
Andrea Lazzarotto (Crescent Road resident)	I stand here today not only as a concerned member of this community, but as a voice for those who cannot be here, such as my own children. My kids, like so many others, love and care deeply about this area. And in many ways this rezoning decision may impact them more than anyone else because of their young age. My 8-year-old has been listening closely to the discussions. And he's trying to understand how it's fair for an industry to come in and try to change the rules about the land that have been in place for decades. I honestly do not know the answer. My 10-year-old learns about protecting the environment and

	using sustainable energy sources in school. All in an effort to reduce our carbon footprint. He questions why industries are still allowed to pollute in residential areas when there are greener, cleaner solutions like solar energy available. Once again, I do not know the answer. This proposal brings a lot of uncertainty and many questions that need careful consideration. For instance, the new aquifer impact assessment done by McElhanney has highlighted. Several significant aquifer concerns related to this proposal that could negatively impact our health. This report needs to be sent to Interior Health. McElhanney should be able to respond to any of the Active Earth public hearing comments tonight. All of Active Earth's assessments have had major gaps. The health and well-being of our area residents should come before corporate profits. As parents and as a community, we are relying on the RDCK Board members and staff to make decisions that will not just benefit us today but will benefit our children tomorrow. You are accountable to them. To the next generation. You may not see them tonight, but they live on Crescent Road and they will be the ones to live with the consequences of your decisions. They have many more years ahead of them in this beautiful area, and we need to show them that their health, their environment, and their future matters more than anything else. I urge you to consider this as you make your decision. Please oppose this rezoning application.
Eugene Josay (adjacent neighbour to the east of Spearhead)	<i>The Chair called a brief recess to consider the content of Mr. Josay's submission. The chair determined that the info being shared by this resident was not related to the specific application being considered.</i> <i>Mr. Josay indicated he does not have anything to add in relation to the application.</i>
Kent Foot (Operation Manager at Spearhead)	I recognize a lot of people in the room because I'm one of the two people who went around the community and knocked doors and answered questions, provided presentations and tours of our world class facility. This was a rewarding experience meeting everyone. It was exciting to let people know what we were up to. The range of responses went from, "It's not my business what do you guys do over there, you run a clean operation," to, "We don't want any change at all to our community." So many of the concerns that we hear tonight were brought up during those door knocking sessions. That was the beginning of Spearhead's push towards addressing these concerns. I would never stand up in front of a group of people and support something I didn't truly believe in. My background is forestry and I'm an environmentalist. If anybody knows a kid who starts reading organic gardening like the gospel. I spent my entire forestry career thinking about my kids. I never wanted one of my children to ask me, what have you done to help? Why can't I find work here? I count my biggest achievement being one of the founding members of the Project Community Forest, whose mandate was to protect water first and create local jobs. Second, I was there for all the initial community meetings, writing the mission statement, creating a business and watching the first log come down the hill. I see many parallels between the start of that project, and where we find ourselves today with Spearhead. There were people who opposed the project, and there were people who supported it. Many different reasons came up. Some wanted us just to leave this to the professional loggers. We have to keep reminding ourselves that we were

	on the right path. Our plan is a good plan. Spearhead is eager to be involved for the air, park and community forest, not because of greed or profit, but simply because the Spearhead owners understand and support that type of forestry which is kind of a dream that we had many years ago when we sat around the table to talk about how we can make this work as a community forest. I just like to remind everybody that no matter where a person is from or how long they've lived in a particular area, not me or anyone in this room stands alone on top of a moral and ethical mountain. We all share a responsibility to make good decisions for the next generation. If only wealthy and retired folks can afford to live in this amazing places. Spearhead is an incredible company to work for, and it all starts at the ownership level. We now have a second generation of ownership of Spearhead with Josh and Ben, who grew up in Nelson, have the priorities straight and have a level of environmental ethics that very much aligns with my own. When people ask me what it's like to work for Spearhead. I immediately start to smile. And it's when I get to work with 70 talented, smart individuals that are just a real pleasure to work with. When I was lucky enough to get hired I was told, "We don't want our staff to do a really good job. We want them to do an extraordinarily good job, and we want to be the best in the world of what we do." I've never worked for anybody who said anything like that before, and it's truly remarkable. Nelson is full of incredibly skilled people, of all different walks of life and spirit, it is a shining example of that staff is treated really well, and one of the reasons why we have so many staff that have remained for 10 years, 15 years, and maybe beyond 20 years. If anyone has kids or grandkids that want to stay in the Kootenays rather than going to the oil patch or Vancouver or Calgary to find work, then you need to support this initiative. This is a unique opportunity to build dozens of quality jobs in this area that will inevitably spin off even more quality jobs. I fully support the expansion project and believe that Spearhead will continue to make the decisions and do the right thing by all of us.
Murray Shunter (Crescent View Drive resident)	I'm going to ask what is to be gained by this proposed development? Or what couldn't be gained with a different expansion location? When Spearhead was a small, startup timber frame business, they served the local Kootenay area. They no longer contribute in that way as they're now a multinational corporation. I believe that's the word that serves very affluent clients and focuses on design and fabrication of wooden steel. Spearhead currently creates several well appreciated jobs. If the expansion was developed at the alternative locations previously mentioned by Spearhead themselves, these new jobs would. Recurrent local business relationships with Spearhead could maintain those relationships at the current location. The new location Spearhead has mentioned that the proximity of the proposed development to its current operation is important, due to low production volumes. We haven't been given any idea what this means. Regardless, this may actually be used as an argument for being able to operate in a in a different location. And we're not talking about in the United States. Here. We're talking about 45 min down the road or somewhere that was previously mentioned. Honestly, the only real benefit to this exact proposal really appears to be convenience for Spearhead.

	Loss of ambient air quality, loss of peace and quiet loss of traffic, safety, potential loss of safe and sufficient water supply to over 120 households from the highly vulnerable aquifer shared by these households, and the other aquifer shared by our household and the provincial park. Even if low risk, and this is far from being confirmed, this does not mean no risk. Gambling with people's water with so much to lose is not responsible. I would like to touch on the loss of aesthetics of a rural residential neighborhood and beloved Kokanee Provincial Park. This is not a small thing. It may sometimes seem like it when we're talking about jobs and the future of our Earth. But it's very important. This monstrous glulam plant and additional buildings would have a footprint of 69,965 square feet, specified in the January 29th submission from Spearhead's consulting. To help put this in perspective, the area currently protects the nature of our neighborhoods with a limit of 2.47 acres per newly built home in R2 country residential zoning. On the proposed development property that would allow for the building of 2 houses. Statistics Canada shows the average BC home at 1,410 square feet. This means the proposed glulam buildings would be the equivalent of 50 average sized houses. You imagine the outcry. If someone applied to build 50 houses on this 5-acre lot. They are not homes. They're a massive industrial glulam plant. Go to the facts and shake your head. At the first public hearing, it was implied that Spearhead would uproot families if their proposal was turned down. And they were to build their expansion in the 2 different local locations that they themselves have deemed viable. The company is since backed away from this position. Spearhead would not be the first corporation to operate in multiple locations facilitated by today's ever expanding modes of communication and collaboration over distance. This is now the norm, not the exception. If you've seen their current location, there are many huge buildings wedged into this site which are in no way are architecturally compelling buildings. Spearhead is a fast-growing company and needs to expand. That is obvious. What is also obvious is that these expansions will be ongoing. How long before the proposed development would be outgrown. In all likelihood in the future, multiple locations will be required despite anything that is decided for this one. So, saying no to the zoning change, and industrial expansion would not be fracturing the company. Saying yes to it, considering the impacts on air, quality, water, quality, noise, traffic, 24 hour lighting, aesthetics, etc. Would fracture a neighborhood. What could also be fractured is the trust of the residents and their Area Director and all Directors. The trust that as constituents, our interests and needs are being protected, and that the spirit and intent of the official community plan is being honored. This rezoning application has obvious implications for all Directors in all areas of the RDCK. So please do the right thing. Consider a neighborhood as your neighborhood. These really are the ties that bind us in the RDCK. Please don't vote for this massive and intrusive industrial expansion in a rural residential neighborhood. Please don't abstain base to choose the pre-option 3 previously presented by the Planners. And remember this decision is irreversible. What's in your hands is the future of many generations of our children.
Tyler Rice (9 Mile resident)	I live at 9 Mile with my 12 year old son. Here he attends Redfish Elementary. So, he goes by that location every school day and he's been very intrigued in the

	process, understanding why can't business grow in this area? He learns about solar and water and everything else, but he's also exposed to business and development and community, and so I brought him out to be part of a democratic process, so that he's not left wondering what goes on, and he can see what goes into that community discussion. As a parent I express, the community is not just one localized area, but the entire Regional District and the impacts that are expressed today are important for the localized community, but also for the broader Regional District, and to ask what's at risk? It's a big what if question. To look at the geopolitical situations, to have constraints for a poster child of business. From my perspective, that is a generational growth. Success in our region is really setting a strong signal to the business community as to whether the Regional District is open for business. Especially with regards to the pollution and traffic when they're trying to source local wood from Harrop-Proctor we must look at. If they are moving to those alternative locations, well, where are the impacts of that? Well, now, we've got trucks going further to ship that material from here to Proctor, we've got more disruption and more pollution. From what I understand on this proposal, Spearhead is creating very high value product from material in our region, recruiting staff to this area. For myself, Nelson is the destination to recruit employees. To look at a different location, I know for myself, it's difficult to recruit staff to those areas because of the joys in which we all have in the Nelson area. So, I'm in support of the project, and I appreciate everybody's comments and sentiments. I just want to make sure that the elected officials are really looking at this from what is the definition of community. And my perspective, that's a broader Regional District.
John Cathro (RDCK Resident)	I have three things I'd like to say: First is I mean for people who live immediately adjacent to it. Without a doubt you're closet to the impact, and you have right to use this process and other process to pick it up for your values. I would also like to think that Spearhead hears that and that they would take it very seriously and that that they would want to make sure that you are the very first people that they want to make happy. Obviously, the staff and their customers, but you guys are neighbors, and I think being good neighbors is important. Second, as somebody who's worked in forestry for 30 years, all I've seen in that time is our manufacturing capacity diminish. Castlegar used to have three sawmills up the lake. Now they're gone. The third thing is we all hear continually these days is how our supply chains must change, how we need to start providing for ourselves and adding more value to what we are doing here locally. Whether it's food, energy or wood products. It's a different situation now than it was a couple months ago and certainly when this application started. It has left us wondering if we can't find a way to keep neighbors happy and support local business that wants to invest in such a globally renowned business while adding value. How can we truly face the challenges that are in front of us? I don't think it is easy. It's an initiative I think we all need.
Shelly Sapriken (online comment)	<i>Concerning inconsistency in rule enforcement. While one participant was sanctioned for legal matter and the applicant's character.</i> <i>Chair explained the reasoning behind his actions.</i>

Nicolas Sills (Blewett resident)	I just wanted to speak from some expertise in the industry to get further perspective. Mr. Ripple mentioned a company that went bankrupt in the Okanagan. That was Structereland, I was previously the general manager of that company. There were some comments made about a fractured business. He opened a 4th facility in Conway, Arkansas that was not able to attain, retain, or acquire the staff that were needed to operate, helping in significant financial hardship along with several other large management issues. But that ultimately resulted in that organization which was bought out by a multinational company which also had difficulty due to a fragmented nature, and we lost 15 people last week. So that's just a perspective on some of the things this growing industry goes through. Building on that I wanted to provide an example of scale, and I think I'm not overstepping boundaries here. But from what I understand from Spearhead's proposal, the scale is roughly 7% of a neighboring mass timber facility. But at the scale we are talking about here is still a relatively bespoke scale leading into that excellence of Spearhead's building on that scale. I also conduct reports for the Government of British Columbia on how to grow this massive industry and what the future looks like. In these reports there is a metric used called the EBA, economic value added. And what Spearhead's business plan proposes to add, is a multitude of what we see in the forest industry. And this is an opportunity that we, as British Columbia as a whole, need to learn how to encompass and jump on, and especially in the face of what's happening in the world today, how to support ourselves and our communities in these manners. The third part I want to add here is, I am also helping a college develop a master excellence program. Selkirk College has been diving into that master excellence program because this specific area been deemed the center of excellence for these skill sets and the people that live here today. They live here, and we need to create these jobs here to make sure that they have a future as British Columbians with the resources we know how to use.
Walter Townsend (lives across the street from Spearhead)	There's a great number of comments have been made about the air pollution. But we're the lowest point in that whole area and there's a number of houses around us that have wood burning stoves. I can actually watch the smoke come out of the chimneys come down along the ground and funnel right into our front door of our house. Kokanee Creek Park with their bonfires going right up until the fire ban stops them, and then starting up right afterwards. That area has got a smoke tinge to it, for most of the year, and I'm breathing it all the time. What I'm seeing from Spearhead is a much cleaner alternative, and I really don't see the air quality decreasing with their operation. I'm definitely in support of them going ahead with it.
Sandy Mitchell (Salmo resident)	I've heard somebody say let's move it to Salmo. I lived in Salmo for 45 years. What's better about Nelson than Salmo? Why are we trying to move it to somebody else's back yard? These guys have an incredible facility. In fact, we always brag and talk about what Spearhead's creating on a world scale. And honestly, I'm really proud of what goes on here at Spearhead. It's fantastic. What are we going to do here? Are we somehow going to get people to work out there? The mention of smoke pollution is a good point. I don't ride my bike there anymore because it's toxic in the park.

	I hate to see, “It’s not my backyard” mentality. I think everybody needs to work together. It’s a world class facility. We should be proud of this thing. Regarding jobs, it’s a fantastic place for a job. People stay here and raise families. The other one is you're saying, move that one facility off site. But did anybody think how many trucks will bring in that material back onto this site?
Anne Desjardin (Starlight Road resident)	We as community residents here, are not opposed to Spearhead developing. We think it's a fantastic company. We would love to see them continue to grow. We are proud that Spearhead is part of the of our community. But we just want them to consider relocating or not making such a huge industrial expansion into our neighborhood, that's all. They're fantastic employers, it's obvious. But it is difficult for us because everyone loves Spearhead. We are trying to preserve the integrity of the environment and our homes and our lives in our neighborhood.
Kimberley Casmore (Spearhead Employee)	I come from a background working as a professional engineer in oil and gas, and I recently went back to school to pursue architecture as a way to work in an industry that's more aligned with my values. I took on student loans. I uprooted my life. I essentially started over so I could feel good about what I was spending my life and career doing. When given the option of settling anywhere in Canada, I chose to pursue living in Nelson and the Kootenays. I moved here because I'm an avid outdoor adventurer and an advocate for the environment. I ski in the mountains, and I frequently have paddled the many rivers in this area. So, believe me when I say I also deeply care about this area. I grew up in Hinton, Alberta and I know what it's like to live in a strong community and to be an active member of the community where I live. Although I've only been at Spearhead a short time, I've been blown away just at how much they care about their business practices and how informed they are on being industry leaders. I've been on oil and gas sites, in pulp mills, in urban construction and it's a world of difference in how they approach their business. I believe that with the expansion they'll continue to push those values and be industry leaders. I've heard a lot of the comments of concern about the scale of the expansion and the effects on the community. They're faced with the demands of competing priorities, and it's as much a social science as a technical trade. And so again, I've been so impressed with how they've approached this expansion with the architects they've chosen to work with to really bring the connectedness of the community and try and do it in the most sensitive and genuine way they can. I like to think that I've been welcomed to this community, and that the work of Spearhead will attract others like me to your community. People who care about the environment and want to be a part of the industry that's leading change to make the world a better place. I chose to live in the Kootenays because of the values of the community, and I chose to work at Spearhead specifically because it was an opportunity for me to be a part of a company that can actually change the status quo of construction and without broader change in the industry. We'll continue to face the global issues that still impact us all, such as the immense risk of forest fires from climate change, the droughts of our rivers and lakes, and deforestation from poor forestry management. I may not have lived here as long as most of the people in this meeting today, but I hope to. I hope to

	be the next generation that upholds the values and spirit that you've worked so hard for in this community, and that opportunity would not be available to me without Spearhead.
Anders Malpass (Area 'F' resident)	We really got to think about working together as a community. 16 years ago, I was in this exact boardroom thinking about our business. I was given that opportunity of land and we were trying to push for manufacturing. And we've been successful in doing that because we were given the opportunity from the public be able to have that opportunity. And when I look at Spearhead and look at our community, we understand this organization, and there will be sacrifice across the range for all of us. Spearhead is not looking to build an atrocity facility. I think about the creation of jobs. I think about our environment. And I think about our community around us. I think it's a very viable option for everybody here. We understand them. They're community driven. They want to provide impact. They're willing to go above and beyond and then trying to find solutions against these things. So really, I think that we need to think about embracing some other things and think about an option for change, and how we do that.
Mariette St. Germain (Crescent Road resident)	I would like to bring the topic back to the topic of water quality that we started out at the beginning of this evening. This proposal is to put a plant an industrial plant on a vulnerable aquifer, beating a highly vulnerable aquifer. These are not imaginary terms. These are the BC Government's classifications of the aquifer we live on. We take our drinking water from these aquifers. Please understand this plant and the chemicals they're intending to use represent a health risk to those of us who take our water from a highly vulnerable aquifer. This was the purpose of this evening to look at the groundwater assessment impact assessment studies. And we would like to bring your attention as that is one of the key issues of us in the Crescent Beach community.

PROPONENT'S RESPONSE TO SUBMISSIONS

The proponents Josh and Ben Hall opened with appreciation for the valuable feedback and discussions shared. They emphasized the company's commitment to maintaining an open dialogue with the community. A historical overview of the site was provided, highlighting the longstanding industrial and commercial use in the area.

Key clarifications were made regarding the business model, specifying that the company does not intend to produce and sell unfinished glulam billets but rather manufacture specialized, high-quality products. Concerns about water usage were addressed, noting that a hydrogeologist's desktop study had assumed double the actual water consumption. The company confirmed that no process water or site washing is involved, with dust control managed through advanced HEPA vacuum systems. Additionally, a commitment was made to install monitoring wells along the property's southern border if the project proceeds.

Noise concerns were discussed, with confirmation that while the region has no decibel-based bylaw, a voluntary threshold was established using comparisons to Health Canada and other BC jurisdictions. The company acknowledged past noise complaints related to an older dust collector and committed in writing to replacing it with a quieter, modern system as part of the expansion.

Regarding facility size, it was explained that the 64,000 sq. ft. building is dictated by production equipment requirements, but efforts have been made to reduce its footprint and increase setbacks.

On adhesive use, the company outlined its choice of cold press polyurethane glue, which is GreenGuard Gold certified for low VOC emissions and handled under strict safety protocols. A recent third-party study in Germany found that MDI emissions in the company's equipment setup were below detectable limits.

The proponents concluded with a commitment to working collaboratively with the community and a recognition that the project's future would be covered in the media. The company reaffirmed its dedication to exceeding regulatory standards and fostering a positive, innovative solution that benefits both business and residents.

Additional correspondence prior to the public hearing being closed are attached as Appendix A and B.

ADJOURNMENT OF PUBLIC HEARING

The hearing was adjourned at 9:23 p.m.

Approved on April 2, 2025

Tom Newell, Director, Electoral Area F



Zachari Giacomazzo, Planner 1

March 12, 2025

Board of Directors

Regional District of Kootenay Boundary
202 Lakeside Drive Nelson
Nelson, B.C., V1L5R4

Dear Members of the Board,

I am writing to express my deep concerns regarding the proposed rezoning of three residential lots on the North Shore of Nelson for industrial use. As a resident living directly across from the Spearhead property, I believe this development would have significant negative impacts on our community and environment.

The primary question before the Board is whether rezoning these residential lots would benefit the community in the long term. I contend that the decision should not be based on the potential for short-term business gains. Should Spearhead sell their business, the community would be left with irreversible consequences. Once the land is re-designated for industrial use, it will be permanently altered, potentially harming the environment and public health for future generations.

This proposal poses a direct threat to the quality of our drinking water and air. The Crescent Beach community, which relies on private wells for its water supply, could face serious health risks if the proposed development contaminates our aquifers. Furthermore, air quality would be compromised by emissions from the proposed biomass boilers. These concerns must be taken seriously, as the health and safety of residents should always be the foremost priority in any decision-making process.

Regarding the groundwater impact, I must emphasize that the scope of the Active Earth Ground Water Impact Assessment and its subsequent revision was far too narrow. In response to public concerns about potential groundwater contamination, residents commissioned an independent Groundwater Impact Assessment by McElhanney. Their findings and recommendations are critical. Notably, they advise further evaluation of the potential negative impacts on water quality and groundwater levels, as well as the installation of monitoring wells. **Time for potential contaminated groundwater to be intercepted by domestic wells located downslope may be less than expected and represent a health hazard.** These concerns highlight the need for a more thorough and comprehensive review of the development's potential environmental risks.

Additionally, the proposed biomass boilers raise significant air quality concerns. Despite requests for an air quality impact assessment, the RDCK has declined to conduct such an evaluation. Biomass boilers are known to emit harmful pollutants, including particulate matter, hydrocarbons, nitric oxides, and carbon monoxide—substances that cannot be filtered. Data from an environmental monitoring company suggests that even operating at two-thirds capacity, a similar sized unit to what Spearhead is proposing, exceeded acceptable levels for these pollutants. If the proposed boilers at full capacity release such toxins into the air, residents of Crescent Beach would be exposed to unacceptable levels of pollution, leading to serious health risks.

The risks of this proposal—both to human health and the environment—are too great to ignore. Spearhead has other real estate options available within designated industrial zones, which would allow for business growth without endangering the health of the Crescent Beach community. By making this decision, you have the power to protect both our community and the future of our children.

Thank you for your time and consideration.

Sincerely,

Andrea Lazzarotto
Chauncy Blair
Parker Blair
Luca Blair

From: [REDACTED]
Subject: Fwd: New Submission for bylaw amendments 3002 and 3003
Date: Wednesday, March 12, 2025 1:08:03 PM

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I am re submitting this letter since I forgot to date it the first time.

Thank You.

Anne D

----- Forwarded Message -----

Subject: New Submission for bylaw amendments 3002 and 3003

Date: Wed, 12 Mar 2025 11:16:01 -0700
[REDACTED]

To: Zachary Giacomazzo, RDCK planner

Re: planning file Z2410F

amendments to Bylaws 3002 and 3003

Wednesday, March 12, 2025

Dear Mr. Giacomazzo

We continue to oppose the rezoning of residential land for industrial use in our neighborhood. We are opposed to any changes in our Official Community Plan.

A 64 thousand square ft building ,added to an existing 4 thousand square ft compound, is a gigantic industrial development. A signed petition, states that by 85% of the residents in our neighborhood are **opposed** to the rezoning and are opposed to these bylaw amendments. These people like us are directly impacted by this rezoning proposal and will loose their quality of life as a result of the industrial expansion.

We are not alone in our opposition. It is gaining momentum as the broader community is getting informed. There is also a petition circulating now on Change.org with 200 signatures of members of the greater Nelson community of who are also opposed to this rezoning. They say, and I quote:

“no industrial development in proximity of a salmon bearing Kokanee Creek...to close to Park and residents....its time for all government levels to make clear stands on those kind of activities that threaten wildlife and human quality of life....Watersheds and residential communities must be protected from industrial contamination

As far as we are concerned, there is no conversation existing between us and the developer regarding this invasion into our neighborhood. We simply want The RDCK Board Members to hear our voice in this opposition.

Whether Spearhead is a good business or not, is not the question that needs to be considered when voting in this decision.. The businesses integrity and ecological mindset has no bearing on the issue of rezoning.

Stopping the re zoning does not have to stop the expansion. Spearhead has the choice of building this expansion in a different location. They have the resources necessary and other locations have been considered previously. On land that is already designated for industrial use. Where their economic growth can continue. Where they can continue to expand at will and give work to local businesses and employees. This might turn out to be a winning situation for everyone concerned instead of dividing the community, Spearhead will gain overall support by those that may support them, but do not support forcing their agenda onto a community who has made adamantly clear their opposition.

Spearhead has a choice. The residents do not. They cannot all pack up and leave their devalued homes in which they have invested years of their lives. They would be forced to live in close proximity to an industrial compound that did not exist before they arrived. That has slowly grown and is threatening to continue to grow to a size that is no longer acceptable. This does not allow for any positive relationships with a neighborhood.

Allowing this rezoning will sacrifice the needs and welfare of many in order to benefit a few. We ask the Board Members to consider the possibility of **not** letting this rezoning take place, which is for the convenience of the business developer, and **not** let financial gain overrule the welfare of people and the integrity of the environment. We ask them to exercise their individual vote and vote from the heart.

Would you consent to have a 70 thousand square feet industrial compound develop in **your** neighborhood?

Sincerely

Anne Desjardins

Jack Starr

4609 Starlight Road

Nelson, BC

From:

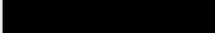


Subject:

Opposition to Industrial Rezoning near Kokanee Creek Park and Crescent Beach

Date:

Wednesday, March 5, 2025 8:53:37 AM

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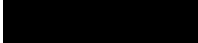
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Please note that I am in opposition to Spearhead's proposed industrial plant as well as the rezoning of that land to industrial use instead of rural residential. I am concerned about environmental threats to that area, which is important ecologically as well as for tourism and the lifestyle of locals. There is also a health concern for residents that live in the area from the proposed plant.

I am even more concerned about the future impacts of rezoning that land as it opens up other possibilities in the future that could further degrade the area. The Kootenays are an extremely dense area, with little wild spaces left. It is extremely precious.

Thank you for your attention,

Beth Dauk, Nelson



From:



Subject:

Bylaw 3002-3003 amendment for rezoning application Z2410F

Date:

Tuesday, March 4, 2025 8:00:28 PM

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To whom it may concern,

We are writing to you to register our opposition to the proposed amendment that would allow the expansion of the mass timber glue laminate wood operation near Crescent Beach.

There are serious water and air quality issues arising from the proposed expansion as well as major increases in noise and traffic that will negatively impact the residents quality of life.

Disregarding an existing Official Community Plan doesn't not send a good message as to the value of democratically chosen solutions for potential developments when they can just be set aside at the whim of the directors.

We urge you to deny the amendment. The wishes of the residents who have invested in their properties believing that they would continue to enjoy the way of life of a rural residential community cannot be simply set aside for the benefit of one industry plunked in the middle of their community adjacent to a valued provincial park.

Thank you,

Carolyn Lorrain,
Sylvain Hebert

310 7th Av
New Denver, BC.

From: [REDACTED]
Subject: Opposition to Rezoning and Industrial Expansion Near Kokanee Creek Provincial Park
Date: Saturday, February 22, 2025 12:03:22 PM

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Chris Campagnaro
Nelson, BC
[REDACTED]
[REDACTED]

February 22, 2025

Subject: Opposition to Rezoning and Industrial Expansion Near Kokanee Creek Provincial Park

Dear Tyler Harper, Laura Gellatly and Zachari Giacomazzo,

I am writing to express my strong opposition to the proposed rezoning and expansion of Spearhead's industrial manufacturing facility within a residential neighbourhood bordering Kokanee Creek Provincial Park. This proposal presents significant environmental risks, threatens critical fish habitat, and undermines the character and livability of our community.

Environmental and Ecological Concerns

The proposed facility is close to Kokanee Creek, a vital fish-bearing waterway that serves as a spawning ground for Kokanee salmon and other species. Industrial activity in this sensitive area introduces unacceptable risks of water contamination, habitat destruction, and increased pollution. The potential for chemical runoff, increased sedimentation, or unforeseen spills threatens not only aquatic life but also the broader ecosystem of the park.

Additionally, the proposed development may require extensive bedrock excavation, increasing the risk of groundwater contamination and disruption of Aquifer 994, a key drinking water source for local residents. Once damaged, these natural resources cannot be easily restored.

Community and Public Health Impacts

The introduction of a large-scale industrial facility into a residential area will significantly degrade the quality of life for residents. Increased noise pollution from manufacturing operations, trucking, and industrial equipment will disturb the peaceful character of the neighbourhood. Airborne pollutants and emissions from manufacturing processes, despite mitigation efforts, pose potential health hazards.

Traffic congestion and safety concerns are also paramount. This expansion would bring a substantial increase in heavy truck traffic on roads primarily designed for residential use, increasing noise, air pollution, and the risk of accidents. Such disruptions will negatively affect not only residents but also visitors who come to enjoy the park's natural beauty.

Zoning and Land-Use Considerations

This neighbourhood was not designed to accommodate industrial-scale operations. The existing zoning was established to support residential growth and maintain the natural integrity of the area. Rezoning this land for industrial use contradicts long-term land-use planning principles and sets a dangerous precedent for further industrial encroachment into residential and environmentally sensitive areas.

Furthermore, with an ongoing housing crisis, allowing industrial development on land originally designated for residential use is counterproductive. Instead of repurposing these lots for heavy industry, efforts should focus on sustainable development that aligns with the community's needs.

Conclusion

While I recognize the importance of economic development, industrial expansion should occur in appropriately zoned areas that do not endanger the environment, public health, or residential communities. This proposal is incompatible with the surrounding area and poses unacceptable risks to Kokanee Creek Provincial Park and its vital ecosystems.

I strongly urge the [decision-making body] to reject this rezoning application and to protect the integrity of our community and natural environment.

Thank you for your time and consideration. I appreciate your commitment to making informed decisions that prioritize long-term environmental sustainability and community well-being.

Sincerely,

Christopher M. Campagnaro

Mar. 5, 2025

RDCK File #Z2410F

To: Board Members

The following is a list of highly legitimate concerns from the Crescent Beach Community.

1. WATER QUALITY AND VOLUME (VERY VULNERABLE AQUIFER)
2. AIR QUALITY
3. NOISE POLLUTION
4. ENVIRONMENTAL IMPACT ON HUMANS, PLANTS AND ANIMALS.
5. LIGHT POLLUTION
6. THE SIZE OF THE BUILDING – 1-½ acres, 64,206 square feet, 5,965 square metres
7. THIS AREA IS ZONED RESIDENTIAL

The answer to the request for rezoning from residential to heavy industrial should be a simple common sense response. “No”

Please look inside your heart when you respond to this proposal. The impact will be extremely detrimental to many people. Lives could be ruined

Points/Questions to consider:

1. Will an air monitoring station be installed near by to ensure smoke particles meet standards for residential areas?
2. How much water is Spearhead licensed to use?
3. Will there be an annual citizen inspection process and what safeguards will we have?
4. What penalty will Spearhead face for not abiding by the development restrictions and provincial rules?

5. Will there be rules on shutting down semi trucks? (no idling 24/7)
6. Why do they burn material that could be transported to a location that generates thermal electricity, this would prevent potential pollution of residents, Kokanee Creek Park and the lake?

C. Bell

4719 Robertson Rd.

From: [REDACTED]
Subject: FW: Strong Opposition to Spearhead's Rezoning Application for Facility Expansion
Date: Tuesday, February 18, 2025 10:51:54 AM

Laura Christie | Planning Technician

Regional District of Central Kootenay

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From: [REDACTED]
Sent: February 13, 2025 7:40 PM
To: [REDACTED]
Subject: Strong Opposition to Spearhead's Rezoning Application for Facility Expansion

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Eric Friesen
819 10 Street
Nelson, BC, V1L 3C6
[REDACTED]
Feb 13, 2025

Zachari Giacomazzo, Planner
Development and Community Sustainability Services
Regional District of Central Kootenay
Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4
Email: [REDACTED]

Dear Mr. Giacomazzo,

I am writing to express my **strong opposition** to Spearhead's proposal to **rezone three residential lots to industrial use** for their planned **54,000-square-foot facility expansion** near Kokanee Creek Provincial Park.

As a prospective homeowner who has already made an offer on a house in close proximity to the proposed development, I am deeply concerned about the potential adverse effects this industrial expansion will have on the health and well-being of residents, the environment, and the overall character of our community. These concerns are significant enough that I am now seriously considering canceling my purchase agreement.

Air Pollution and PM2.5 Health Hazards

One of the most alarming aspects of this expansion is the planned use of **biomass boilers** for heating, which would release dangerous fine particulate matter (PM2.5) into the air. PM2.5 consists of microscopic airborne particles that are small enough to enter the lungs and bloodstream, where they cause severe respiratory and cardiovascular problems. According to Health Canada and the World Health Organization (WHO), exposure to PM2.5 is directly linked to increased rates of asthma, lung disease, heart attacks, strokes, and premature death. Unlike larger particles, PM2.5 pollution from biomass combustion cannot be fully contained, meaning residents—even those several kilometers away—will be exposed to hazardous air pollution daily. Children, elderly residents, and individuals with pre-existing conditions are at the greatest risk, but long-term exposure affects everyone in the community.

Environmental Impact

The proposed facility is in close proximity to **Kokanee Creek Provincial Park**, a sensitive ecosystem that could suffer from pollution, habitat destruction, and reduced air and water quality. The expansion could disrupt local ecosystems, leading to habitat loss and negative effects on wildlife. The proximity to Kokanee Creek Provincial Park heightens these concerns.

Noise Pollution

Increased industrial activity will disrupt the peace and quiet that residents currently enjoy. The elevated noise levels are likely to affect residents' quality of life and could have detrimental effects on health, including increased stress and sleep disturbances.

Light Pollution

The facility's operations will eliminate natural darkness, affecting wildlife and diminishing the area's rural character. Artificial lighting can disrupt the natural behaviors of nocturnal animals and negatively impact the stargazing opportunities that many residents and visitors cherish.

Water Resources

There is a significant risk of contamination or depletion of local water sources, affecting both residents and the environment. Industrial processes often involve the use of chemicals and large amounts of water, which could lead to pollution and strain on the local water supply.

Traffic and Safety

Increased industrial traffic on **Highway 3A** will pose serious risks to pedestrians, cyclists, and motorists, leading to congestion and higher accident potential. The local infrastructure may not be equipped to handle the additional heavy vehicle traffic, resulting in wear and tear on roads and increased maintenance costs.

This project represents a fundamental shift from a peaceful residential area to an industrial zone, with long-term consequences for the health, safety, and quality of life of those who live here. The risks far outweigh any potential benefits, and I strongly urge the **Regional District**

of Central Kootenay to reject Spearhead's rezoning application.

I appreciate your time and consideration of this matter.

Sincerely,
Eric Friesen

From: [REDACTED]
Subject: Say no to big development near Kokanee Creek Park - spearhead zoning application
Date: Tuesday, March 4, 2025 8:22:23 PM

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To whom it may concern,

I strongly oppose the proposed rezoning from residential to industrial. This change is a fundamentally bad idea that will negatively impact the neighborhood and the surrounding environment. Specifically, industrial activity will inevitably disrupt the peace and quality of life for residents, and the proximity to the provincial park raises serious concerns about potential water contamination and overall ecological damage. I am surprised the planning department forwarded this application for a vote, given these obvious issues. Big industry simply does not belong in residential areas; there's a reason this area is zoned residential, and it should remain so. I worry about the precedent this sets and the potential for further industrial expansion in the future. This rezoning is a poor fit and creates a bad look for our community, undermining the very reasons many of us chose to live here.

Sincerely,
Fred Sapriken
406 First St,
Nelson BC
V1L 2K5

From: [REDACTED]
Subject: Re: Spearhead Timber
Date: Thursday, March 13, 2025 4:46:42 PM

Thanx Lloyd. I have cc'd planning so these comments are part of the record.

Tom

Tom Newell
Area F Director
[REDACTED]

From: Lloyd Hetherington
Sent: Thursday, March 13, 2025 3:39:55 PM
To: Tom Newell
Cc: Lloyd Hetherington
Subject: Spearhead Timber

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Hello Tom,

I hope you have your sticks polished up so you can get your handicap below 36 this year. LOL!

On a serious note, I debated whether or not to chime in on the Spearhead Timber topic. I have had some issues with overnight air quality at times during past summers which made the air unbreathable. Didn't have it this past summer so I don't know if that's a permanent change or not. And, no, it was not from campfires which aren't allowed during many summers anyway. This was a clear post-midnight industrial burn of some kind. I would suggest that I personally would not tolerate any development that is even going to include the possibility of contained burning on the site.

I won't be able to make the meeting, but I definitely concur with Terry Lowry that the size of this proposed building is absolutely outlandish, and so far out of scale to this residential community that even considering it when there are other options for the company that would not impact

residences so severely is a bit mind-boggling. The minor inconvenience for the company in pursuing the other options is as nothing compared to what could be lost here by some of the residents. I can just see tourists saying, "you've got to be kidding!" Nobody wants to have any disturbances in air or water quality, and certainly not a rumble and din coming from an operation that, just like the current one, somehow tends to grow beyond its originally promised constraints. While I can say Spearhead has attempted in some respect to be a good neighbour, the very nature of their business is often at odds with residences.

Through the grapevine, I hear they are attempting to use an argument that there was a gravel pit here and that's industrial. Sorry, there was no gravel pit operation. There was an attempt to put one in, but that didn't pan out. The reshaping of the land to put in the storage sheds is not a gravel pit operation. Neither was the fact that Carl Maywick, the previous owner, actually did, very temporarily and in a very minor fashion, sell rock and gravel as an adjunct to the storage business, located at the very back of the property. Equating that to what is being proposed and petitioned is unconscionably boorish. The scale and duration are completely inequatable. What Carl did was scarcely any different from Eugene Josay next door using his tractor/backhoe on his own property.

My vote is against this development, and I'm quite adamant about this.

Sincerely,

Lloyd Hetherington
4695 Hwy 3A
Nelson, B.C. V1L 6N3

Subject: Strong Opposition to Industrial Rezoning of Spearhead

Dear Regional District Board Members,

I am deeply concerned about the proposed rezoning of five acres of rural residential land to industrial use for Spearhead's planned glulam manufacturing plant. This project would bring heavy industry into an area that is simply not suited for it, threatening the natural environment, the well-being of residents, and the integrity of Kokanee Creek Provincial Park.

The consequences of this development cannot be ignored. Industrial facilities of this scale bring increased noise, pollution, heavy traffic, and significant environmental risks. The Interior Health Authority has already indicated concerns about such developments near residential areas, citing risks to both human health and the surrounding ecosystem.

One of the most alarming aspects of this proposal is the potential contamination of Aquifer 994, a vital water source that serves Crescent Beach and extends into the provincial park. This aquifer is highly vulnerable, and any accidental contamination from industrial waste could have irreversible effects on our drinking water and local wildlife.

Additionally, Spearhead intends to install two large biomass boilers, which would burn approximately 300,000 kg of wood chips annually. The air pollution from these operations—including fine particulates—poses a serious health risk, particularly for young children, the elderly, and those with respiratory conditions.

Rezoning this land contradicts the values and long-term vision outlined in the Area F Official Community Plan, which aims to protect our rural character and natural resources. There are industrial zones where Spearhead can establish this facility without compromising a community and an ecologically significant park.

We must take a stand. This decision will set a precedent for future development and approving it would be a reckless step in the wrong direction. I urge the RDCK board to reject this rezoning application.

Sincerely, Jack Markin

From: [REDACTED]
Subject: Formal submission for Spearhead's rezoning proposal
Date: Sunday, March 9, 2025 12:06:40 PM
Attachments: [38038B4D-C6B6-43CA-ACF2-2E21E37F4A65.png](#)

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To the RDCK Board Members, Chief Administration Officer, and Planning Department:

I have resided at 4622 Crescent Road for 50 years. Our community was subdivided into 1.01 acre lots in 1932, allowing for the development of a rural residential community to flourish. We choose to raise our family here because of its rural character, proximity to Kokanee Creek Park, and its natural environment. This place I call home is now under threat from a proposed development of a mass timber (Glulam) operation to be constructed on 5 acres of rural residential property that require re-zoning to an industrial land use designation. I along with most of the residents of the Crescent Beach community (85%), signed a petition, delivered to the public hearing on January 20, 2025, vehemently opposing this re-zoning application by Spearhead, as we wish to keep our rural heritage character.

Twenty years ago, I welcomed the rezoning bylaws in Area F because they followed our OCP and gave the community clear direction and input for local land usage. The land use designation in effect at that time were maintained in place and thus allowed for Spearhead to conduct its current operation. Nowhere was it envisioned that it would be acceptable to increase the industrial footprint in the middle of a rural residential community.

I copied the below section from the RDCK's published information. Please see my comments that are printed in in-italics and **bolded** in each section.

What does Planning Accomplish?

Planning addresses the use of land, resources, facilities and services in ways that secure the physical, economic and social efficiency, health and well-being of urban and rural communities. ***“For most residents none of those five items are being secured for them, physically they will suffer from noise, smoke, light, and groundwater pollution, economically their house values will plummet, their health will be impacted by pollution, and well being impacted by all these detriments. Social efficiency is non existent in this case as resources are not being distributed in a way that only benefits Spearhead and its employees.”***

Planning can be a way for the community to work with their local government to

address local land use concerns including directing where new development should go, identifying where lands should not be developed, protecting rural character, water sustainability, private land logging, cannabis, short term rentals etc. ***“Again, the majority of the community (85%) does not want this, they want to, just as the RDCK states above, “protect the rural character, and water sustainability.”***

What Is a Zoning Bylaw?

If residents desire their local government to direct land use activities to certain lands and not others or otherwise direct growth within their communities, that community would have to set up a regulatory bylaw. Zoning bylaws regulate how land, buildings and other structures may be used.

Zoning implements the land use planning visions expressed in an Official Community Plan (OCP), as a Zoning Bylaw must be consistent with the policy framework adopted in an OCP.

I personally do not understand how the RDCK Planning Department considered there was sufficient merit in the proposal to recommend first and second readings. In its Committee Report it cites “encourages economic growth and our area’s unique character through small business, minimize conflicts between resource-based industries and other land uses, retain and enhance the natural character of rural/ country residential areas, supports the development of a light industrial sector”. ***Does this mass timber (Glulam) industrial proposal truly fit the above description? The use of toxic chemicals, large and heavy equipment, huge buildings and disruption to the environment through pollution classify it as a heavy industry.***

This proposal is diametrically opposed to our OCP and Zoning Bylaws and clearly not supported by affected residents. I also find it amazing that the proposal went forward based on only 7 responses from neighbours. ***Once the Crescent Beach Community became aware of the proposal there was an outpouring of negative responses. The residents were unaware of the scale and scope of the expansion from the information sent out.*** Let us not forget that our OCP represents the consensus of the larger community on future growth and development. It was prepared in consultation with:

“3 First Nations Groups, SD#8, City of Nelson, Agricultural Land Commission, Transportation
Agriculture Food and Fisheries, Community Involvement, Environment Federal Fisheries and Oceans
Heritage Forests and Range, Interior Health, Energy, Mines and Petroleum”

This process also involved 18 local advisory planning commission meetings, 2 public meetings, 6 community workshops, 3 open houses, updated website information and 3 newsletters!

I ask every Board Member to carefully consider the history and the thought that went into our planning and bylaw documents. Please uphold our community values, both social and physical, the underlying principles of the OCP and Zoning Bylaws by rejecting the proposal.

I would also state that Spearhead's current operations have conflicted with nearby residences for many years. There is a history of noise pollution (from trucks and dust collectors and machinery), light pollution, and air pollution that remain unresolved to this day. This expansion will solely benefit principals, Spearhead while negatively impacting residents further.

I have been told by three board members (former and current) that voting board members "bend the knee" to the acting area director. I implore every board member to read the information (however long) and cast your vote according to your own conscience and duty. This vote is unprecedented in Area F of the RDCK, and if approved will forever cast doubt on the ability of residents to maintain the rural character of their communities in Area F. This is not the best option for these 5 acres of land. Spearhead can and should be able to find a suitable industrial-site for their mass timber (Glulam) operation with the help of the RDCK's planning department.

Respectfully

Ken Blair

38038B4D-C6B6-43CA-ACF2-2E21E37F4A65.png



Sent from my iPad

From:**Subject:**

Opposed to rezoning

Date:

Tuesday, February 25, 2025 1:09:41 PM

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Spearhead's proposed construction of a 60,000-square-foot glulam manufacturing plant adjacent to our Kokanee Creek Provincial Park is **incompatible** with its natural beauty, ecological integrity, and heritage of Crescent Beach Community.

A massive industrial facility, with its noise, dust, air pollution, light pollution, traffic, and water pollution will irreversibly alter this pristine landscape. Interior Health has advised that industrial sites situated close to residential properties are incompatible and they do have "**concerns**" about this proposal and its impact on human health and the environment.

Residents are concerned their wells will become contaminated. According to Interior Health, Aquifer 994 that encompasses all of Crescent Beach and extends into Kokanee Provincial Park is highly vulnerable to contamination. Chemical waste from Glulam production or unforeseen accidents could irreversibly contaminate wells and our ecosystem in Kokanee Creek Provincial Park.

Spearhead also plans to install 2 large biomass boilers which they estimate will burn over 300,00 kg of chips annually which is the equivalent to burning 260 cords of wood. This huge carbon footprint will produce fine air particulates that leads to cardio and respiratory illness, especially for the young, elderly or compromised.

Thank you,
Leanne Abbey

To: RDCK Planning Department

RDCK Board Chair

Members of the RDCK Rural Affairs Committee

Dear Sir/Madame:

I am a representative of the Crescent Beach Community Group (“CBC”) who signed and submitted a petition against Spearhead’s rezoning application to have 5 acres of rural residential land rezoned to industrial zoning, to allow for the initial construction of a 52,000 sq. ft. mass timber (Glulam) production facility. This application is diametrically opposite to our rural residential neighbourhood and would be in contravention of our OCP. The CBC represents 85% of the local residents.

Our main concerns revolve around the **safety, health and well-being** of affected residents. Interior Health’s (“IH”) report comments on the “incompatibility” of placing an industrial operation within a residential community. IH concerns include “air pollution, noise pollution, and other environmental hazards.” IH then mentions in detail the importance of “keeping drinking source and potential contamination sources far apart. Also, they state “in the case of this application, this consideration would appear to be even more paramount from a community planning perspective, understanding there are 2 groundwater aquifers located in the proposed development, one (Aquifer 1018) being considered moderately vulnerable, while the other (Aquifer 994) being considered highly vulnerable”.

As our community is predominately situated on Aquifer 994, we therefore have **serious** concerns about the potential impact a mass timber (Glulam) production facility would have on our water source (wells).

The Groundwater Impact Assessment (GIA) that Spearhead was required to submit to the RDCK lacked scope and substantive analysis. Not wanting to live in constant worry about the safety of our drinking water we felt it necessary to commission an independent third party to conduct a thorough Aquifer Impact Assessment (“AIA”). The CBC have hired McElhanney, a P.Eng firm, to complete this AIA.

At the second public hearing a member of our group expressed our concerns about the inadequate GIA commissioned by Spearhead and asked for a more complete assessment be commissioned, like assessments performed in other areas of the RDCK. This was dismissed by Tom Newell and Sangita Sudan as not relevant to this rezoning application. When further asked if Tom and Sangita felt the report that was done by Spearhead was adequate they both nodded and replied yes.

In summary, the CBC believes that the initial GIA report and the revisions made to that GIA report by Spearhead after the 2nd public meeting, fall well short of a thorough analysis of the impact on these aquifers. . Because our concerns were dismissed at the public meeting, the CBC commissioned an AIA by professional hydrogeologists which will be submitted to you for inclusion in the public record.

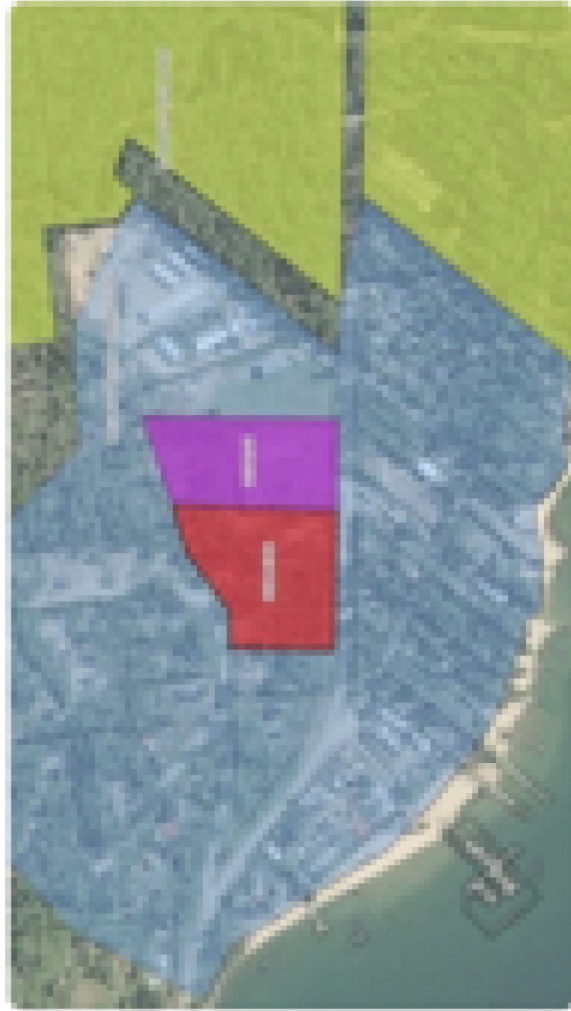
If our wells should become unusable due to contamination over time as Interior Health's report suggests, would you stand by your decision, if Spearhead's application is approved by the RDCK Board and responsibility for that action? Would you be providing us with safe water in the future at no cost to the affected residents of the Crescent Beach Community?

Would you also ensure the adjacent, Kokanee Provincial Park, is free from environmental hazards and remains a pristine environment for generations to enjoy?

Respectfully

Linda Blair on behalf of CBC

Deny Industrial Rezoning of Our Rural Residential Community



Started March 8, 2025

Why this petition matters



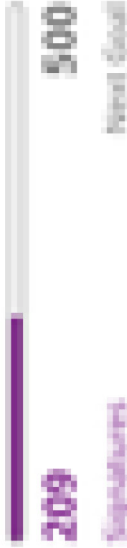
Started by [Crescent Beach Community Group](#)



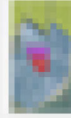
[Media Inquiry](#)

To Our BCCB Board Members and Planning Department,

We, the undersigned, strongly believe our Official Community Plan and



174 people signed this week



Deny Industrial Rezoning of Our Rural Residential Community

Share on Facebook

Send an email to Friends

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[Media inquiries](#)

To Our RDCK Board Members and Planning Department,

We, the undersigned, strongly believe our Official Community Plan and Zoning Bylaws exist to protect residents from the adverse effects of a proposed massive industrial encroachment. It represents the consensus of the community on future development and growth. Our neighborhoods are designed to foster safe, healthy, and livable communities. When these plans are disregarded, our local environment, public health, and quality of life are at risk.

Why This Matters:

Protecting Health & Safety: Upholding zoning bylaws ensures that industrial developments do not compromise air and water quality, increase noise pollution, or otherwise endanger residents.

Preserving Community Rural Character: Community plans are established to maintain the unique character and integrity of our neighborhoods, ensuring that residential areas remain free from disruptive and polluting industrial operations.

Sustainable Rural Residential Planning: Enforcing and following established bylaws supports long-term planning that balances growth with environmental stewardship and community well-being. We support environmental stewardship for our land, water, and air in order to ensure their integrity for future generations.

Name	City	Province	Postal Code	Country	Signed On
Ken Blair	Nelson		V1L 6N3	Canada	3/5/2025
Chauncy Blair	Nelson		V1L	Canada	3/5/2025
Brody Blair	Nelson		V1L	Canada	3/5/2025
Brenda McDicken	1309 14 ave sw		T3c0w3	Canada	3/5/2025
Leanne Rutherglen	Castlegar		V1N	Canada	3/5/2025
Sara Markin	Nelson		V1L	Canada	3/5/2025
Katie Sapriken	Burnaby		V5A	Canada	3/5/2025
Kyle Ebbert	Nelson		V1L	Canada	3/5/2025
Ashley Denisoff	Nelson		V1l2p9	Canada	3/5/2025
Josh Sampson	Langdon		T0J 1X2	Canada	3/5/2025
Shelly Sapriken	Nelson		V1L	Canada	3/5/2025
Kyle Daniels	Nelson		V1L	Canada	3/5/2025
Kathy Miles	Corner Brook		A2H4P6	Canada	3/5/2025
Gwen Baudisch	Whistler		V8E	Canada	3/5/2025
Zelda Morrison	Nelson		V1L	Canada	3/5/2025
Kelly Morrison	Port Elgin		N0H	Canada	3/5/2025
Andrea Lazzarotto	Nelson		V1L	Canada	3/5/2025
Murray Shunter	Nelson		V1L	Canada	3/5/2025
Kerry Simpson	Nelson		V1L2L5	Canada	3/5/2025
Fred Sapriken	Nelson		V1L2K5	Canada	3/5/2025
Trevor Nugent-Smith	Nelson		V1L	Canada	3/5/2025
Elizabeth McDermott	Nelson		V1L 6P8	Canada	3/5/2025
Len Lazzarotto	Salmon Arm		V1E	Canada	3/5/2025
Lyndsay Lazzarotto	Salmon Arm		V1E	Canada	3/5/2025
Jared Brand	Nelson		V1L 6L9	Canada	3/5/2025
Wendy O'Reilly	Toronto		M4E	Canada	3/5/2025
Maria Pini	Trail		V1R	Canada	3/5/2025
Lisa Bramson	Nelson		V1L	Canada	3/5/2025
Shaun Brand	Nelson		V1L6N4	Canada	3/5/2025
Briana Sena	Calgary		T3P	Canada	3/5/2025
Vicki Huva	Procter		V1L 0B8	Canada	3/5/2025
Anne Desjardins	Nelson		V1L	Canada	3/5/2025
p burgess	Saint John		E2M5R1	Canada	3/5/2025
Jack Starr	Nelson		V1L	Canada	3/5/2025
Chris Campagnaro	Spruce Grove		T7Y	Canada	3/5/2025
Elli Brand	Nelson		V1L	Canada	3/5/2025
David Stegman	Nelson		V1L	Canada	3/5/2025
Terry Lowrey	Nelson		V1L	Canada	3/5/2025
abdulkadir amin	Toronto		M6N	Canada	3/5/2025
Greg Johnson	Nelson		V1L	Canada	3/5/2025
Barbara Waring	Salmon Arm		V1E	Canada	3/5/2025
Heather Smith	South Slokan		V0G 2G1	Canada	3/5/2025
Beth Dauk	Nelson		V1L 3A3	Canada	3/5/2025

Cindy Pfitzenmaier	Nelson	V1L 6A2	Canada	3/5/2025
Peggy Hinitt	Nelson	V1L	Canada	3/5/2025
Linda McKay	Nelson	V1L	Canada	3/5/2025
Jason Campbell	Tichborne	K0h	Canada	3/5/2025
RODNEY MCKAY	Nelson	V1L	Canada	3/5/2025
Sue Collier	Nelson	V1L6T3	Canada	3/5/2025
Sylvain Hebert	Revelstoke	V0E	Canada	3/5/2025
Chanel Chamberlain	Saskatoon	S7L	Canada	3/5/2025
Mahshid Moradin	Oshawa	L1G	Canada	3/5/2025
Maria Waring	Salmon Arm	V1E 1R3	Canada	3/5/2025
Cheryl Elliott	Nelson	V1L	Canada	3/5/2025
Pascale Savard	Nelson	V1L0A7	Canada	3/5/2025
Jessica Hecker	Castlegar	V1N	Canada	3/5/2025
Laurie Forbes	Nelson	V1L	Canada	3/5/2025
Lynn Bouchard	Castlegar	V1N	Canada	3/5/2025
Ernest Shunter	Creston	V0B	Canada	3/5/2025
Jy Alino	Castlegar	V1N	Canada	3/6/2025
Amber Gould	Nelson	V1L	Canada	3/6/2025
Beth Austin	Nelson	V1L	Canada	3/6/2025
Genevieve Shunter	Victoria	V9B	Canada	3/6/2025
Javid Katebi	Edmonton	T5T	Canada	3/6/2025
Nicole Hinitt	Kelowna	V1L 6N4	Canada	3/6/2025
Melanie Wright-Day	Nelson	V1L	Canada	3/6/2025
Petitio Signorio	Nelson	V1L	Canada	3/6/2025
Keira Forsyth	Nelson	V1L	Canada	3/6/2025
Grant Day	Nelson	V1L	Canada	3/6/2025
Luca Blair	Nelson	V1L	Canada	3/6/2025
Kelsey Lefley	Nelson	V1L6j5	Canada	3/6/2025
Cali Frederick	Lumby	V0E	Canada	3/6/2025
Madeleine Guenette	Nelson	V1L	Canada	3/6/2025
Shelley Donald	Cochrane	T4C	Canada	3/6/2025
Marisa van der Vyver	Nelson	V1L	Canada	3/6/2025
Liam Cole	Calgary	T2P	Canada	3/6/2025
Zachary Ruvinsky	Kelowna	V1W	Canada	3/6/2025
Michele Waring	Salmon Arm	V1E	Canada	3/6/2025
Mandy Greenaway	Nelson	V1L	Canada	3/6/2025
Lucy Snider	Kelowna	V1Y	Canada	3/6/2025
Melissa S	Nelson	V1L	Canada	3/6/2025
Sam Hanley	Kelowna	V1Y	Canada	3/6/2025
kristen bell	balfour	V0g1c0	Canada	3/6/2025
Alison McLeod	West Kelowna	V1Z	Canada	3/6/2025
Tyler Hilditch	West Kelowna	V1Z	Canada	3/6/2025
Connie Heidt	Kelowna	V1Y	Canada	3/6/2025
Grant Mayer	Calgary	T3B	Canada	3/6/2025

Gabrielle Stroud	Kelowna	V1X	Canada	3/6/2025
Kim Brideson	Kelowna	V1Y	Canada	3/6/2025
Dustin Geyer	Nelson BC	V1L6V4	Canada	3/6/2025
Lois Mcleod	Salmon Arm	V1E	Canada	3/6/2025
Fifi Shi	Etobicoke	M9V	Canada	3/6/2025
Véronique Fortier	Calgary	T3R	Canada	3/6/2025
Heather McIntyre	Castlegar	V1N	Canada	3/6/2025
Mehar Sekhon	Surrey	V3W	Canada	3/6/2025
Judy Brown	Calgary	T3J	Canada	3/6/2025
Laura Williamson	Castlegar	V1N	Canada	3/6/2025
Sinead Unsworth	West Kelowna	V4T0E6	Canada	3/6/2025
Lindsay Thorimbert	Kelowna	V1Y	Canada	3/6/2025
Quintin Larson	Trail	V1R3M4	Canada	3/6/2025
Ilse Murray	Nelson	V1L	Canada	3/6/2025
Tracey Fellowes	Vancouver	V6G	Canada	3/6/2025
Nanette Oshowy	Balfour	V0G	Canada	3/6/2025
Cassie Zukowski	Kelowna	V1Y	Canada	3/6/2025
Ursula Lowrey	Nelson	V1L 6N4	Canada	3/6/2025
H. MacASKILL	Nelson	V1L 5R4	Canada	3/6/2025
Marni Jacques	Nelson	V9N 3w5	Canada	3/6/2025
Suzanne Mongeon	Gatineau	J9J	Canada	3/6/2025
Marie Bouchard	Nelson	V1L 6J2	Canada	3/6/2025
Marleen Siminoff	Castlegar	V1N	Canada	3/6/2025
Ron Nielsen	Fruitvale	V0G 1L0	Canada	3/7/2025
Bryan Roemmele	Nelson, BC	V1L 6N4	Canada	3/7/2025
Robin Armstrong	Kelowna	V1W 3T6	Canada	3/7/2025
Carolyn Moore	Picton	K0K	Canada	3/7/2025
Hannah Warren	Nelson	V1L	Canada	3/7/2025
Rami Rothkop	Procter BC	V1L0B5	Canada	3/7/2025
Madison Lehman	Nelson	V1l	Canada	3/7/2025
Connie Bell	Nelson	V1L	Canada	3/7/2025
June Hall	Vernon	V1t 1x7	Canada	3/7/2025
Dean Gaudry	Castlegar	V1N	Canada	3/7/2025
Andrea Taylor	Nelson	T6R	Canada	3/7/2025
ron brynton	Castlegar	V1N	Canada	3/7/2025
Penny Ballance	Nelson	V1L	Canada	3/7/2025
Colleen Chisholm	Nelson	V1L 6M3	Canada	3/7/2025
Kyle Lindley	Guelph	N1E	Canada	3/7/2025
Brian Bell	Burnaby	V5C	Canada	3/7/2025
Ghanyh Nader	Calgary	T1Y 4S4	Canada	3/7/2025
Amarjeet Singh	Nelson	V1l3c7	Canada	3/7/2025
Victoria Rothe	Grande Prairie	T8V 6X2	Canada	3/7/2025
Diana MacDonald	Nelson	V1L	Canada	3/7/2025
Lorna Raistrick	Surrey	V3S	Canada	3/7/2025

Concerned Resident	Nelson	V1L	Canada	3/7/2025
Chris Elias	Kaslo	V0G	Canada	3/7/2025
Sarah Bell	Vernon	V1B	Canada	3/7/2025
Jean-Pierre Nzeyimana	Ottawa	K1N 8W3	Canada	3/7/2025
Odete de Sousa	Edmonton	T5A	Canada	3/7/2025
Jayne Withnall	Vernon	V1T	Canada	3/7/2025
Eden Chisholm	Montreal	H2R	Canada	3/7/2025
Jenna Fox	Nelson	V1L6Z8	Canada	3/7/2025
James Tricker	Nelson	V1L	Canada	3/7/2025
Naomi Lippett	Surrey	V3R 3R5	Canada	3/7/2025
Randy Koch	2552 Copperview Drive, Blind Bay BC	V0E1H0	Canada	3/7/2025
Aric Bishop	Nelson	V1L	Canada	3/7/2025
Andrea Lamont	Castlegar	V1N	Canada	3/7/2025
Patricia Bell	Nelson	V1B 1L8	Canada	3/7/2025
Taya Gamblin	Trail	V1r	Canada	3/7/2025
Josh Wapp	Nelson	V1L	Canada	3/7/2025
Janice Langlois	Coldstream	V1B2X6	Canada	3/7/2025
Ella Smith	Saint Thomas	N5R	Canada	3/7/2025
Jenn Urban	Vancouver	V5V	Canada	3/7/2025
Arwynn Russell	Revelstoke	V0E	Canada	3/7/2025
S. McGregor	Nelson	V1L 4k1	Canada	3/8/2025
Payton Stephen	Waterford	N0E	Canada	3/8/2025
Elisa Wilson	Saskatoon	S7M 0Z1	Canada	3/8/2025
Judson Wright	Nelson	V1L	Canada	3/8/2025
Emmanuel Osamudiamé	Brampton	L6R	Canada	3/8/2025
Cathy Wiens	Vernon	V1T 2Z7	Canada	3/8/2025
Josh Lamont	Castlegar	V1n2j8	Canada	3/8/2025
Judith Maltz	Silverton, B.C.	V0G 2B0	Canada	3/8/2025
MarJorie Davidson	Nelson	V1L 6Y5	Canada	3/8/2025
Hayden Markin	Nelson	V1L	Canada	3/8/2025
aedah amadu	Winnipeg	R3T	Canada	3/8/2025
Dallas Salekin	Castlegar	V1N	Canada	3/8/2025
Maria Pini	Trail	V1R	Canada	3/8/2025
Heather Price	Calgary alberta	T4h 1 l 2	Canada	3/8/2025
Paul DeFelice	Nelson	V1L 6R7	Canada	3/8/2025
Romany Watt	Trail	V1R	Canada	3/8/2025
Ginger Osecki	Nelson	V1L	Canada	3/8/2025
Ibrahim led	Edmonton	T5X 4J5	Canada	3/8/2025
Janet Iwanik	Cranbrook, b.c.	V1C 2X2	Canada	3/9/2025
Bohdan Doval	Nelson	V1L	Canada	3/9/2025
Marie Long	Vancouver	V5L	Canada	3/9/2025
Andromeda Drake	Nelson	V1L 3G5	Canada	3/9/2025
Kyle Hicks	Castlegar	V1N	Canada	3/9/2025
Patricia Luckey	Nelson	V1L	Canada	3/9/2025

Christopher Klassen	Kaslo	V0G	Canada	3/9/2025
Peter Laing	Vancouver	V6G	Canada	3/9/2025
Tristan Laing	Surrey	V3S 8L5	Canada	3/9/2025
Wade Thomas	Kelowna	V1y4a8	Canada	3/9/2025
Karla Kuharic	Nakusp	V0G1R0	Canada	3/10/2025
Vaughn Preninger	Nelson	V1L	Canada	3/10/2025
Eric Sollid	Nelson	V1L 2V8	Canada	3/10/2025
Vickie Iachetta	Trail	V1R	Canada	3/10/2025
Janene Bate	Nelson	V1L6P8	Canada	3/10/2025
Oleksandra Khrystenok	Langley	V1M 4E5	Canada	3/10/2025
DAVID BELL	Vancouver	V1B 1J7	Canada	3/10/2025
Tony Holland	Nelson	V1L3N6	Canada	3/11/2025
Alana Muscato	Toronto	M6G	Canada	3/11/2025
Ritesh Patel	Winnipeg		Canada	3/11/2025
Jeremiah Mucha	Nelson	V1L	Canada	3/11/2025
Carson Loveless	Bay de verde	A0a1e0	Canada	3/11/2025
Lenore Black	Markham	L3S	Canada	3/11/2025
Rebecca Gosney	Nelson	v1l6n5	Canada	3/11/2025
Adriana Flores	Hamilton	L8L2S2	Canada	3/11/2025
Kennedy Ferrier	Crescent Valley	V0G1H0	Canada	3/11/2025
Trinity Southworth	Spallumcheen	V4Y0V4	Canada	3/11/2025
Katrina Lyons	Vancouver	V5V	Canada	3/11/2025
Maya Vandean	Vancouver	V5Z	Canada	3/11/2025
Michel St-Germain	Nelson	V1L	Canada	3/11/2025
Mariette St-Germain	Nelson	V1L	Canada	3/11/2025
Miya McGrew	Penticton	V2A	Canada	3/11/2025
Johnnie Dane	Beaumont	T4X	Canada	3/11/2025
Amanda Topham	Bellingham	V0e1b4	Canada	3/11/2025
LauraAnn Turcotte	Sudbury	P3C1P1	Canada	3/11/2025
Aaron MacKellar	chestermere	t1x 1k7	Canada	3/12/2025
Kim Poirier	Spallumcheen	V4y	Canada	3/12/2025
Tiffany McMullen	New Westminster	V3L	Canada	3/12/2025
Karl Sugden	Waterloo	N2L	Canada	3/12/2025

From:**Subject:**

Rezoning Application Submission

Date:

Wednesday, March 12, 2025 3:02:54 PM

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Re: File Z2410F - Spearhead --Area F

I, and the Crescent Beach Community, oppose rezoning residential land for industrial use, which is the question before the RDCK Board. The fact is, there are other, better suited industrial locations for Spearhead's expansion.

The main concerns underlying our opposition are:

1. Majority opposition by neighborhood residents (shown in two petitions)
2. Risk of contamination to shallow wells and water table disturbance (with Interior Health concerns)
3. Air quality and Biomass boilers (downdraft air pollution)
4. Impact of Adhesives/Stains (water pollution/waste management)
5. Gaps in several of Spearhead's required assessments
6. Errors in past RDCK hearing minutes
7. Spearhead's letters of support (dated over a year ago & most from non-residents)
8. Impact on wildlife and Kokanee Creek Spawning Channel
9. Lack of Transparency about the building's footprint
10. Noise concerns
11. Property devaluation
12. Major conflict with Official Community Plan

There are 19 articles in Area F OCP that define and defend preservation of rural quality of life; * see list below. These include protecting water, rural ambiance,

and residential quality of life.

In fact, Article 5.3. #11 -- OCP Guiding Principles, references environmental integrity of communities, minimizing the potential of adverse impacts of development, and public involvement. It further states that “the RDCK must be seen to follow the principles identified. “

We are watching closely.

Thank you for your consideration of residents' input.

Lisa Bramson 4722 Robertson Rd. Crescent Beach

* OCP Articles contravened by Spearhead's rezoning proposal:

4.0,

5.1,

5.2,

5.3 (1-4, #s10, 11),

6.1.3,

6.2 #1.

6.3#5,

7 (#s 1,2,3,5)

7.3 (#s2,3)

20.3 (1c, 1 e, #2, #20)

21 (#2)

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2. Risk of Contamination to Shallow Wells and Water Table Disturbance (with Interior Health concerns)
3. Air Quality and Biomass Boilers (downdraft air pollution)
4. Impact of Adhesives/Stains (water pollution/waste management)
5. Gaps in Required Assessments
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6.1.3,

6.2 #1.

6.3#5,

7 (#s 1,2,3,5)

7.3 (#s2,3)

20.3 (1c, 1 e, #2, #20)

21 (#2)

To All residents of the Regional District Of Central Kootenay

Three residential lots in the Crescent Beach community are targeted to be re zoned to

industrial.

This issue concerns all residents in RDCK.

I

Subject: Protecting Our Community – Opposition to Industrial Rezoning

Dear Regional District Board Members,

The motto of the Regional District of Central Kootenay is "Represent Diverse Communities," with an emphasis on *community*. Yet, placing an industrial facility in a well-established residential neighborhood does not align with that principle. This proposed rezoning will not enhance the integrity of our community—it will fracture it. It will not preserve the natural environment—it will erase it. More concrete, more noise, more light pollution—endless expansion at the expense of those who call this place home. But must *progress* come at the cost of residents' well-being?

This expansion disregards the very essence of what makes Crescent Beach special. Opposing this project does not mean we are against progress—progress and preservation can and should coexist. Responsible development does not have to come at the cost of environmental integrity or community well-being. It is your duty to ensure that growth aligns with the values and needs of the people who live here.

Rezoning this land for industrial use will introduce noise, affecting particular individuals on the Autism spectrum who are susceptible to noise, pollution, heavy traffic, and increased environmental risks. The Interior Health Authority has already expressed concerns regarding industrial developments near residential areas due to their adverse effects on human health and the surrounding ecosystem.

A major concern is the vulnerability of Aquifer 994, which supplies water to Crescent Beach and extends into Kokanee Creek Provincial Park. Interior Health has classified this aquifer as highly susceptible to contamination. An industrial accident or chemical waste spill could have disastrous and irreversible consequences for both residents and local wildlife.

Additionally, Spearhead's plan to install two biomass boilers will result in the annual burning of approximately 300,000 kg of wood chips, significantly increasing fine particulate pollution. This poses a serious risk to individuals with respiratory conditions, children, pets, and the elderly.

Approving this rezoning contradicts the vision outlined in the Area F Official Community Plan, which prioritizes preserving natural resources, maintaining rural character, and ensuring development aligns with the long-term interests of the community. There are designated industrial zones where this facility could be built without jeopardizing a residential neighborhood and a treasured provincial park.

The decision before you is not just about land use—it is about the values you uphold as elected representatives. If the RDCK truly stands by its commitment to representing communities, this proposal must be rejected.

Sincerely, Luree Best

From: [REDACTED]
Subject: FW: 4614 starlight rd
Date: Thursday, February 27, 2025 2:42:51 PM

Laura Christie | Planning Technican

Regional District of Central Kootenay
[REDACTED]

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-----Original Message-----

[REDACTED]

Subject: 4614 starlight rd

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

Hi there ,where does one put in a opposition letter if you already havent put it in for me . I sent one to you already

The encroachment and fraudulent behaviour of Spearhead should be a nonnegotiable varient for their glue factory /childcare . No one evicts a woman in the winter and calls themselves trustworthy .

The blasting of the past years have destryled water wells , the encraochment onto 3 properties that I surveyed shows exactly who these folks are . Remove them from the r designation . Put them into industrial ,they arent a ma and pa business and the fumes coming from their lamenating in the hood is detrimental to all of the surrounding areas .

Like who want sto visit the park or live there with fumes destroying thier kids brains . Im a medic and witcnessed 8 yrs of loud intrusive saws everyday including Christmas .

These men have no respect and theres no place for them in this park setting . Perhaps they could go back to proctor . Just saying there are many issues with industrial , and the hwy speed that i got signs for well they never brought it down to 60 as I prescribed as i attended well over 10 accidents on hwy 23 just below me where Spearhead has a dangerous entry .

They never once supported me in the change so again showing no concern for wildlife or their own patrons or workers .

I call no faith . And they frauded me out of the sales deal which I brought to them with the owners sig and the sig of Kaelen Hawkins of coldwel . All frauds and manipulators . Time to call a spade a spade .

Kind regards Margaretann

aka Magi the medic .

I put that fire out above them that yr instead of staying so that I could serve 500 firefighters above shambala . Thats service to the community ,and Ben recalls our conversation as they were forklifting all that lumber so if a fire came down that mountain behind us we all wouldnt burn down as they dont have any adequate fire systems to put out a sawmill . you can put ben the kid on the letterhead but that doesnt change the past assaults .

From: [REDACTED]
Subject: RE: Bylaw 3002 + 3003 amendment for rezoning application Z2410F
Date: Tuesday, March 11, 2025 10:27:14 PM

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RE: the proposed land use bylaw amendment on Starlight Road & Hwy 3A: from Country Residential (CR/R2) to Industrial (M) land use and Comprehensive Development (CD3) zoning

Dear People of the RDCK:

I understand that there is much opposition by the neighbouring community (a majority, I am told) and I am happy to add my voice, as a resident of the RDCK.

I am concerned about such a large industrial complex within a residential neighbourhood in this narrow corridor landscape. Increases in Air Pollution, Noise Pollution, Light Pollution, and industrial traffic, will affect citizens in a larger area, not only the adjacent residents.

Air, Water, and Light have no property lines. We live in an Airshed that can experience many days of poor venting conditions. (Was an Environmental Assessment completed?) Light pollution has been proven to mess up Circadian Rhythms, and thus health.

The RDCK Official Community Plan lists these lots as Country Residential, and they are close to Kokanee Creek—home to wildlife, Fish (Kokanee Salmon, keystone species), Birds, Mammals, etc.—of intrinsic value unto themselves, but also a "resource" appreciated by BC Tourism patrons.

I'm a regular visitor to Kokanee Creek Park (a local gem and one of the best campgrounds in the country!) and a local citizen who appreciates increasingly-endangered wild places and quietude. I cycle up the West Arm to the Park to get AWAY from toxic urban fumes. (How good will Air Quality be for children in this proposed Daycare?) And because Air and Water are seamlessly connected, what effect will this construction and industry have on Water quality, of wells, creeks, Lake, and further downstream...

A sober reconsideration of this massive proposal, with all of its aspects, is required. There are too many reasons and voices to ignore, to allow rezoning of this Residential area, for a massive industrial expansion that belongs in a large Industrial Park (with more suitable landscape, roads,

and infrastructure), not adjacent to a Tourism & Wildlife Park and the citizens, near and far, who appreciate this landscape.

Thank you for your consideration and your work.

Sincerely,
H. MacAskill, Nelson BC

From: [REDACTED]
Subject: Rezoning
Date: Monday, March 10, 2025 9:08:39 AM

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Good morning

In preparation for the next RDCK meeting, March 13th, I have been reading the letters from the people who are in favour of the expansion. My concern is not the expansion but the rezoning. I do not want our residential zone to become an industrial zone.

The majority of these letters were from businesses that have dealt with Spearhead or from people who do not live in the area. Would they want this rezoning in their area?

Do they realize what this would mean for the residence of the crescent area? If it becomes industrial, who knows what we will get here and how will this affect our properties in the future.

I would hope that all the directors who will be voting consider the impact of the neighbourhood hood if the rezoning goes through.

I have nothing against the expansion. I JUST DO NOT WANT IT IN MY NEIGHBOURHOOD.

Thank you,

P. Hinitt

Sent from my iPad

From: [REDACTED]
Subject: Spearhead Timberworks rezoning application
Date: Sunday, March 2, 2025 12:25:34 PM

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I have recently become aware of Spearhead Timberworks application to rezone some residential lots from Residential to Industrial in order to build a large timber manufacturing facility. I think this rezoning would be a huge mistake. Apparently the facility will include a glue - lam portion which would create serious air pollution wafting into the neighborhood. At the onset of construction there would be extensive bedrock excavation which would cause significant air and noise pollution for an extended period of time due to the size of the new proposed facility this would grossly disrupt the neighborhood for a long period of time. The excavation would cause significant disruption from drilling and blasting, large excavators with hydraulic rock hammers and truck traffic hauling away the rock and bringing gravel to create the base for the foundation. There would also be significant noise and dust from compaction equipment. Then would come the building which would create a different but still significant amount of noise pollution.

This rezoning application is similar to the attempt to rezone the North Shore School on Johnstone Road where I live. One of our neighborhood's concerns was what if the business that rezoned the property failed, that would open up the rezoned property to all types of Industry. I have friends that live near the Marijuana growing facility on Lower Six Mile Road (the former Can Filter building) they say that the smell from the plant is unbearable a lot of the time. This is the sort of thing that could happen at the Spearhead property once it is rezoned.

There is also a risk to the water in the resident's water wells. The excavation required to build the new Spearhead facility could damage and alter the aquifers in the neighborhood. If there is a chemical spill in the new glue - lam plant that could leach into the aquifers.

It is unfortunate Spearhead is located in a residential neighborhood as it already causes considerable noise and dust pollution and to hugely increase the size of the operation would be devastating to the neighbors. Industry like this belongs in an industrial park not a residential neighborhood.

I hope you seriously consider the points I have made. To rezone the residential lots to industrial lots would be wrong.

Regards,

Rod McKay

From: [REDACTED]
Subject: Rezoning at Crescent Beach
Date: Tuesday, March 4, 2025 4:32:02 PM

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RDCK Planning Department

My name is Dr. Rudy Pasin from Trail and I am a long-time property owner at Balfour (lower Balfour Road). I have spent countless summers and weekends at my summer home enjoying the beauty of the lake and surrounding area. The property on the North Shore is prime rural and recreational land, and over the years, I have had the pleasure of meeting an increasing number of visitors from all over, drawn to this natural jewel.

On my drives up the lake, I have increasingly noticed the growth of Spearhead's development. What began as a small family business has expanded into a significant industry, and now they are proposing to triple their size!

While there is no doubt that Spearhead is an innovative and valued local business, the proposed location for their Glulam plant raises significant concerns. Why would this massive expansion be compatible with its pollution in a residential neighbourhood? In my opinion, this development should take place in an industrial zone, not in a residential area. It's clear that Spearhead is financially solvent, will be receiving a government grant, and is more than capable of building its plant in a more suitable location.

As a medical doctor with 40 plus years of experience, I urge the board to consider the health of the residents and visitors first and foremost. The proposed expansion, involving a Glulam industry, could pollute the air and water with fine particulates and chemicals, permanently altering the environment of this pristine area. Several times I have noticed the smoke coming from their

existing plant and noticed the high humming sound.

Such an enormous development is not in keeping with the rural character of the North Shore, and I strongly believe we must protect this land for future generations. Please consider the long-term impact on both the community's health and the environment as you evaluate this proposal.

What is the best use of this land? It is to prioritize the well-being of the community and the environment surely not the financial gain of an industry that can easily build on a currently zoned industrial site.
Sincerely, [REDACTED]

Dr. Rudy Pasin [REDACTED]

Sent from my iPhone

From:**Subject:**

Spearhead expansion application, Z2410F

Date:

Friday, February 28, 2025 2:24:54 PM

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CAUTION

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

We are writing this letter to express our concern with the expansion plans outlined by Spearhead Timber. We appreciate that Spearhead has carved a unique and creative space for itself within the construction industry, that it is a good local employer, and an important supporter of local companies like the Harrop-Proctor Community Forest. Our concern relates to Spearheads plan to radically expand its footprint in its current location which is now predominantly residential with a beloved and well utilized provincial park in close proximity. The expansion plans require extensive bedrock blasting to create level building space and there is a very real risk to essential aquifers that are considered by IHA to be, respectively, moderately vulnerable (Aquifer 1018 which sits directly above the proposed rezone proposal) and highly vulnerable (Aquifer 994 which extends into Kokanee Creek Provincial Park). Although it is not known for sure, Aquifer 1018 is considered to be connected to Aquifer 994 and any contamination event that occurred at the industrial site could have disastrous impacts for our endangered Kokanee salmon.

The proposed expansion also involves construction of biomass burners to deal with waste wood and provide heat for the operation. The equivalent of 260 cords of wood in the form of chips will be burned in state of the art biomass boilers. Unfortunately, the current state of this technology is as yet unable to remove extremely small particles that are capable of penetrating deeply into the smallest parts of our lungs and have been shown to be strongly associated with cardiovascular and respiratory disease. These dangerous particles form the bulk of released emissions and risk negatively impacting air quality over a significant area depending on the current ventilation index.

In conclusion, this expansion of industrial activity in a predominantly residential and recreational setting highly risks negatively affecting quality of life for both residents and visitors and we urge the RDCK to reject the current application for rezoning. As long time residents of the North Shore ourselves, this decision has implications for all areas currently zoned residential. This expansion needs to be relocated to an appropriately zoned and serviced area.

Respectfully yours, Sue Collier and Will Geary

From:



Subject:

Bylaw 3002-3003 amendment for rezoning application Z2410F

Date:

Tuesday, March 4, 2025 8:00:28 PM

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To whom it may concern,

We are writing to you to register our opposition to the proposed amendment that would allow the expansion of the mass timber glue laminate wood operation near Crescent Beach.

There are serious water and air quality issues arising from the proposed expansion as well as major increases in noise and traffic that will negatively impact the residents quality of life.

Disregarding an existing Official Community Plan doesn't not send a good message as to the value of democratically chosen solutions for potential developments when they can just be set aside at the whim of the directors.

We urge you to deny the amendment. The wishes of the residents who have invested in their properties believing that they would continue to enjoy the way of life of a rural residential community cannot be simply set aside for the benefit of one industry plunked in the middle of their community adjacent to a valued provincial park.

Thank you,

Carolyn Lorrain,
Sylvain Hebert

310 7th Av
New Denver, BC.

From: [REDACTED]
Subject: RE: RDCK File # Z2410F Spearhead Timberworks Rezoning Application
Date: Wednesday, March 12, 2025 1:19:53 PM
Attachments: [#2 SDS.png](#)
[#1 SDS.png](#)
[#4 SDS.png](#)
[#5 SDS.png](#)
[#3 SDS.png](#)
[Isocyanate Toxicity Abstract.png](#)
[#6 SDS.png](#)

CAUTION

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

Dear RDCK Directors,

Thank you for allowing me to express my concerns regarding the application by Spearhead Timberworks RDCK File # Z2410F to rezone three residential lots.

I have two concerns regarding threats to our local air shed and health. First is the plan to use one or two biomass boilers that burn waste wood chips. The boilers would heat the facility and reduce the costs of disposing of the wood chips. Secondly the toxicity of the Henkel Loctite Purbond glue to be used is of grave concern.

There is growing concern among scientists and environmental experts regarding the detrimental effects of biomass burning. It is widely recognized as a significant source of pollution, releasing harmful particulates and contributing to global warming. I fear that by considering this biomass heating option, Spearhead is taking a step backward, not forward, in terms of environmental responsibility. Spearhead previously operated a wood-fired boiler, which became a major source of smoke pollution. The smoke would typically drift eastward toward Kokanee Creek, where it would follow a downslope trajectory, settling over our neighborhood like a micro-inversion.

When my wife and I moved here in the 1980s, many households were relying on wood for heat. We like to sleep with our window open but during the cold months the overpowering wood smoke made that impossible. At that time, numerous community groups and government bodies, in recognizing the health risks associated with wood smoke, worked to eliminate outdated practices like beehive burners and burn barrels. Efforts were made to improve the efficiency of wood-burning heaters in homes. My wife and I have noticed the difference and once again are sleeping with an open window.

Today, the collective shift to energy-efficient systems like heat pumps, solar, and geothermal heating has continued to lead to substantial improvements in air quality. These alternatives to natural gas and wood boilers are the future. Respiratory health continues to improve not just in our neighborhood but across the province.

Introducing biomass boilers into our communities represent an archaic step in the wrong direction. After years of progress in improving air quality and public health, it is incomprehensible to bring wood burning back into populated areas. It seems counterproductive in such a modern and technologically advanced operation as Spearhead to be burning wood. I believe that there are alternative methods for heating the facility that would be far more environmentally responsible.

Secondly, in researching the Henkel Loctite Purbond glue that Spearhead plans to use, I have discovered that the glulam (glue laminated) beam manufacturing process isn't as environmentally benign as is being portrayed. This glue has known toxic environmental consequences.

The claim of 0% VOC (Volatile Organic Compound) applies loosely to the glue in the liquid state assuming that it is in a sealed container because once exposed to the atmosphere it gases off and begins to cure. Once it has cured completely, it is considered inert - up to 100C at which point it is no longer 0%VOC. The glue is also highly flammable.

Looking into the Safety Data Sheets (see attached) the toxicity of Loctite Purbond glue becomes apparent. Listed are several chemicals considered very hazardous. Methylene diphenyl diisocyanate (MDI) consists of isocyanates and other hazardous chemicals. Even small amounts of isocyanate can have serious respiratory consequences such as breathing difficulties, aggravation of asthma and can cause lung cancer. It is also a serious eye and skin irritant.

Exposure to the neighbouring community would come through airborne fumes and dust and could even contaminate our shallow and vulnerable aquifers, Kootenay Lake, or Kokanee Creek and the spawning channel.

Additionally we are concerned that the glue contaminated chips could end up in the biomass boiler, further compromising local air quality.

The Safety Data Sheet states that the work area must be well ventilated and that monitoring of the airborne isocyanates be maintained. Once an individual has been diagnosed as sensitized to isocyanate no further exposure can be permitted. What will happen if a neighbour becomes sensitized? There are homes within 50 meters of the manufacturing facility. Will they have to move?

In closing, I ask you to carefully consider the health and environmental impacts of this proposal. I believe that the hazard posed to our air shed by pollution from the biomass boiler and the toxic hazard posed by the Loctite Purbond glue provide ample reasons for the RDCK to deny the application for rezoning.

Thank you for allowing me to express my opposition to the rezoning of these lots.

Terry Lowrey
4718 Robertson Road
Nelson, B. C. V1L6N4

①

Safety Data Sheet



Issue date: 01/30/2024

Revision Number: 001.2

1. PRODUCT AND COMPANY IDENTIFICATION

Product name: LOCTITE HB X202 PURBOND TO IDH number: 2883063

Product type/use: Adhesive

Restriction of Use: This product is for industrial use only

Company address:
Henkel Canada Corporation
Meadowpine Boulevard 2515
Mississauga, Ontario L5N 6C3

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

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
EYE IRRITATION	2
SKIN 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

2. FIRE FIGHTING MEASURES

GHS02: Non-flammable

GHS05: Corrosive

GHS07: Toxic

GHS09: Environment

2

Prevention:

IDH number: 2863363

Response:

Storage:

Disposal:

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 using this product. Use only outdoors or in a well-ventilated area. Contaminated work clothing should not be allowed out of the workplace. 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. Store in a well-ventilated place. Keep container tightly closed. Store locked up. Dispose of contents and/or container according to Federal, State/Provincial and local governmental regulations.

Page 1 of 7

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-polymer	67423-05-6	10 - 30	
MDI copolymer	101-68-8	10 - 30	
Methylenebis(phenylisocyanate)	12767-60-7	1 - 5	
Zinc compound	5673-54-1	0.1 - 1	
o-(p-isocyanatobenzyl)phenyl isocyanate	2535-05-2		

* Exact percentages may vary or are inside secret. Concentration ranges are provided to assist users in providing appropriate precautions.

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:

Notes to physician:

See Section 11

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

IDH number: 2863363

Product name: LOCTITE HB X202 PURBOND TO 1100KG

Page 2 of 6

Extinguishing media: Extinguishing measures appropriate to local circumstances and the surrounding environment. Water spray (fog), foam, dry chemical or carbon dioxide.

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 TWIN-10, or 90% water, 3-8% concentrated ammonia and 2% detergent. Large quantities may be placed in sealed drums or other suitable containers for disposal. If temporary control of isocyanates is required, use of a liquid or solid absorbent (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 reuse 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 WEL	OTHER
Diphenyl/methane 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/m ³) Ceiling	None	None
Zinc compound	None	None	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 isocyanates 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:	White
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 °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 %
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 pressurized 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)	None	Irritant, Respiratory, Allergen
Zinc compound	Inhalation LC50 (Rat, 4 h) = 4.95 mg/l Inhalation LC50 (Rat, 4 h) = 645 mg/m ³ Inhalation LC50 (Rat, 4 h) = 0.49 mg/l Inhalation LC50 (Rat, 4 h) = 310 mg/m ³ Inhalation LC50 (Rat, 4 h) = 387 mg/m ³	No Data
o-(p-isocyanatobenzyl)phenyl isocyanate	Inhalation LC50 (Rat, 4 h) = 527 mg/m ³ Inhalation LC50 (Rat, 4 h) = 0.49 mg/l Inhalation LC50 (Rat, 4 h) = 310 mg/m ³ Inhalation LC50 (Rat, 4 h) = 686 mg/m ³	Allergen, Irritant, Respiratory
2,2'-Methylenebis(phenyl diisocyanate)		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
o-(p-isocyanatobenzyl)phenyl isocyanate	No	No	No
2,2'-Methylenebis(phenyl 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 packaging.

Canada Transportation of Dangerous Goods - Ground

Product name: LOCTITE HB X202 PURBOND TO 1100KG

IDH number: 2863063

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15. REGULATORY INFORMATION

Canada Regulatory Information

CEPA DSL/NDL Status: All components are listed on or are exempt from listing on the Canadian Domestic Substances List.

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: This Safety Data Sheet contains changes from the previous version in Section(s): 3 and 15.

Prepared by: Product Safety and Regulatory Affairs

Issue date: 01/30/2024

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IDH number: 28853053

Product name: LOCITE HB X202 PURBOND TO 1100KG

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<scienceDirect.com/science/article/abs/pii/S0048969724033977>

Science of the Total Environment 894 (2024) 17325 0

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ELSEVIER

Review

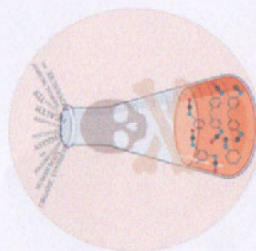
"Isocyanates and isocyanides - life-threatening toxins or essential compounds?"

Marita Pawlak^{a,*}, Kacper Pobłocki^a, Joanna Drzeżdżon^a, Barbara Gawdzik^b, Dagmara Jacewicz^{a,*}

^aFaculty of Chemistry, Department of Environmental Technology, University of Gdańsk, Wita Stwosza 43, Gdańsk, Poland^{*}
^bInstitute of Chemistry, Jan Kochanowski University, Uniwersytecka 7, 25-428 Sokółka, Poland

HIGHLIGHTS

- The relationship between toxicity and toxicity and the mechanism of action were reviewed.
- Safe working practices and protection from exposure are discussed.
- Restrictions on working with these compounds set around the world are outlined.
- The effects of exposure to isocyanates and isocyanides are described.
- The application potential of this group in science and industry is presented.



ABSTRACT

ABSTRACT

Isocyanates and isocyanides are some of the most reactive compounds in organic chemistry, making them perceived as compounds with high potential for use in both the laboratory and industry. With their high reactivity also comes several disadvantages, most notably their extremely high toxicity. The following article is a collection of information on the toxic effects of the isocyanide group on the human body and the environment. Information on the mechanism of how these harmful substances affect living tissues and the environment, worldwide information on how to protect against these chemicals, current regulations, and exposure limits for specific countries is compiled. The latest research on the application uses of isocyanates and isocyanides is also outlined, as well as the latest safer and greener methods and techniques to work with these compounds. Additionally, the presented article can serve as a brief guide to the organic toxicity of a group of isocyanates and isocyanides.

1. Introduction

The isocyanide group in organic chemistry is often viewed very negatively, and many chemists refuse to work with these compounds. This is probably due to the association of their name with cyanides, which are one of the most toxic and harmful groups in organic chemistry. Despite the similarity of the atoms that make

ARTICLE INFO

Editor: Henner Holzer

Keywords:

Isocyanates

Isocyanides Toxicity

Polyurethane Health

GRAPHICAL ABSTRACT

From:



Subject:

Proposed Re-zoning for Spearhead Development - Z2410F

Date:

Tuesday, March 4, 2025 5:59:48 PM

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.

Hello,

I strongly oppose the rezoning of residential land to industrial. This proposal is incompatible with the existing area and poses a significant threat to Kokanee Park. We must protect the park and its surrounding environment for future generations. The potential consequences of industrial rezoning are unacceptable and could have irreversible impacts. I urge you to reject this project.

Tessa Blair,
802 Sproat Dr. Nelson BC. V1L 7B7

From: [REDACTED]
Subject: RDCK File Z2410F - Spearhead Expansion
Date: Thursday, February 6, 2025 11:29:15 AM

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

Good Morning,

I am writing to you today to express my strong opposition to this application to rezone properties on Starlight Road from country residential to commercial, so Spearhead may expand.

While we are in Longbeach in Area E, we are very close the Starlight Road area and Kokanne Creek Park where we spend a lot of time year round. Allowing rezoning for a development of this size in a residential area is a poor would be a poor and precedent setting decision that illustrates a lack of respect for the residents beside Starlight and in the area. It is especially egregious considering the desperate lack of housing in the area. Taxpaying residents of Starlight bought in a country residential zone. To change that to allow a massive commercial expansion and everything that goes with it is not good stewardship. Further, this expansion has impacts on the Kokanee Creek watershed and Park.

There is no benefit to the residents of Area E and Area F to this zoning application. Spearhead is a valuable contributor to the area and provides employment, however if they need to expand to this degree, the solution is to move to a commercial area.

Unfortunately, I missed the public hearing on this and only recently found out about the application. I will be attending any RDCK meetings (board, APHC Area F, public etc) concerning this zoning application as well as reaching out to area residents opposed to the application.

Yours Truly, Tracey Fellowes
6030 Martin Rd,
Nelson BC (Longbeach)
[REDACTED]

Our File #: 2451-06280-11

TECHNICAL MEMO

To

Crescent Beach Community Group

From

 Adeola Oyefiade, Hydrogeologist
 Scott Green, Senior Hydrogeologist
 Remi Allard, Senior Hydrogeologist
 2121 / Water Resources

Re

 Groundwater Impact Assessment
 Spearhead Industrial Expansion

Date

March 12, 2025

1. Introduction

Crescent Beach Community Group (CBCG) retained McElhanney Ltd (McElhanney) to prepare this groundwater impact assessment for 3 lots located at 4612 and 4614-4616 Starlight Road, and 4643 Highway 3A, in the Crescent Bay area of the Regional District of Central Kootenay (RDCK), approximately 15 km northeast of Nelson, BC (**Figure 1**). The legal lot descriptions are presented in **Table 1** and together are hereafter referenced as the “Property”.

Legal Description	Size
4612 Starlight Road, LOT 5 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-282-228)	0.53 ha
4614-4616 Starlight Road, LOT 4 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-567)	0.68 ha
4643 Highway 3A, LOT 3 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-559)	0.81 ha

Note: 1 ha hectare = 10 000 m²

Table 1: Component Lot Legal Descriptions and Areas of the Property

Beyond the Property, this report considers water wells completed within a 300 m radius of the Property, and regional features such as Kokanee Peak (15 km north of the Property), Kokanee Creek (between 320 m and 530 m east of the Property) and the Kootenay River (between 195 m and 205 m southwest to south of the Property).

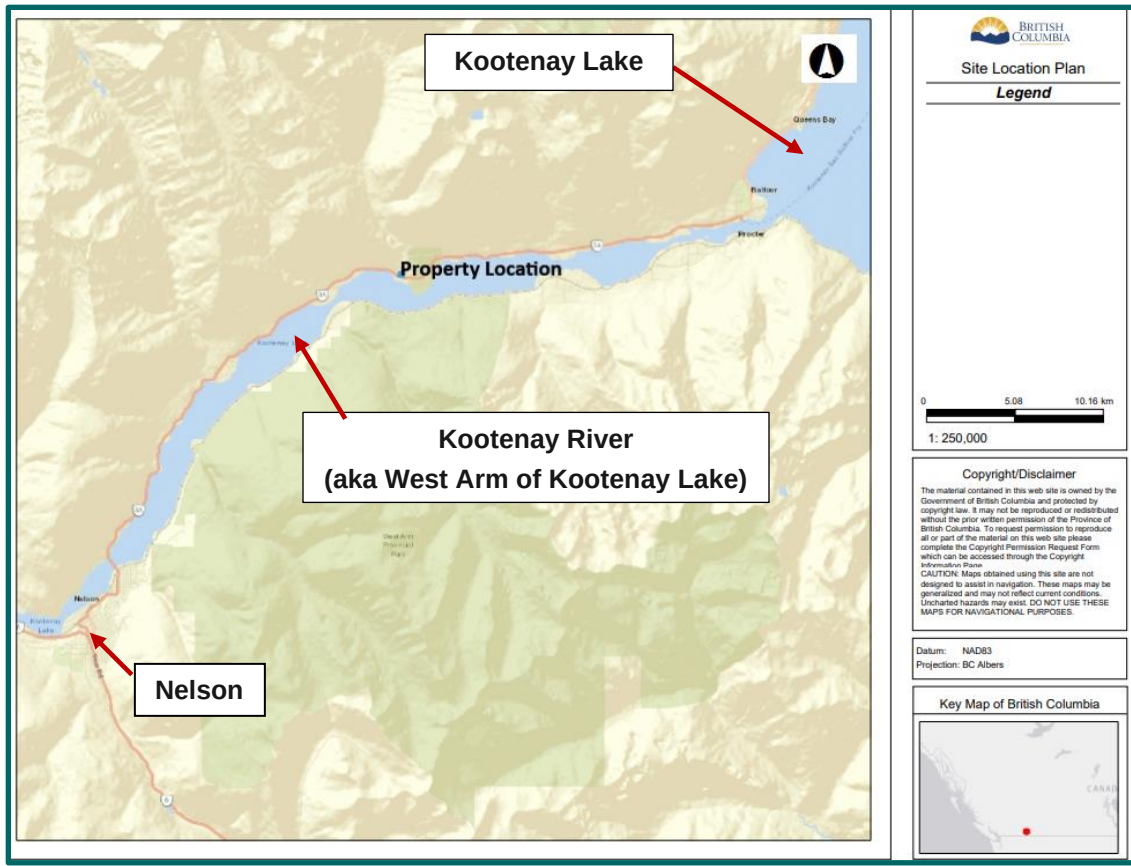


Figure 1: Property Location Map (BC Water Resources Atlas).

2. Background

Spearhead, a wood product manufacturer company and occupant of the lot immediately east of the Property, plans to expand onto the Property by building a new facility (**Figure 2**). It is assumed following expansion to the Property, Spearhead will continue to operate on the lot immediately east of the Property. The new facility is to be serviced by two septic fields and a currently unlicensed on-site water well. The Property is currently zoned Country Residential (R2). For the development to be approved, the following must occur under the Regional District of Central Kootenay (RDCK) regulatory framework (RDCK File Z2410F):

- Zoning must be changed to Comprehensive Development (CD3); and
- Land use designation in the Area F Official Community Plan (OCP) must be revised from Country Residential (CR) to Industrial (M).

A December 11, 2024 meeting of the RDCK Rural Affairs Committee required that an application by the Proponent to change the zoning on the Property be subject to a public meeting and required that a groundwater impact assessment (Active Earth, 2025) and an on-site wastewater assessment (Highland, 2025) be performed (among other studies and assessments) to support the application. Two public hearings were held on January 09 and January 28, 2025, where the proposed development was presented, and

local area residents were consulted and allowed an opportunity to comment. Following the public hearings, amid concern the proposed development would affect the groundwater quality in their private water wells, the Crescent Beach Community Group (CBCG) retained McElhanney to complete an independent groundwater impact assessment.



Figure 2: Property Location bounded by red polygon (Imagery from Regional District of Central Kootenay).

3. Objective and Scope of Work

The objectives of this groundwater impact assessment were to:

- Provide a professional opinion regarding potential impacts on groundwater quality and quantity resulting from the proposed development activity, and
- Provide preliminary level recommendations to prevent, reduce, mitigate, or monitor the anticipated effects to aquifers in the area of the proposed development.

To achieve the stated objectives, McElhanney has performed the following scope of work:

- Reviewed the public hearing information package distributed by the RDCK;
- Reviewed the Active Earth January 29, 2025 report entitled Groundwater Impact Assessment, 4612, 4614-4616 Starlight Road and 4643 Highway 3A, Nelson, BC prepared for Spearhead (Active Earth, 2025). Reviewed the Active Earth January 17, 2025 report. Hereafter, both the January 17 and January 29 Active Earth reports are collectively referenced as Active Earth (2025);
- Reviewed the Highland Consulting Ltd. January 17, 2025 report entitled Spearhead – SPHD Expansion On-Site Wastewater Review (Highland, 2025);
- Reviewed the BC Sewerage System Standard Practice Manual, Version 3;
- Reviewed the Geological Survey of Canada Surficial Geology Kootenay Lake Map (Fulton et. al. 1984);
- Reviewed the BC Groundwater Protection Regulation and BC Water Sustainability Act (BCGOV, 2025);
- Downloaded and reviewed aquifer mapping reports and factsheets for mapped aquifers in the area including AQ 1018 and AQ 994 (Appendix A) from the BC Water Resources Atlas (BCWRA, 2025), and,
- Downloaded and reviewed well logs for several wells adjacent the Property from the BC Water Resources Atlas (BCWRA, 2025).

All of the information presented in this report is publicly available.



4. Overview of Existing and Proposed Developments

4.1. OVERVIEW OF EXISTING DEVELOPMENT

Existing development on each lot is described below moving from west to east across the Study Area.

4612 Starlight Road, LOT 5 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-282-228)

There is a clearing at the north end of Lot 5, adjacent to Starlight Road. It is not clear from the imagery viewed if there is a single-family residence on this property. For purposes of this report, it is assumed that there is simply a clearing with no residence on this property. The clearing occupies approximately 25% of the area on the property. The southern 75% of the property remains undeveloped and is covered primarily with coniferous trees.

4614-4616 Starlight Road, LOT 4 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-567)

There are two buildings located on the north end of this property, adjacent to Starlight Road. One of these buildings is a single-family residence, while the other is an out-building servicing the single-family home. The reason that this single-family home has two civic addresses is uncertain, however it's noted on BC Assessment as a 1 Story Duplex. The residence is assumed to be serviced with an in-ground effluent disposal system. The Active Earth report (2025) shows this residence to be serviced with water from unregistered Well C (**Figure 3**). This well is taken to be unregistered since it is not referenced on the BCWRA and as such, there is no publicly available log for Well C.

The residential development occupies approximately 33% of the property, with 67% of the property surfaced with a mixture of coniferous and deciduous growth. The deciduous growth is primarily located in the central portion of the property where a clearing had previously been cut.

4643 Highway 3A, LOT 3 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-559)

There is a single-family residence and a garage at the south end of this lot, adjacent to Highway 3A. This residence is assumed to be serviced with an in-ground effluent disposal system. The Active Earth report (2025) shows this residence to be serviced with water from unregistered Well B (**Figure 3**). This well is taken to be unregistered since it is not referenced on the BCWRA and as such, there is no publicly available log for Well B.

The residential development occupies approximately 33% of the property. Approximately 15% of the property area is occupied by bedrock outcropping at ground surface on the slope immediately northwest of the existing Spearhead buildings on the adjacent lot.

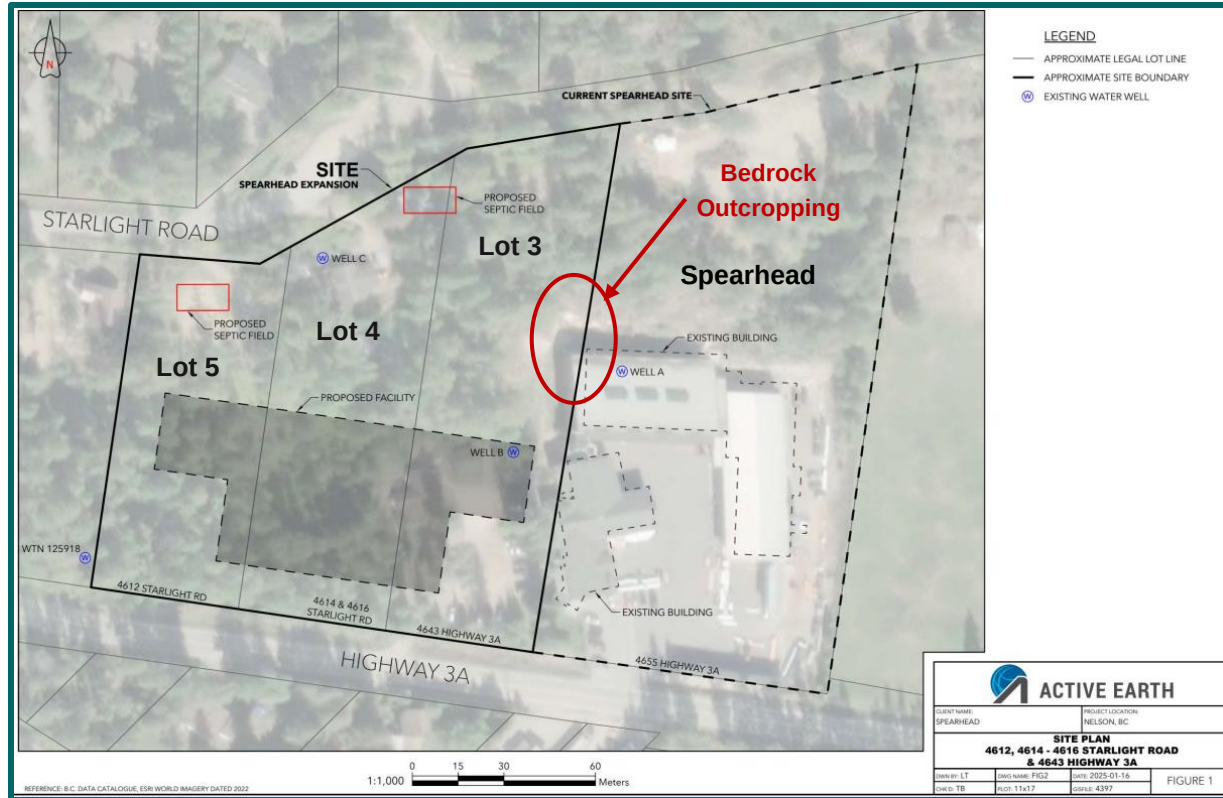


Figure 3: Property Layout with Proposed Facility Location (Active Earth, 2025)

The current operations by Spearhead are located on the neighbouring property to the east. The bedrock outcropping along the northern limit of the existing Spearhead buildings were photographed by Active Earth in their January 2025 site visit and presented as Photos 1 and 2 (Figure 4). Well A, which is assumed to be used for current operations, is located on this property. It is assumed that Well A will continue to be used for industrial water needs on the lot immediately east of the Property.

4.2. OVERVIEW OF PROPOSED DEVELOPMENT

McElhanney understands the proposed development calls for the following (in order of occurrence):

1. Consolidation of the 3 lots into a single lot having an area of 2.075 hectares (20,750 m²);
2. Development of new production shop building (Phase I area: 4,885 m²); and,
3. Development of Daycare and Office Tower (Phase II area: 1,243 m²).

Figure 3 also presents the proposed development following completion of Phase I and does not show the Phase II development at full build-out. Figure 5 (which is in the figures section appended to this report) shows the development following completion of Phase II. At full build-out the production shop building, daycare and office tower are expected to have a combined footprint of 6,128 m². Including the asphalted parking and access areas (2,150 m²), the approximate developed area will be 8,278 m². This excludes the proposed landscaped area (944 m²). Calculated areas are based on dimensions provided by Hemsworth (2024) as shown in Figure 5.

Photo 1: View toward the east of bedrock slope located adjacent and north of site building



Photo 2: View toward the northeast of bedrock slope located north of site building



Figure 4: Photos of Bedrock Outcropping occupying approximately 15% of Lot 3 (Active Earth, 2025)

The building foundation design is reported to extend below the top of, and into, bedrock (Active Earth, 2025). The requirement for blasting of the bedrock, and the foundation depth for the new development, is unknown. It is expected that foundation perimeter drainage will be required.

The proposed development calls for two areas for subsurface effluent disposal (one primary field and one back-up field), adjacent the north boundary of the Property (**Figure 3**). The proposed development calls for Well C to be closed in accordance with the Groundwater Protection Regulation (BCGOV, 2025), as it is located within the 30 m setback from the proposed locations of effluent disposal areas. Unregistered Well B is proposed to service the development with potable water. Driller's logs for both Well B and Well C are either not provided or not available. **Figure 3** and **Figure 6** (Figure 6 is provided in the Figures section appended to this report) show the location of Well B within the footprint, at the northeast corner, of the proposed production shop building.

Three test pits were excavated to 1.5 m below existing grade (ground surface) at locations across the north end of the Property (**Figure 6**). Generally, the test pits intersected sand-silt mixtures overlying fine to coarse sand and gravel followed by silty sand having between 5 % and 50 % coarse fragments (Highland, 2025). At TP-1 (the northeast corner of the Property), a 15 cm thick sandy clay layer was reported at the base of the test pit (Highland, 2025). Since the clay layer was not intersected at any other test pits, its continuity across the Property has not been verified and the clay is considered a localized lens. Furthermore, the bottom of this clay layer has not been defined and as such, the thickness of this layer is unknown. Since each test pit was consistently terminated at 1.5 m depth below grade, the depth to the uppermost impermeable layer or saturated zone (restrictive or limiting layer, that defines the lower bound of vertical separation) is unknown (BC Health, 2014).

The stated purpose of Highland (2025) is to assess the Property's capacity for an on-site septic system with redundancy. At full build-out, the design effluent discharge rate is 5,780 L/day (5.78 m³/day; Highland, 2025). Permeameter tests were performed at locations adjacent to each test pit location. Average percolation test results were reported to range between 2 and 4 minutes/inch (Highland, 2025). However, the depth at which percolation tests were performed and the number of trials performed at each test location were not reported. Further, there was no evidence in the report that adequate pre-saturation was performed or achieved prior to conducting the percolation tests. The proposed conceptual effluent disposal field design called for pressurized distribution laterals oriented parallel to the elevation contours at each location.

There is reference to a rock pit to be constructed at the southwest corner of the Property for purposes of water storage (Active Earth, 2025). Typically, rock pits are used to facilitate seepage into unconsolidated sediments as opposed to 'storage'. If the stated purpose of the rock pit is to store water, it is conceptualized that the rock pit will consist of a pit excavated, or blasted, into the low-permeability rock to store water. However, the more likely intent of the rock pit is to provide rapid infiltration of storm water collected from the building perimeter drain. Further detail of the design, location, and anticipated number of rock pits is required.

The proposed operation includes application, short-term storage, and handling of low volatile organic carbon (VOC) wood glue and stain (Active Earth, 2025). The RDCK public hearing information package included a Material Safety Data Sheet for an adhesive called 'Loctite' manufactured by Henkel Canada Corporation. The chemical constituents of Loctite are provided below (Henkel, 2020):

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	10 - 30
Methylenebis(phenylisocyanate)	101-68-8	10 - 30
Zinc compound	12767-90-7	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.

No bulk storage of process chemicals is planned for the development (Active Earth, 2025). No information was provided regarding other chemicals that would potentially be used on the Property.

5. Climate

Climate normals for the period between 1991 to 2020 as recorded at the Nelson Climate Station (Elevation 534.9 m asl; 477892E; 5482128N Zone 11 NAD 83) operated by Environment Canada are summarized in **Table 2**.

Table 2: Mean Monthly Temperature and Precipitation Recorded at Nelson Climate Station (Canadian Climate Normals, 2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Year
Temp. (°C)	-0.7	0.6	4.4	8.6	13.3	16.4	20.7	20.4	15.4	8.5	2.9	-1.0	9.1
Precip. (mm)	nr	nr	nr	59.6	65.9	84.4	34.2	30.6	42.4	63.5	nr	nr	nr

Note: nr = not reported

Snow falls occasionally between November and March. However, representative precipitation measurements for these months are not reported at this climate station. In the absence of a complete annual precipitation record, a mean monthly precipitation rate of 54.4 mm/month is estimated. Peak runoff is likely to occur during spring freshet when rain-on-snow events could generate both significant overland flow and runoff from hard surfaces (bedrock, roof and park lot),

Climate change research in mountainous regions of BC predict that the intensity and frequency of fall and winter precipitation events will increase and, in contrast, persistent hot and dry conditions in summer with simultaneous periods of no precipitation will create prolonged periods without groundwater recharge to aquifers and prolonged periods of low water levels in creeks and streams during that season (Allen and Scibek, 2004).

6. Physiography

6.1. TOPOGRAPHY AND DRAINAGE

Regionally, the property is situated at the toe of the Selkirk Mountain Range defined to the west by Slocan Lake, to the east by Kootenay Lake and to the south by the Kootenay River (locally known as the West Arm of Kootenay Lake). Local area peaks include Mt. Yuill (2,150 m asl; 6 km north northeast of the Property), Grays Peak (2,740 m asl; 13.7 km north of the Property) and Kokanee Peak (2,780 m asl; 15.1 km north of the Property). Each of these peaks are adjacent to glaciers that drain into Kokanee Creek. Kokanee Creek is also fed by Kokanee Lake (~1,970 m asl) and Gibsons Lake (~1,560 m asl) at its headwaters (iMapBC, 2025). The Kootenay River is at an approximate elevation of 534 m asl.

At the closest proximity, Kokanee Creek is 320 m east of the northeast corner of the Property. At the most distal point, Kokanee Creek is 530 m east of the Property. **Figure 7** is an oblique image of the Property showing the layout relative to Kokanee Creek. The yellow lines on **Figure 7** highlight the crest and toe of the local area slope upon which the Property is situated. Using 5 m contours obtained from Lidar imagery across the Property, as shown in **Figure 8** (provided in the figures section appended to this report), the slope across the Property is roughly 23 %. The maximum elevation on the Property is 575 m asl at the northeast corner and 543 m asl at the southwest corner. The slope direction on the west side of the Property is south southwest (**Figure 8**), while on the east side of the Property it is south southeast and strongly influenced by the bedrock outcropping shown in **Figure 4**.

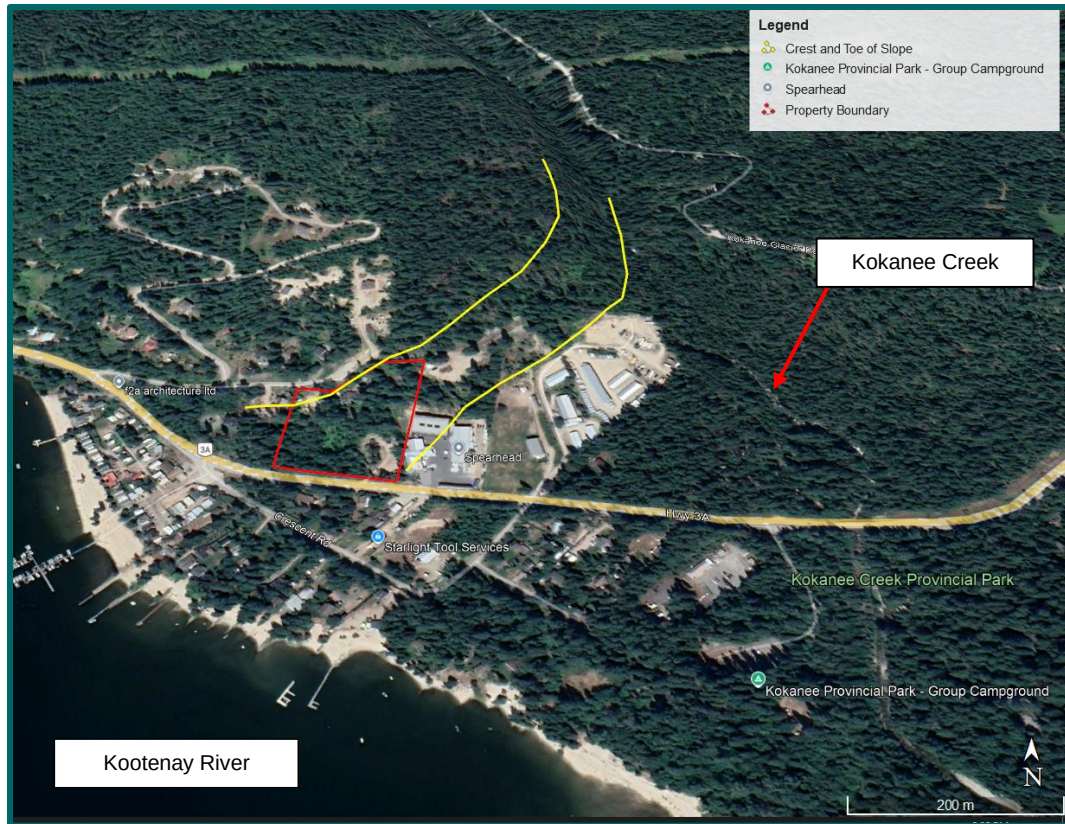


Figure 7: Oblique Image of the Property Showing Toe and Crest of Local Slope (Google Earth, 2025)

6.2. BEDROCK GEOLOGY

Bedrock geology at the Property has been mapped as the Nelson Batholith comprised of porphyritic granite, granodiorite, and granite gneiss (iMapBC, 2025). The batholith is regional in scale and has been mapped across the area extending from Slocan Lake (in the west), a series of north-south trending faults adjacent the north arm of Kootenay Lake (in the east), Nelson (in the southwest), but extending to a point approximately 10 km north of Salmo, BC (iMapBC, 2025). There are no faults in the area of the Property (iMapBC, 2025).

6.3. SURFICIAL GEOLOGY

Regional scale mapping of surficial geology published by the Geological Survey of Canada has determined the Property is underlain by “bedrock with steep slopes exposed by a modern stream” (Fulton et. al., 1984). Generally, this includes rock outcropping at surface with a thin veneer or blanket of colluvium, rubble aprons and rubbly till.

The Property is situated upon the west slope (lateral distal portion) of a delta associated with Kokanee Creek. The depositional history of area including the Property is interpreted to be as follows:

1. The west slope, which is dominated by bedrock, was initially formed by scouring during glacial advance and retreat; and,
2. The fast-moving waters of Kokanee Creek have discharged into the slow-moving waters of the Kootenay River forming a complex of fan and delta deposits. Deltaic deposits are typically comprised of sand and gravels, as deposited sediment-laden water in Kokanee Creek, interbedded with lacustrine silts and clays as deposited during periods of high water in the slower moving Kootenay River.

7. Groundwater Occurrence and Flow

7.1. PROVINCIAL AQUIFERS IN THE AREA

Figure 9 shows the local extent of the two provincial aquifers that exist in the area of the Property. A summary of aquifer characteristics is provided in **Table 3**.

Table 3: Summary of Aquifer Characteristics for Provincial Aquifers in the Area

Aquifer Name	Aquifer Number	Aquifer Type	Current Delineated Extent (km ²)	Vulnerability	Productivity	Demand
Crescent Bay	1018	Bedrock	8.36	Moderate	Moderate	Low
Kokanee Point	994	Sand and Gravel	1.18	High	Moderate	Moderate

The Property is located at the southeast extent of fractured bedrock Aquifer AQ 1018 (**Appendix A**). The aquifer extent has been delineated based on recorded stratigraphy, well location and occurrence, bedrock geology and drainage area. Generally, the hydraulic conductivity of the aquifer is reported as low, having a median well yield of 34 m³/day (BCWRA, 2025). Based on low hydraulic conductivity clay and silt units reported by drillers as overlying the bedrock, the aquifer is characterized as being partially confined. Based on the reported thickness of these low hydraulic conductivity layers, the aquifer is interpreted to have a moderate vulnerability to contamination from infiltration of potential contaminants. The mean depth to water is reported as 14.2 m below grade. A note on the Aquifer Classification Worksheet (**Appendix A**) suggests that discharge from this aquifer is into the surficial aquifer (AQ 994) and Kootenay River to the south (BCWRA, 2025).

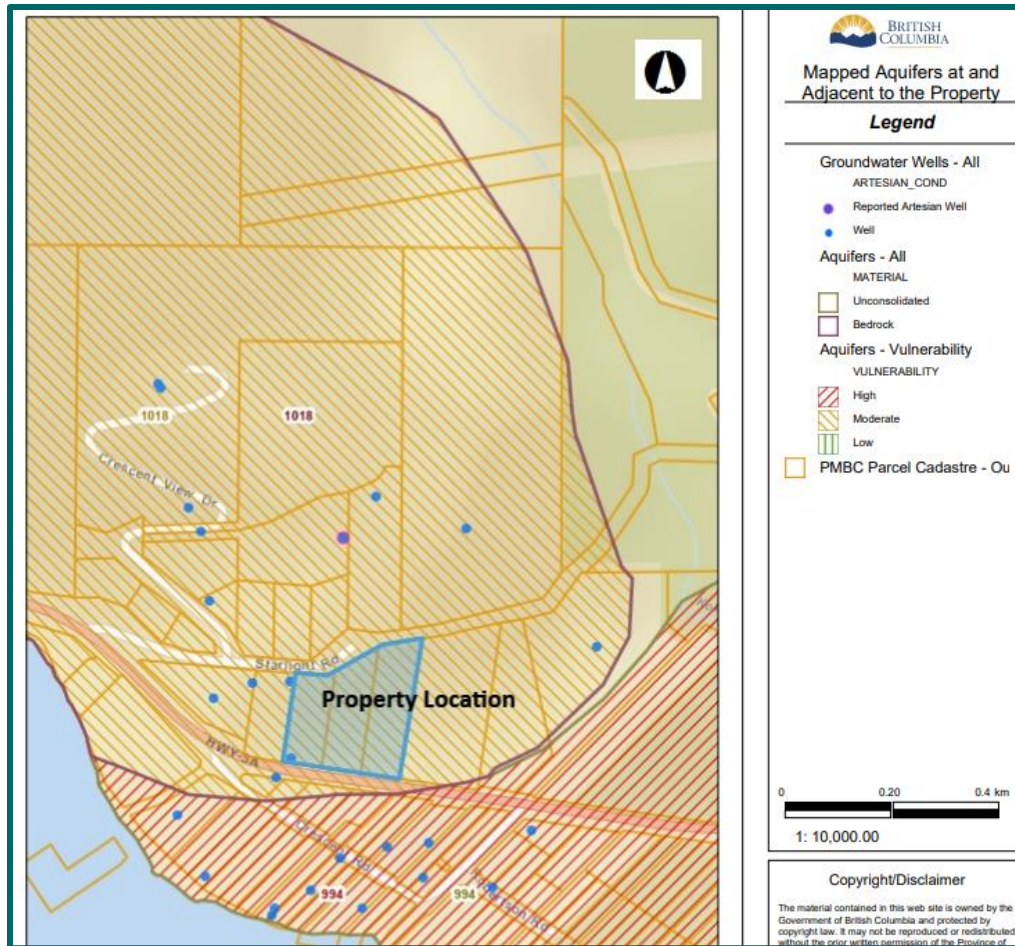


Figure 9: Provincial Aquifers in the area of the Property (BC Water Resources Atlas, 2025)

The northern extent of sand and gravel Aquifer AQ 994 has been mapped between 20 m and 45 m south of the Property ([Appendix A](#)). The aquifer extent has been delineated based on recorded stratigraphy, well location and occurrence, surficial geology mapping and topography (BCWRA, 2025). The southern extent of the aquifer is defined by the Kootenay River. In addition to the sand and gravel aquifer materials, the Aquifer Classification Worksheet ([Appendix A](#)) also indicates that dirty sand and gravel, silt, clay and some till and boulders are present (BCWRA, 2025). Of the wells drilled up to and including 2012 (when the Aquifer Classification worksheet was published), the worksheet indicates low permeability confining units in 38 % of the wells, and an unconfined sand and gravel aquifer in 53% of the wells drilled (BCWRA, 2025). The low hydraulic conductivity units are discontinuous lenses and as such, the vulnerability of Aquifer AQ 994 is more likely high as opposed to moderate as described in the Aquifer Classification Worksheet ([Appendix A](#)). The median well yield is 124.8 m³/day (22.9 USgpm), inferring the aquifer is moderately productive. The average depth to groundwater is reported to be 6.2 m below grade (BCWRA, 2025). A note on the Aquifer Classification Worksheet ([Appendix A](#)) suggests that recharge to Aquifer AQ 994 originates laterally from Aquifer 1018 (BCWRA, 2025). Copies of the Aquifer Classification Worksheets for AQ 994 and AQ 1018 are included in [Appendix A](#).

7.2. WATER WELLS

Figure 10 shows the locations of 24 water wells registered in the BCWRA within a 300 m radius of the Property. On the assumption that all properties in the area that have buildings must also have a water well, there are many wells in the area that have not been registered. Submission of water well logs prior to 2016 was discretionary and therefore wells completed prior to this date may not appear in the well registry. There are at least twenty-four lots south of the property and only eleven registered wells in the area. This suggests that, in addition to the 11 registered wells, there are inferred to be approximately 25 unregistered wells located south of the property (for an estimated total of 36 wells). Available details garnered from well logs are summarized in **Table 4**.

Individual well records can be accessed on the BCWRA at <https://maps.gov.bc.ca/ess/hm/wrbc/>.

Relative Location or Civic Address	Well Tag Number	Drillers Reported Yield (m ³ /day)	Well Depth (m bgs)	Depth to Water (m below reference)	Aquifer No.	Distance from Property (m)	Notes
4647 Crescent Rd	131010	8.18	170	nr	1018	106	
4608 Starlight Rd	125918	19.1	224	nr	1018	on property	
4598 Highway 3A	124093	nr	9.14	nr	994	144	
4622 Crescent Rd	120935	nr	>9	nr	994	171	
4711 Robertson Rd	117710	109	28.3	8.23	994	175	
4608 Crescent View	166151	16.4	182	13.72	1018	139	
4676 Crescent Rd	108916	109	14.0	6.71	994	216	
Starlight Rd	105588	2.73	183	91.44	1018	5	
Crescent View Dr	92891	16.4	165	4.27	1018	241	
Crescent View Dr	92889	38.2	116	0	1018	140	Artesian
Crescent View Dr	92888	10.9	122	3.05	1018	182	
Crescent View Dr	91664	21.8	123	1.22	1018	96	
4646 Crescent Rd	85983	245	13.1	4.88	994	180	
4646 Crescent Rd	85981	nr	5.94	5.49	994	189	
4604 Starlight Rd	85957	27.3	219	0	1018	52	Artesian
12 Mile-Storage	79334	109	152	23.77	1018	221	
4652 Crescent Rd	66287	109	10.7	1.83	994	151	
Crescent Beach	51893	60.0	116	nr	1018	209	
Nelson	39860	81.8	143	30.48	1018	146	
North Shore	35593	81.8	18.6	10.67	994	86	
North Shore	34912	54.5	15.2	7.31	994	85	
Kokanee	26477	nr	4.57	nr	994	22	dry
Kokanee	26469	218	10.7	nr	994	164	
Provincial Park	16615	191	15.2	6.71	994	175	

Note: nr = not reported

Table 4: Registered Well Locations within a 300 m Radius of the Property (BCWRA, 2025)



Figure 10: Registered Well Locations within 300 m of the Property (BCWRA, 2025)

Of the 24 registered wells within a 300 m radius of the Property, 12 source water from bedrock aquifer AQ 1018 and 11 wells source water from the sand and gravel aquifer AQ 994 (BCWRA, 2025). One of the wells (WTN 26477) intersecting AQ 994 is reported as dry.

The following notable observations were made from the well logs:

- Generally, wells on the Property and areas to the north are completed in bedrock aquifer AQ 1018 and wells to the south of the Property are in sand and gravel aquifer AQ994. The mean well yield in bedrock aquifer AQ 1018 is 27.3 m³/day (5 USgpm). The mean well yield in the sand and gravel aquifer AQ 994 is 124.8 m³/day (22.9 USgpm);
- Two wells intersecting the bedrock aquifer AQ 1018 (WTN 92889 and WTN 85957), were reported to have water levels at grade or slightly above and are noted as artesian in [Table 3](#). Artesian means water pressure in the fractures intersected by the well is higher than the ground surface;
- Wells completed in bedrock aquifer AQ 1018 have depths ranging from 116 m (WTN 92889 and WTN 51893) to 224 m (WTN 125918);

- The average depth from ground surface to the top of bedrock in the area is 4.7 m, with the maximum depth of 16.7 m noted in WTN 51893 located 190 m NW of the Property. The depth to bedrock is greatest generally to the north of the Property. However, as inferred by bedrock outcropping on the Property, the depth to bedrock on the Property is inferred to be relatively shallow. The depth to bedrock increases from between 5 and 15 m below ground surface to the south and downslope of the Property;
- Although located within the footprint of aquifer AQ 994, WTN 131010 was drilled through sand and gravel AQ 994 and into the underlying bedrock Aquifer AQ 1018;
- WTN 125918 was drilled adjacent the southwest corner of the Property and the stratigraphy reported at this location was sand and gravel to 3.0 m below grade, followed by clay to 6.1 m below grade overlying bedrock; and,
- WTN 105588 was drilled 5 m west of the Property and approximately 15 m west of the proposed westernmost effluent disposal area, with bedrock encountered at 1.2 m below ground surface.
- The mean depth to groundwater (the water table or static water level) in the sand and gravel aquifer AQ 1018 is 5.8 m below ground surface. The closest well to the Property and in aquifer AQ 994 is WTN 26477 located 30 m downslope of the southern limit of the Property. This well is completed to 4.6 m depth where it intersected bedrock. This well was not completed with a well screen.

7.3. GROUNDWATER RECHARGE AND AQUIFER FLOW

Generally, groundwater travels from groundwater recharge zones (typically found at high elevations) towards groundwater discharge zones (typically found at lower elevations). Groundwater recharge to bedrock aquifer AQ 1018 is conceptualized as precipitation and glacial meltwater infiltrating fractures in bedrock at the higher elevations of the Selkirk Mountains adjacent Kokanee Peak, Grays Peak and Mount Yuill. If glacial or snow meltwater and precipitation do not encounter fractured bedrock, infiltration will be limited resulting in runoff and infiltration into the overburden material above the bedrock and shallow groundwater flow along the top of the bedrock. The flow along bedrock follows topography, some of which will report as runoff to local creek channels. Where the creeks flow over fractured bedrock, there may be some loss of creek flow via infiltration into bedrock.

Flow within bedrock is not within the primary porosity of the bedrock itself but via the fractures in the bedrock following pressure gradients. Where a well has been drilled into the bedrock, the groundwater flow rate of that well is dependent upon the number of continuous fractures intersected by that well. Granodiorite rock which predominates in the area, is notoriously massive with relatively few fractures. The paucity of fractures is consistent with the absence of mapped faults in the area and the depth of the wells drilled in the bedrock aquifer AQ 1018.

The quantity of flow above bedrock is a function of the type and thickness of overburden material above the rock and the size of the catchment area that provides recharge of precipitation and snowmelt. The local catchment area of aquifer AQ 994 that collects and infiltrates precipitation to the overburden extends 1 km upslope to the north of the Property.



The regional groundwater discharge zone is the Kootenay River (West Arm of Kootenay Lake). As such, groundwater in the bedrock is conceptualized as following pressure gradients that converge upon the Kootenay River. Where the bedrock surface is exposed at the base of the Kootenay River, groundwater in the bedrock is expected to discharge directly into the Kootenay River. However, where sand and gravel is deposited directly upon the fractured bedrock, groundwater discharging from the fractured bedrock is conceptualized as discharging laterally and directly into the sand and gravel aquifer AQ 994. Where isolated clay lenses are present directly on the bedrock, discharge from the bedrock into the sand and gravel aquifer will be minimal or absent. However, as clay mantled on bedrock has been reported at WTN 125918 only and not in other well logs in the area, it is inferred the clay layer is discontinuous and therefore that groundwater discharge from the bedrock to the sand and gravel aquifer predominates. Since aquifer AQ 994 abuts directly against the Kootenay River, it is also expected that seasonal groundwater recharge occurs from the river into the aquifer during freshet when water levels in the river may rise marginally higher than water levels in the aquifer.

In summary, groundwater flow in the area is from the north to the south towards the River. To the north of the Property flow is predominantly in fractured bedrock (AQ 1018) that is recharged over a larger area that extends to 2,700 m asl. Flow in this aquifer provides some recharge to the sand and gravel overburden aquifer (AQ 994) that is at lower elevation and adjacent to the River. Recharge to AQ 994 is also provided by lateral flow along the top of bedrock that is derived from infiltration within a smaller catchment area that extends to 1 km north of the Property. The overburden aquifer AQ 994 is also recharged via infiltration of precipitation over the footprint of the aquifer and lateral recharge from the River when the elevation of the River is higher than the level in the aquifer which may occur during peak freshet runoff.

7.4. GROUNDWATER USE

Wells in sand and gravel aquifer AQ 994 are inferred to be primarily domestic wells, except perhaps WTN 124093 which based on its location, is inferred to service the Crescent Beach Resort.

Similarly, wells completed in the bedrock aquifer AQ 1018 are inferred to be primarily domestic wells, with the exception of WTN 79334 servicing the 12-Mile Storage facility.

8. Potential Impacts

8.1. AQUIFER WATER BALANCE

A groundwater budget or aquifer water balance is simply an accounting of water inputs or “recharge” to an aquifer (or system of aquifers) offset against water outputs including pumping from wells, losses to surface water and lateral flow to down-gradient aquifers (Fetter, 1994; Domenico & Schwartz, 1990). The completion of a detailed water balance is beyond the scope of this assessment; however, a discussion of the how the proposed development may impact the water balance in the area is presented.

Our understanding is that most of the effluent infiltrating into the disposal fields on the property will be sourced via pumping from one of the water wells on the Property (likely Well B). The existing disposal fields servicing the existing homes will be decommissioned. At full buildout on the Property, the effluent disposal

rate will be 5,780 L/day (1,500 USgals/day). This equates to a water demand on site of 5.8 m³/day (1 USgpm), which is much less than the average 27.3 m³/day (5 USgpm) yield for a well in bedrock aquifer AQ 1018.

The volume of water withdrawn from wells on the property is likely to be higher considering shop floor and parking lot washdown plus irrigation water requirements. It is assumed that shop washdown water will report to the perimeter drain, with appropriate attention afforded to preventing any shop chemicals or cleaners being included in the waste stream. The volume used for exterior washdown and irrigation demands is also assumed to be 5.8 m³/day (1 USgpm). Exterior washdown water is expected to report to the on-site stormwater retention/disposal system. The net of applied irrigation water used, defined as irrigation return flow, will equate to about 30% of the volume of irrigation applied. Irrigation return flow will infiltrate into the subsurface and recharge shallow groundwater above bedrock in the same way as effluent from the disposal fields. The total water use on the Property is therefore assumed to be 17.4 m³/day (3 USgpm), which is still less than the mean well yield for aquifer AQ 1018.

There will be an increase in the volume of recharge reporting to the overburden materials above bedrock on the Property due to a substantial increase in impervious surface area, represented by roofing atop the production shop building and paved parking areas. Less impervious surfaces cause water to run off quickly and increase the volume of stormwater to be accommodated by a stormwater system. Our understanding is the stormwater on the Property will be collected and infiltrated to ground at a location downslope of the main production shop building.

In summary, the volume of water that will accumulate on top of the shallow bedrock on the Property will increase and this water will flow laterally downslope ultimately contributing to the recharge of aquifer AQ 994. The extent to which the water table may rise in the aquifer due to increased recharge is beyond the scope of this assessment, but practically it is unlikely to be more than 1m and expected to occur in the summer when rainfall and irrigation return flow will have the most influence. Given the mean depth to water (water table) in aquifer AQ 994 is 5.8 m, a 1 m increase is not expected to represent a significant impact. However, a reconnaissance of wells located downslope of the Property including static water level measurements, combined with a survey of basement slab elevations relative to groundwater levels is warranted. Ultimately an assessment of the impact of increased recharge and groundwater level rise should be completed.

The increase in flow above bedrock will be the result of:

- Water pumped from bedrock aquifer AQ 1018 that ultimately reports to the effluent disposal fields upslope of the production shop building. This is effectively a transfer of water from aquifer AQ 1018 to aquifer AQ 994; and,
- Disposal of stormwater collected on the Property via infiltration to ground, noting the volume will be higher than historical due to increased impervious area.

8.2. POTENTIAL FOR GROUNDWATER CONTAMINATION

The depth to bedrock is 1.2 m below grade at WTN 105588 (20 m west of the western-most septic field), which is relatively shallow. Bedrock outcropping at ground surface is also noted on the Property. The clay that sits on top of the bedrock has been identified in test pit TP3 at the north end of the property and in WTN 125918 at the south end of the Property underlying 3 m of sand and gravel inferred to be the northern extent of sand and gravel aquifer AQ 944. There is insufficient subsurface data to suggest that clay is continuous over the Property. Lastly, the slope across the Property is roughly 23% and the percolation rate is less than 4 min/inch in the proposed disposal field areas.

Effluent discharged at the proposed effluent disposal field locations is therefore expected to infiltrate and migrate vertically downward through the coarse sand and gravel at a rapid rate prior to intersecting the underlying bedrock surface. At the bedrock surface, the effluent flow direction is expected to follow the topography of the bedrock surface, which is generally from north to south across the property, towards the production shop building and ultimately the Kootenay River. As such, there is significant potential for the effluent to be collected by the perimeter drain surrounding the production shop building and subsequently discharged to ground on the south side of the building. The effluent is expected to mix and dilute with any other runoff captured in the perimeter drain.

In summary, this information raises a concern that substantial renovation of effluent may not be achieved, leading to partially treated effluent flowing along the top of the bedrock on the Property being captured by the stormwater system and subsequently infiltrated to ground at the south end of the property. Disposal of partially renovated effluent at the south end of the Property has the potential to impact groundwater quality in aquifer AQ 994 and represents a health hazard for groundwater users (domestic water wells) in the residential area downslope of the Property.

Therefore, the stormwater collection and disposal system on the Property must carefully consider the following:

- If stormwater will be collected and conveyed solely via gravity to the lowest elevation area (southern portion) of the Property;
- The locations, intended function and number of rock pits should be clarified. Are rock pits for storage and subsequent infiltration of stormwater directly to bedrock, or are rock pits only for storage with overflow of storage directed via gravity to infiltration points in the overburden above bedrock;
- Partially treated effluent can still contain significant levels of contaminants such as organic matter, nutrients (like nitrogen and phosphorus), and pathogens. Effluent that accumulates in rock pits designed to convey overflow only, represents a stagnant volume of effluent which can lead to higher concentrations of biological pathogens over time;
- Perimeter drain design, including sections of pipe that are perforated or not perforated to optimize collection and delivery of water to disposal areas, points of connection with roof leader and parking area runoff and design of rock pits for optimal storage;

- How will the concrete floor slab in the shop building be washed or will it be washed at all; and,
- Assuming the concrete floor slab will be washed, how will that wash water be managed.

Based on the very limited information provided on the proposed stormwater system for the Property, our understanding is that disposal of stormwater to ground may be planned at the south side of the production shop building in which case partially renovated effluent and stormwater would be discharged directly into the unsaturated sand and gravel (as noted in WTN 125918) either directly from the perimeter drain or from the rock pit(s), and infiltrate vertically downward until it intersects the clay noted in WTN 125918 or intersects the water table in AQ 994. Where the effluent and stormwater intersects the water table in aquifer AQ 994, the mixture will travel following the direction of flow in the aquifer towards the Kootenay River.

Stormwater discharge to ground on the Property will mix with ambient groundwater flow in aquifer AQ 994, with water quality expected to improve as distance increases downslope from the Property along the direction of groundwater flow towards the River. However, pumping from domestic water wells located along the groundwater flow path has the potential to “capture” a portion of the infiltrated stormwater prior to substantial mixing occurring with the ambient groundwater flow in aquifer AQ 994. The area surrounding a well where groundwater is influenced by pumping is defined as a well head capture zone. It includes all the water that will eventually flow into the well. The extent and orientation of a capture zone is a function of the rate the well is pumped and the hydraulic gradient in the aquifer. Where the pumping rate is small and the hydraulic gradient is relatively flat, the capture zone is small and symmetric (circular). Where the pumping rate is higher and the gradient is not flat, the capture zone increases in size and becomes elongated extending further upslope (up-gradient) along the dominant direction of groundwater flow. In summary, the time for potentially contaminated groundwater to be intercepted by domestic wells located downslope (down-gradient) of the Property may be less than expected and represents a health hazard.

There is no proposed secondary containment proposed for the low-VOC wood glues and stains that will be used on site (Active Earth, 2025). The viscosity and maximum on-site storage quantities of these products is not reported. The primary containment for these products is reported to be the concrete floor slab of the production shop building. The same concerns exist for the transport and fate of these chemicals within the effluent disposal and stormwater management systems on the Property.

9. CONCLUSIONS

The unconfined sand and gravel aquifer located down slope and down-gradient with respect to groundwater flow, designated by the Province as aquifer AQ 994, has been characterized as highly vulnerable to impacts from potential contaminants at ground surface. The northern limit of aquifer AQ 994 is between 20 m and 45 m of the southern limits of the Property.

Based on a review of the available information, potential impacts to down-gradient receptors (water wells and the Kootenay River) from the proposed development are as follows:

- Partially renovated wastewater effluent may be directed, or eventually report, to aquifer AQ 994 via the rock pits and/or perimeter drains on the Property.
- Recharge of stormwater to the subsurface at the south limit of the Property will increase via the rock pit and/or the perimeter drain;
- If Well B is not completed with a surface annular casing seal, there is a risk that insufficiently treated effluent from upslope effluent disposal fields could migrate into Well B;
- Wash water from the concrete floor slab (residual wood stain and glue water quality) and from asphalt surfacing (residual hydrocarbon concentration) may report to the perimeter drain system and/or rock pit(s) on the Property and impact groundwater that will recharge aquifer AQ 1018;
- It is understood that Well B is proposed to service Spearhead with potable water. The location of Well B is within the footprint of the proposed production shop building. There are no details regarding this well, specifically when the well is drilled, what geology was encountered, the depth to water-bearing fractures and if the well is compliant with the requirements under the Groundwater Protection Regulation. As defined in the BC Water Act, if the well is used for industrial/commercial purposes, it will become a public water supply well

Generally, in our professional opinion, based on the information provided to date, the proposal has the following deficiencies:

- There is currently no clear stormwater management plan for the Property;
- It is unlikely that there will be adequate effluent renovation prior to discharge at the south property boundary;
- There is no consideration of the high consequence, low likelihood event of a release of low VOC or petroleum hydrocarbon chemicals at the Property;
- Since Well B is planned to become a public water supply, well completion details at Well B are unknown;



- There is no consideration of the fact that the proposed development on the Property is between 20 m and 45 m up-gradient of a highly vulnerable aquifer that is the sole-source of potable drinking water for several homeowners;
- Time for potentially contaminated groundwater to be intercepted by domestic wells located downslope (down-gradient) of the Property may be less than expected and could represent a health hazard.
- There has been no consideration of effluent pre-treatment to a higher standard than Type 1;
- There has been no consideration of installation of groundwater monitoring wells along the south Property boundary;
- There has been no consideration of baseline and post operation groundwater monitoring along the south property boundary or in the highly vulnerable aquifer;



10. CLOSING

We trust the information provided meets your current requirements. If you have any questions or concerns, please contact the undersigned at your convenience.

Sincerely,

Prepared by:



Adeola Oyefiade, Hydrogeologist
aoyefiade@mcelhanney.com
604-674-7412

Prepared by:

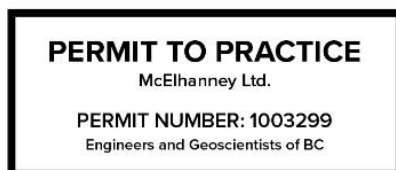


Scott Green, P.Eng. Senior Hydrogeologist
sgreen@mcelhanney.com
604-230-1914

Reviewed by:



Remi Allard, M.Eng., P.Eng. Senior Groundwater Engineer
rallard@mcelhanney.com
778-247-0667



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Our File: McElhanney Project #2451-06280-00 | March 12, 2025

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FIGURES NOT INCLUDED IN TEXT



Figure 5: Architect's Rendering of Proposed Development at Full Build out (Hemsworth, 2024)

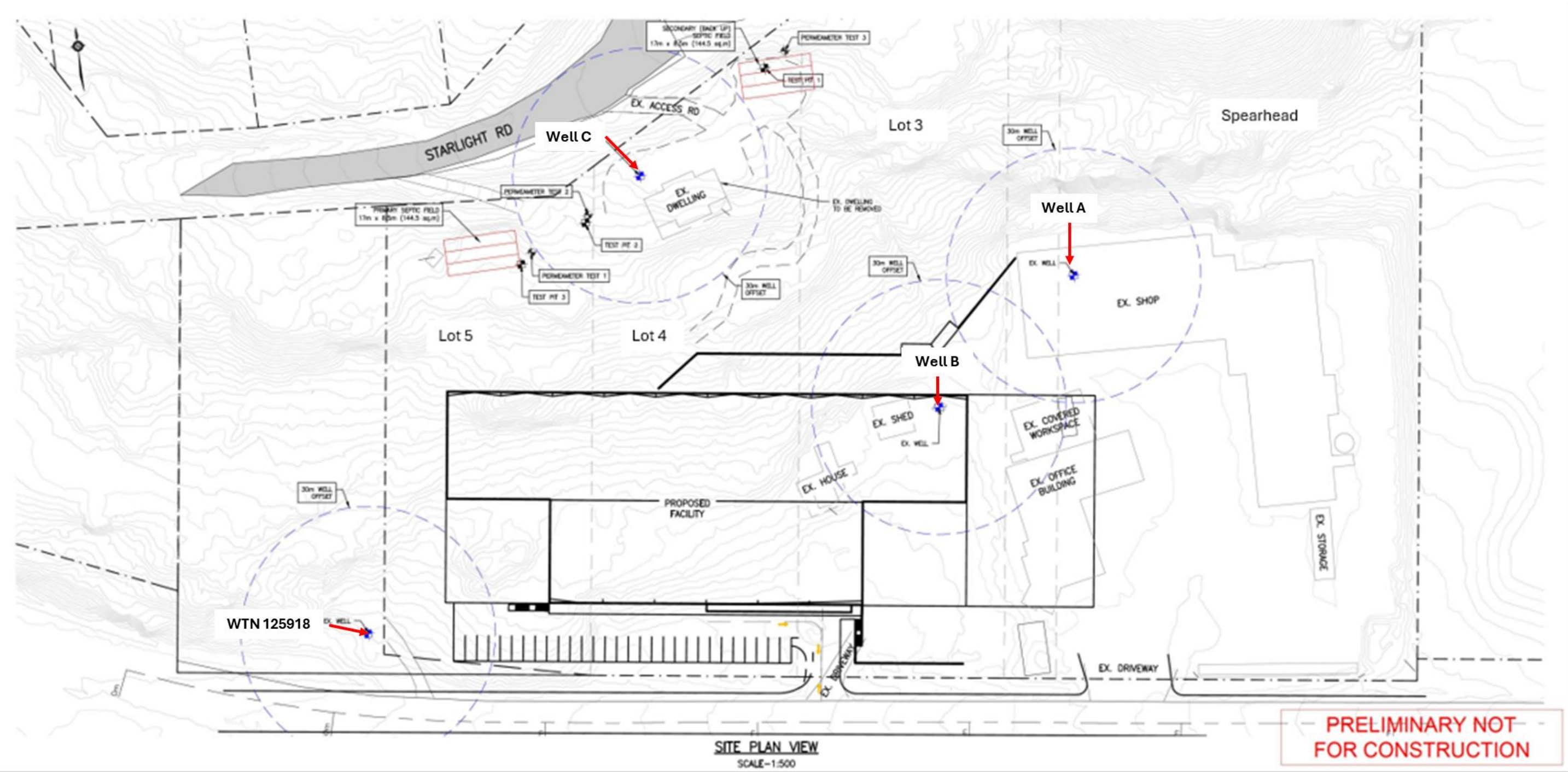


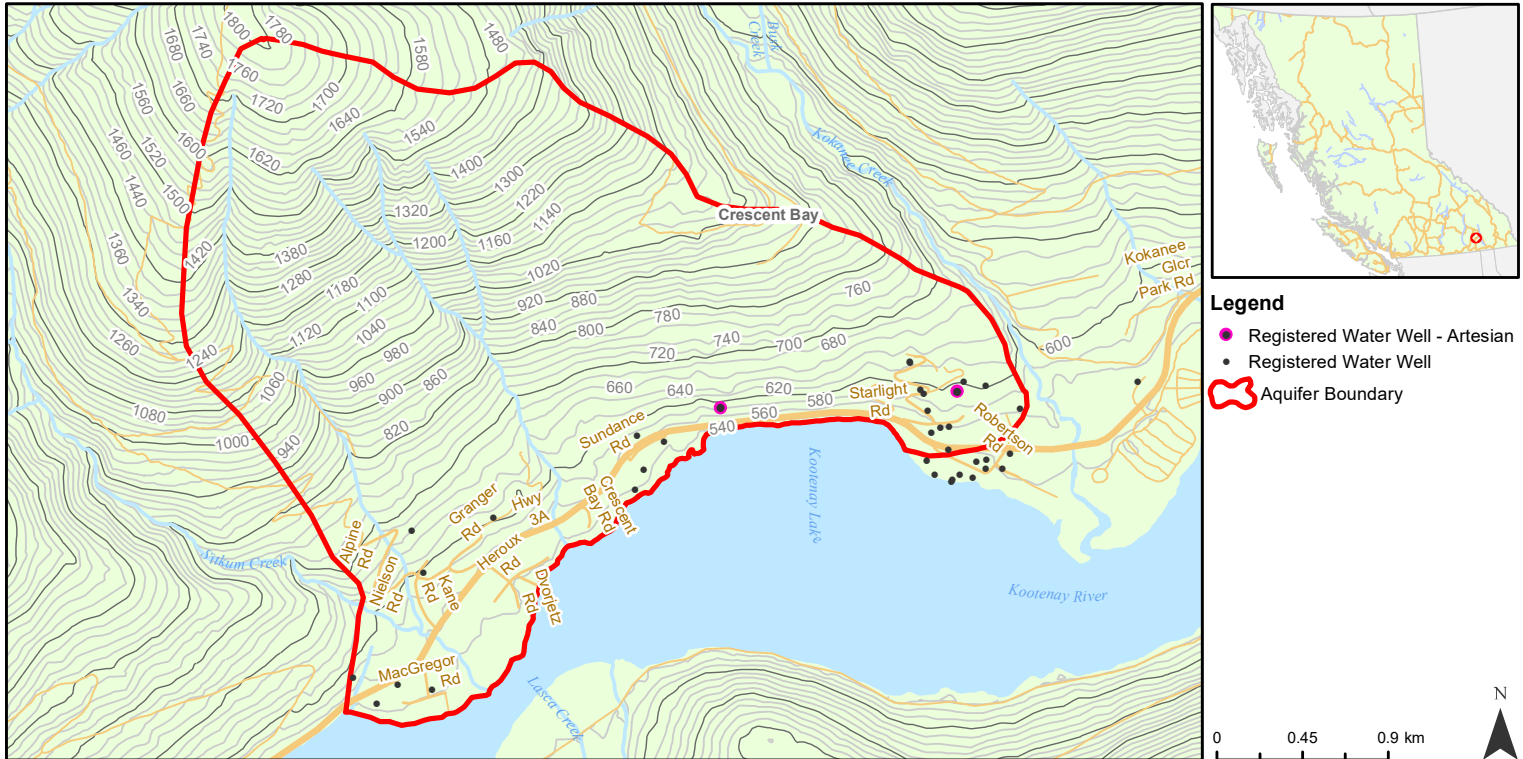
Figure 6: Test Pit and Well Location Plan (after Highland, 2025)



Figure 8: 5 m contours obtained from Lidar imagery across the Property

APPENDIX A

Aquifer Mapping and Factsheet Reports for AQ 994 and AQ 1018



Aquifer Description (Mapping Report - 2012):

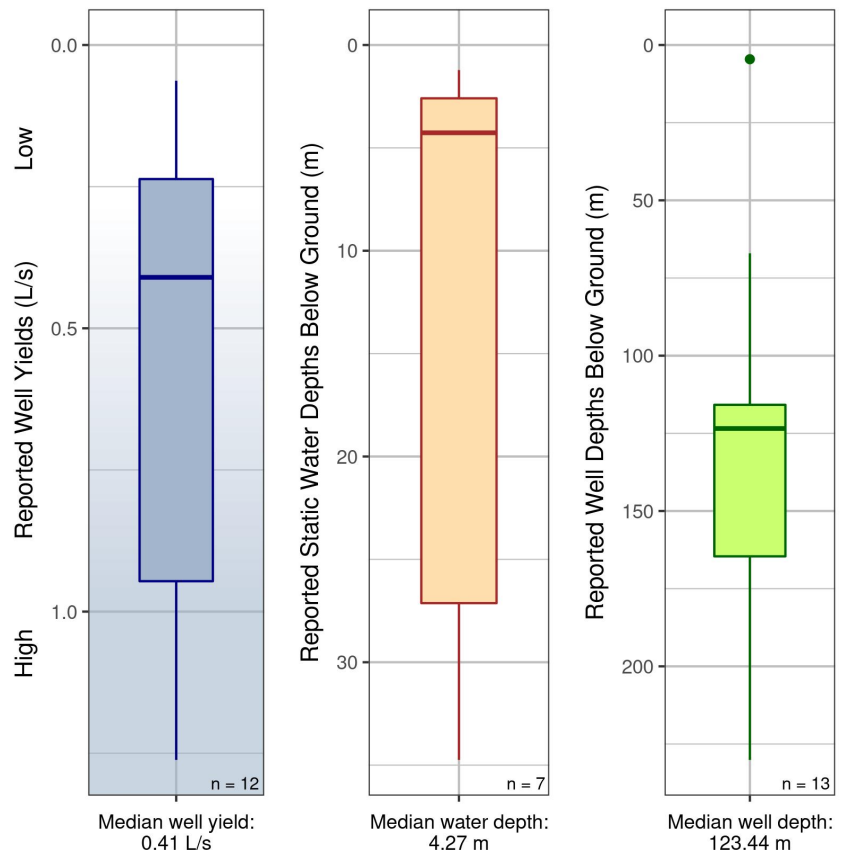
Fractured crystalline (igneous intrusive or meta-morphic, meta-sedimentary, meta-volcanic, volcanic) rock aquifer (subtype = 6b).

Aquifer Details

Region	Kootenay
Water District	Nelson
Aquifer Area	8.4 km ²
No. Wells Correlated	13
Vulnerability to Contamination	Moderate
Productivity	Moderate
Aquifer Classification	IIIB
Hydraulic Conductivity *	Unknown
Transmissivity *	Unknown
Storativity *	Unknown
No. Water Licences Issued to Wells	Unknown
Observation Wells (Active, Inactive)	None

* min - max

For Hydraulic Connection see [guidance document](#)



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Detailed methods for all figures are described in the companion document ([Aquifer Factsheet - Companion Document.pdf](#)).

Factsheet generated: 2022-07-27. Aquifers online: <https://apps.nrs.gov.bc.ca/gwells/aquifers>.

Mapped Extent of Aquifer

1018 Legend

Groundwater Wells - All

ARTESIAN_COND

 Reported Artesian Well

 Well

Aquifers - All

MATERIAL

 Unconsolidated

 Bedrock

Aquifers - Vulnerability

VULNERABILITY

 High

 Moderate

 Low

 PMBC Parcel Cadastre - Ou

0 1.02 2.03 km

1: 50,000

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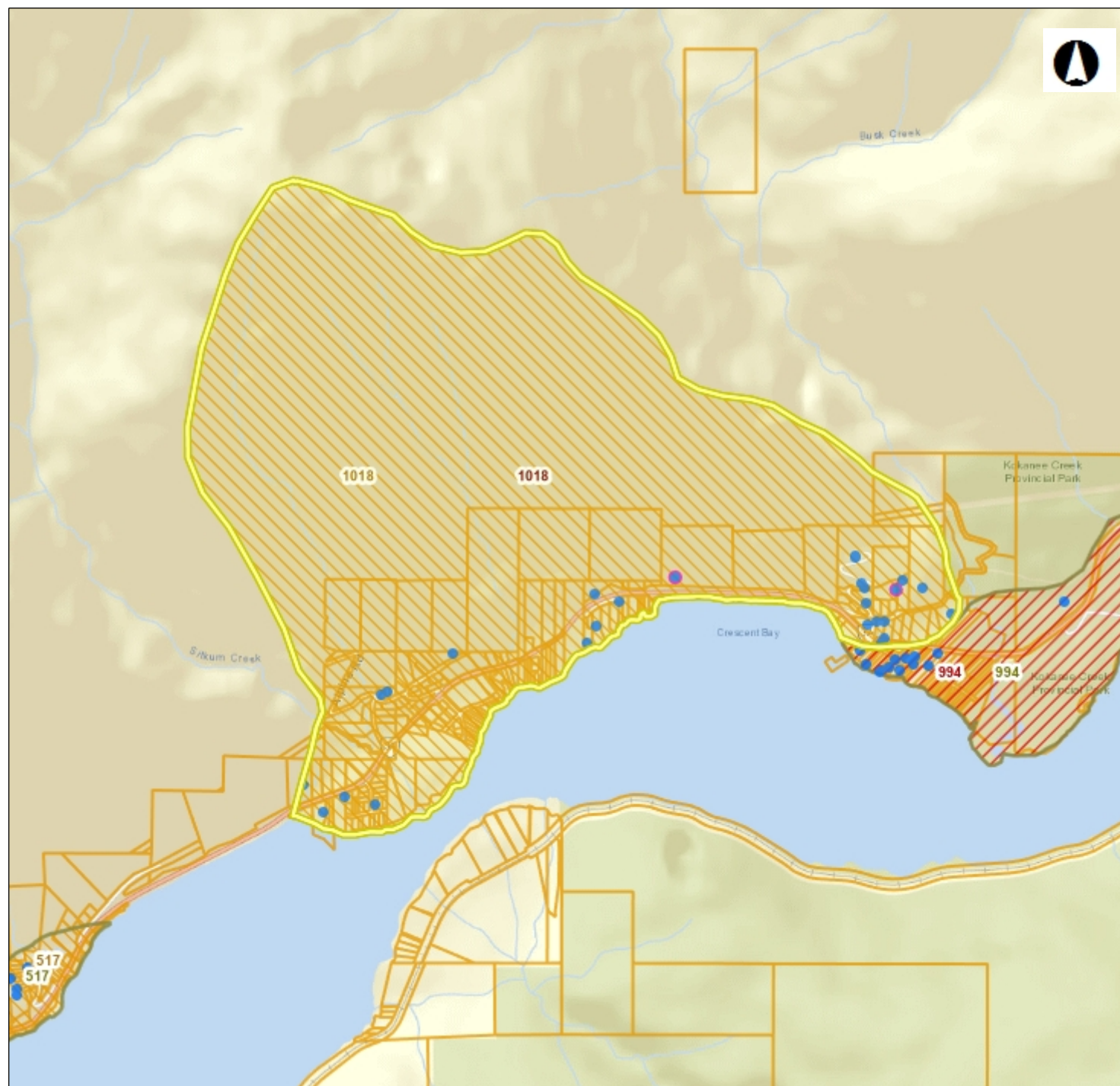
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Datum: NAD83

Projection: BC Albers

Key Map of British Columbia



AQUIFER CLASSIFICATION WORKSHEET

DATE:	31-Mar-12
AQUIFER REFERENCE NUMBER:	1018
DESCRIPTIVE LOCATION OF AQUIFER:	Crescent Bay, BC
NTS MAP SHEET:	082F11
BCGS MAP SHEET:	082F065

CLASSIFICATION: IIB

RANKING: 9

Aquifer Size:

8.35 km²

Aquifer Boundaries:

The aquifer boundaries were delineated based on well lithology, the extent of groundwater development, bedrock geology, and the drainage area encompassing the extent of development (topography). The southern boundary is shown with a solid line along the west arm of Kootenay Lake between Longbeach and Fraser. The northern boundary is shown as a dashed line along the approximate drainage basin for the bedrock aquifer. This aquifer may be hydraulically connected (discharging to) aquifer 9939.

Aquifer Sub-type:

6b

Aquifer Priority Rating for Observation Wells:

24.64

Geologic Formation (overlying materials):

clay & till

From surficial soils maps, the overlying deposits are mostly sandy tills (Fulton et. al, 1984). The thickness of the overlying deposits vary between 2.44 and 25.91 m and are described as clay, gravel, boulders, and till.

Geologic Formation (aquifer):

bedrock

Fractured bedrock. Bedrock is made up of granodioritic intrusive rocks of the Nelson Batholith Group from the Mesozoic Era (Massy et. at., 2005). Within the well logs, bedrock was characterized as granite or simply referred to as 'bedrock'.

Confined/Partially Confined/Unconfined:

Partially Confined

Five of the 13 wells report low permeable confining deposits above the bedrock. These five wells are distributed across the southern extents of the aquifer. The eight wells that do not report low permeable confining deposits above the bedrock are within the south-eastern extents of the aquifer. Therefore, although only a few wells report the presence of confining deposits, the deposits are expected to be aurally extensive with localized windows of vulnerability in the southeast. The confining deposits are described as clay and till. Where present, the confining thickness varies between 3.05 m and 22.86 m. The average and median thicknesses of the confining deposits are 10.18 m and 9.14 m, respectively.

In the southeast where confining deposits are not reported, high permeable materials (gravel, cobbles, and boulders) were reported above the bedrock. In this region, there are localized windows of vulnerability to the aquifer.

Vulnerability:

B - Moderate

The depth to water is shallow. The permeability of the aquifer materials is low (fractured bedrock). The aquifer is partially confined with localized windows of vulnerability in the southeast. The average thickness of the confining deposits is 10.18 m.

Productivity:

Moderate – 0.4 L/s (geomean)

Well yields were reported for 12 of the 13 wells within the aquifer with values ranging between 0.06 L/s and 1.26 L/s. The geometric mean of the yield values is shown above and was used to calculate the aquifer rank. The median yield value is 0.38 L/s.

Depth to Water:

14.24 m (average)

Depth to water was reported for ten of the seven wells with values ranging between 1.22 m and 34.75 m. The average depth to water is shown above. The median depth to water is 4.27 m.

Direction of Groundwater Flow:

This has not been determined. It is estimated that groundwater flow is from areas of high elevation in the north towards Kootenay Lake in the south.

Recharge:

This has not been determined. It is estimated that recharge to this aquifer is from the infiltration of precipitation and discharge is to the surficial aquifer and Kootenay Lake in the south.

Domestic Well Density:Low – 1.4 domestic wells/km²

The domestic well density was calculated based on ten private domestic wells and two unknown wells with a yield of less than 1 L/s. An unknown well with a yield of less than 1 L/s was assumed to be representative of a domestic well.

Type of Water Use:

Drinking Water

None of the wells are listed as commercial/industrial or irrigation wells. Therefore, they are assumed to be for drinking water purposes.

Reliance on Source:

Conjunctive. There are natural springs and surface water licenses within this aquifer.

Conflicts between Users:

None documented.

Quantity Concerns:

None documented.

Quality Concerns:

None documented.

Comments:

Well depth ranges between 4.57 m and 230.12 m. The average and median well depths are 132.45 m and 123.44 m, respectively.

References:

Berardinucci J. and K. Ronneseth, 2002. Guide to Using the BC Aquifer Classification Maps For the Protection and Management of Groundwater. BC Ministry of Water, Land and Air Protection, Water Management Branch, Groundwater Section.

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AQUIFER CLASSIFICATION AND RANKING

AQUIFER LOCATION: Crescent Bay, BC
 AQUIFER REFERENCE NUMBER: 1018
 AQUIFER SUB-TYPE: 6b
 AQUIFER PRIORITY RATING FOR OBSERVATION WELLS: 24.64

CLASSIFICATION: IIB

RANKING: 9

Classification Component:

Level of Development – Low level of development and moderate productivity.

Level of Vulnerability – Depth to water is moderately shallow, permeability of the aquifer material is low, the aquifer is partially confined but there are windows of vulnerability within the southeast.

Ranking Component:

Ranking Value:

Productivity:	2
Vulnerability:	2
Size:	2
Demand*:	1
Type Of Use:	2
Quality:	
Quantity:	

Total: 9

* Demand has been assessed subjectively. Demand is based on domestic well density, the presence of several water supply system wells, and general knowledge of well use and land use in the area. Demand assumes that the reported well capacity is the amount of water used, which can be misleading. The reported well capacity is often higher than actual use.

Statistical Summary of Well Data for Aquifer # 1018

Total number of wells available for statistical 13

	Depth to Bedrock (m bgs)	Well Depth (m bgs)	Depth to Water (m bgs)	Reported Est. Well Yield (L/s)	Est. Thickness of Confining Materials (m)
Number of Wells	9	13	7	12	5
Maximum	25.91	230.12	34.75	1.26	22.86
Minimum	2.44	4.57	1.22	0.06	3.05
Average	9.99	132.45	14.24	0.57	10.18
Median	4.57	123.44	4.27	0.38	9.14
Geometric Mean	7.08	104.28	7.03	0.40	7.78



Aquifer Description (Mapping Report - 2012):

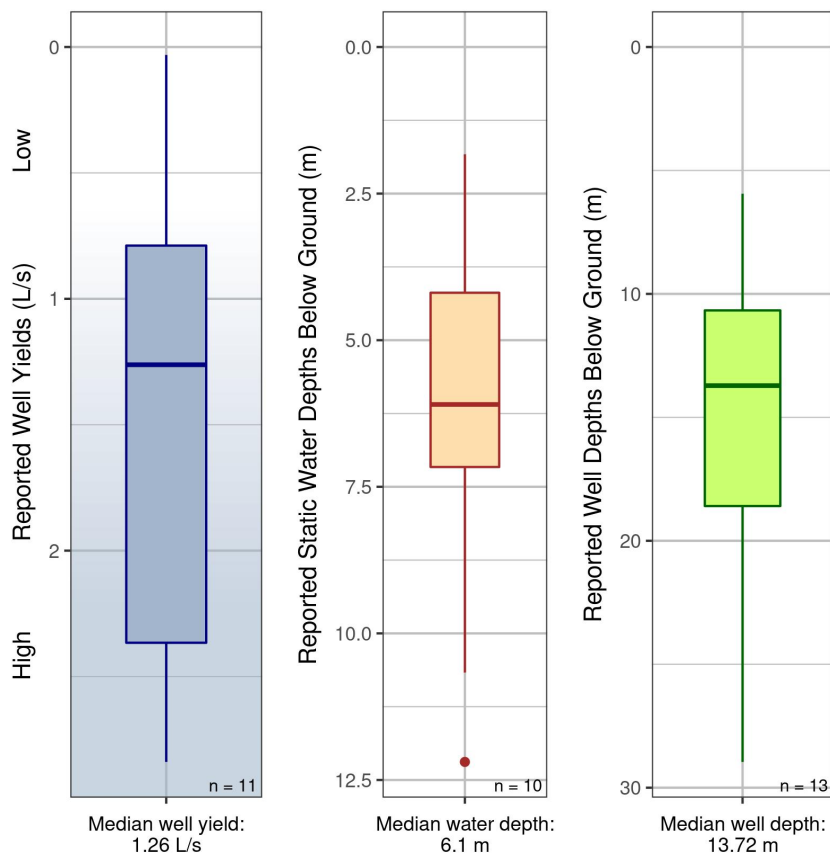
Predominantly unconfined deltaic sand and gravel aquifers are commonly found in deltas where a stream or smaller river flows into a standing body of water (subtype = 2).

Aquifer Details

Region	Kootenay
Water District	Nelson
Aquifer Area	1.2 km ²
No. Wells Correlated	13
Vulnerability to Contamination	High
Productivity	Moderate
Aquifer Classification	IIA
Hydraulic Conductivity *	Unknown
Transmissivity *	Unknown
Storativity *	Unknown
No. Water Licences Issued to Wells	Unknown
Observation Wells (Active, Inactive)	None

* min - max

For Hydraulic Connection see [guidance document](#)



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Factsheet generated: 2022-07-27. Aquifers online: <https://apps.nrs.gov.bc.ca/gwells/aquifers>.

Water Resources Atlas

Legend

Groundwater Wells - All

ARTESIAN_COND

 Reported Artesian Well

 Well

Aquifers - All

MATERIAL

 Unconsolidated

 Bedrock

Aquifers - Vulnerability

VULNERABILITY

 High

 Moderate

 Low

 PMBC Parcel Cadastre - Ou

0 0.73 1.5 km

1: 36,111.91

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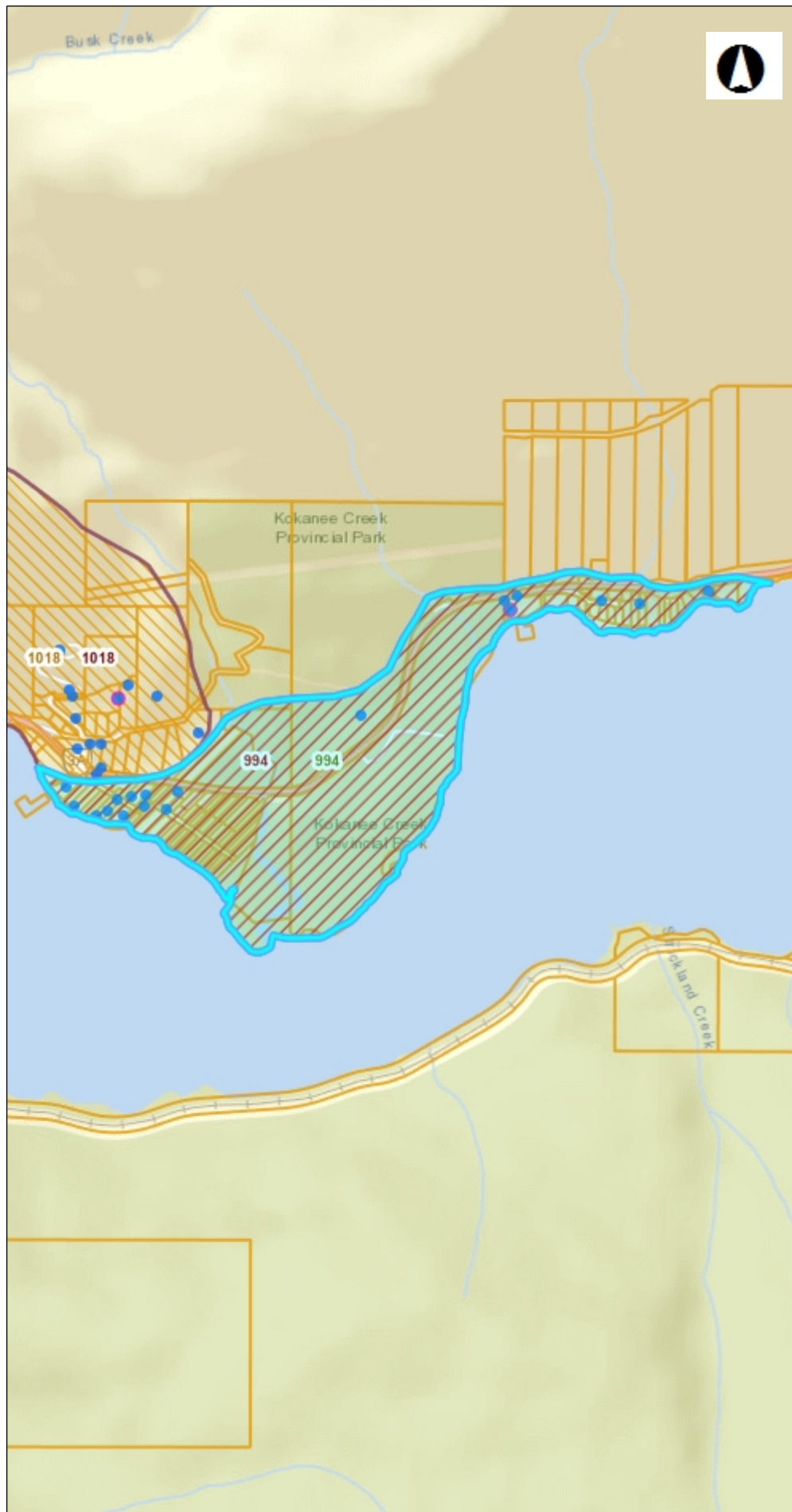
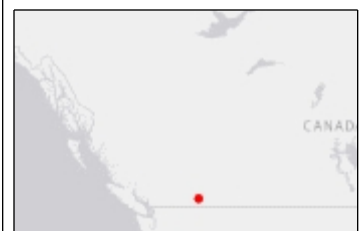
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Projection: BC Albers

Key Map of British Columbia



AQUIFER CLASSIFICATION WORKSHEET

DATE: 31-Mar-12
 AQUIFER REFERENCE NUMBER: 994
 DESCRIPTIVE LOCATION OF AQUIFER: Kokanee Point, BC
 NTS MAP SHEET: 082F11
 BCGS MAP SHEET: 082F065

CLASSIFICATION: IIA

RANKING: 10

Aquifer Size:

1.18 km²

Aquifer Boundaries:

The aquifer boundaries were delineated based on well lithology, the extent of groundwater development, surficial soils mapping, and topography. The southern boundary is shown with a solid line along the west arm of Kootenay Lake between Crescent Bay and east of the Kokanee Narrows where the aquifer is believed to discharge. The northern boundary is shown as a dashed line where the valley bottom meets the valley wall at the base of Mount Yuill.

Aquifer Sub-type:

2

Aquifer Priority Rating for Observation Wells:

32.38

Geologic Formation (overlying materials):

clay, sand & fines, and boulders

Fifty-three percent of the wells log the aquifer material to surface. Where the aquifer material is not at surface, fluvial deposits of sand & fines, dirty sand & gravel, silt, clay, and some till and boulders are reported.

Geologic Formation (aquifer):

sand & gravel

Fluvial gravel, sand, and sand & gravel deposits. Aquifer materials are present at surface in 53% of the wells.

Confined/Partially Confined/Unconfined:

Partially Confined

Low permeable confining deposits of sand & fines, silt, till, and clay were reported in five of the thirteen wells within the aquifer. Where reported, the thickness of these deposits varies from

1.83 to 16.15 m. The average thickness of the low permeable deposits is 7.98 m. The median thickness is 8.23 m. These deposits are not aerially extensive. As well, 53 percent of the wells have logged the aquifer material to surface. This aquifer is considered partially confined with windows of vulnerability.

Vulnerability:

A - High

The depth to water is shallow. The permeability of the aquifer materials is high. The aquifer is partially confined with windows of vulnerability. The confining sediments are not aerially extensive and are comprised of some moderately permeable materials (sand & fines). Fifty-three percent of the wells log the aquifer material at surface. Therefore, although the aquifer is partially confined, majority of this aquifer is highly vulnerable to contamination from surface activities.

Productivity:

Moderate – 0.89 L/s (geomean)

Well yields were reported for 11 of the 13 wells within the aquifer with values ranging between 0.03 to 2.84 L/s. The geometric mean of the yield values is shown above and was used to calculate the aquifer rank. The median yield value is 1.26 L/s.

Depth to Water:

6.16 m (average)

Depth to water was reported for ten of the 13 wells with values ranging between 1.83 m and 12.19 m. The average depth to water is shown above. The median depth to water is 6.1 m.

Direction of Groundwater Flow:

This has not been determined. It is estimated that groundwater flow is from areas of high elevation in the north towards Kootenay Lake in the south and perhaps locally towards Kokanee Creek.

Recharge:

This has not been determined. It is estimated that recharge to this aquifer is from the infiltration of precipitation and discharge from bedrock aquifers to the north.

Domestic Well Density:

Moderate – 6.77 domestic wells/km²

The domestic well density was calculated based on four private domestic wells and four unknown wells with a yield of less than 1 L/s. An unknown well with a yield of less than 1 L/s was assumed to be representative of a domestic well.

Type of Water Use:

Drinking Water

Reliance on Source:

Conjunctive. There are natural springs and surface water licenses within this aquifer.

Conflicts between Users:

None documented.

Quantity Concerns:

One well has gone dry.

Quality Concerns:

None documented.

Comments:

Well depth ranges between 5.94 m and 28.96 m. The average and median well depths are 15.46 m and 14.28 m, respectively.

References:

Berardinucci J. and K. Ronneseth, 2002. Guide to Using the BC Aquifer Classification Maps For the Protection and Management of Groundwater. BC Ministry of Water, Land and Air Protection, Water Management Branch, Groundwater Section.

Fulton, R.J., I. Shetsen, and N.W. Rutter. 1984. Surficial Geology, Kootenay Lake, British Columbia – Alberta. Geological Survey of Canada, Open File 1084.

AQUIFER CLASSIFICATION AND RANKING

AQUIFER LOCATION: Kokanee Point, BC
 AQUIFER REFERENCE NUMBER: 994
 AQUIFER SUB-TYPE: 2
 AQUIFER PRIORITY RATING FOR OBSERVATION WELLS: 32.38

CLASSIFICATION: IIA

RANKING: 10

Classification Component:

Level of Development – Moderate level of development and moderate productivity.

Level of Vulnerability – Depth to water is shallow, permeability of the aquifer material is high, the aquifer is partially confined but majority of the aquifer is vulnerable due to a lack of confining deposits present.

Ranking Component:

Ranking Value:

Productivity:	2
Vulnerability:	3
Size:	1
Demand*:	2
Type Of Use:	2
Quality:	
Quantity:	

Total: 10

* Demand has been assessed subjectively. Demand is based on domestic well density, the presence of several water supply system wells, and general knowledge of well use and land use in the area. Demand assumes that the reported well capacity is the amount of water used, which can be misleading. The reported well capacity is often higher than actual use.

Statistical Summary of Well Data for Aquifer # 994

Total number of wells available for statistical 13

	Depth to Bedrock (m bgs)	Well Depth (m bgs)	Depth to Water (m bgs)	Reported Est. Well Yield (L/s)	Est. Thickness of Confining Materials (m)
Number of Wells	0	13	10	11	5
Maximum	0.00	28.96	12.19	2.84	16.15
Minimum		5.94	1.83	0.03	1.83
Average		15.46	6.16	1.40	7.98
Median	0.00	13.72	6.10	1.26	8.23
Geometric Mean	0.00	14.28	5.23	0.89	6.10

Contact

Remi Allard, M.Eng., P.Eng

788-247-0667

rallard@mcelhanney.com



From: [REDACTED]
To: [REDACTED]
Subject: About the spearhead expansion (accidentally sent my draft on the first email)
Date: Tuesday, March 11, 2025 9:37:06 PM

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Morning mr. Giacomazzo

Im writing in regards to the decision about the property rezoning for the spearhead expansion. I believe allowing spearhead to expand would be a great benefit to the community. Specially in an era of support canadian, buy canadian and create more value added good a business like spearhead is what i picture they provide many good paying jobs that don't disappear once tourist season ends. There yard is clean and tidy looks like a well put together operation from passing viewings from the roadside.

They make a value-added product that are both beautiful and well-crafted with being a wood fiber product has an extremely low environmental impact. In a time when canada is needing more well paying jobs that can support families and tax revenue i cant see why this wouldnt be approved.

I strongly believe the people against this project are a vocal minority who seem strongly against any change in the area even when its a positive one. And wrongly spread misinformation about "environmental risks of sawdust" "damaging the character of the area" ect.

I think if anything having an operation such as spearhead in the location near the park shows the Kootenay spirit that entrepreneurship and environmental conservancy can coincide with each.

Thank you for reading
Alan Dosenberger (a 40yr resident of the Northshore)

From: [REDACTED]
To: [REDACTED]
Subject: Spearhead Rezoning Application Z2410F
Date: Thursday, March 13, 2025 11:47:12 AM

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To the board of the RDCK,

I am writing to express my support for Spearhead's rezoning application Z2410F, considering it from both a community and economic perspective.

As a long-time resident of the North Shore, having grown up at 10 Mile and later establishing manufacturing companies within our greater community, I understand that change can raise concerns, particularly for those living closest to the proposed development. However, it is equally important to consider the broader positive impact this project will have on our entire community. Over the years, I have observed Spearhead's growth and commitment to responsible business practices. More recently, they have actively engaged with stakeholders, addressing concerns and making thoughtful adjustments to minimize potential impacts—not just for their immediate neighbors, but for the community as a whole.

Sustainable growth should be encouraged, particularly when driven by well-established local businesses with a proven record of responsible operations and community investment. Spearhead's expansion will create stable, long-term career opportunities—critical for supporting local families, strengthening our workforce, and ensuring a prosperous future for generations to come.

This is a unique opportunity to foster economic stability while maintaining high operational standards and responsible development. Supporting Spearhead means supporting a stronger, more resilient community.

Thank you for your time and consideration.

Kind regards,

Anders Malpass

[REDACTED]

North Shore Resident and long time community member

From: [REDACTED]
To: [REDACTED]
Subject: Support for Spearhead Rezoning Application Z2410F
Date: Thursday, March 13, 2025 3:19:22 PM

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Dear RDCK Board Members,

In February 2022, my family and I moved to 4643 Highway 3A, right next to Spearhead. We always had a great relationship with Spearhead, and they consistently made an effort to ensure that living next to the facility was pleasant. They were mindful not to start the sawdust collector early in the morning, and Spearhead were always considerate about noise levels, including music and other potential disturbances. Their overall noise emission is less than is coming from the highway and it's usually confined to business hours only. Our children learned to ride their bikes in Spearhead's parking lot. In winter, the snow removal service would always create a large snow pile for them to play on it, which brought them a lot of fun.

I have come to know Spearhead and the Hall family as warm and open-minded people, and I can hardly imagine a situation where a solution couldn't be found for any issue that might arise. I'm sure they will do their best to be mindful of the neighbourhood while still getting the room they need. At least they will really use their new shop and create new jobs with their expansion, not like the lot across Highway 3A, where nearly all trees were cut down and a big shop was built, but I haven't seen a single person working there in two years.

In October 2024 we moved to Balfour because we were able to buy a house there. We are happy to be residents here, in an area that is experiencing growth, like with the expansion of Spearhead. As a mother of two small kids, I'm especially appreciative of their efforts to integrate a day care in their development.

We sincerely wish Spearhead great success with their expansion and all the best for the future.

Best regards,

Anika Meyer
7746 Highway 3A,
Balfour, BC V0G

Arran Wilkin

910 Davies St.

Nelson, BC, V1L 3T9

[REDACTED]

March 12, 2025

To: Regional District of Central Kootenay (RDCK)

Re: Support for Bylaw Amendment Application Z2410F – Spearhead Expansion

Dear RDCK Planning Committee,

I am writing to express my support for Spearhead's rezoning application (Bylaw Amendment Application Z2410F) and their proposed expansion. As an educator dedicated to providing students with meaningful career pathways, I have seen firsthand the value of strong career opportunities for youth, particularly through local businesses like Spearhead.

During a recent visit to Spearhead, I had the opportunity to explore their advanced timber fabrication processes and learn about the career opportunities available to high school and college grads in this field. Spearhead's commitment to innovation and skills development makes them an important contributor to our local economy. Their proposed expansion would create new jobs in the Nelson area, many of which would be accessible to high school and college graduates pursuing careers in skilled trades, engineering, design, and advanced manufacturing.

Beyond job creation, this rezoning would support the long-term economic development of our region. By fostering industry partnerships and providing training, Spearhead provides the community with real-world experience, mentorship, and career opportunities that help retain young talent within our community. This expansion represents a step forward in strengthening our local workforce and economy.

I encourage the RDCK to approve this rezoning application, as it will bring lasting benefits to both Spearhead and the wider community.

Thank you for your time and consideration. Please do not hesitate to reach out if you require any further information.

Sincerely,

Arran Wilkin

Technology Education Teacher

Dear RDCK,

My name is Barb Acreman, and I have been a close neighbour of Spearhead for many years. I live on Longbeach Road in Electoral Area E, and I am writing to express my full support for their rezoning application.

Over the years, I have seen firsthand the positive impact that Spearhead has had on our community. While I understand that change can be concerning for some, and that it's important for a company to show they are being responsible with any project, I believe it's equally important to look at the wider benefits. Spearhead has always been a thoughtful and caring neighbour. They listen to the community, address concerns, and do what they can to minimize any impact on the area. They are a locally owned, successful company — and that is something our community should be very proud of.

Spearhead is a vital part of Nelson, providing stable jobs (I can personally attest to that, as I work as their office cleaner weekly) and encouraging the growth of our local community. In these uncertain times, having a local business that invests in the future and operates with such integrity is something we all need.

The proposed expansion will create much-needed long-term, well-paying jobs right here in Nelson. These are the kind of stable jobs that help small towns like ours thrive and attract people to settle down here, which benefits us all in the long run.

I wholeheartedly encourage the Board to approve this application and support the continued success and growth of a company that has already proven itself to be a well-respected and responsible family business.

Thank you for your time and consideration. I urge you to approve this.

Sincerely,

Barb Acreman

██████████

Longbeach Road
Electoral Area E

From: [REDACTED]
Subject: Support for Spearhead re-zoning application
Date: Wednesday, March 12, 2025 10:57:33 AM

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TO WHOM IT MAY CONCERN

I am writing to express my support for the Spearhead rezoning application. Our area really needs to keep, and support, the efforts of this company, which has provided jobs and a great working environment for its employees for so many years. I have lived in the Harrop Procter area for over thirty years, and have seen Spearhead grow a company that is innovative and, that rare thing, a good corporate citizen.

They make a product with a world-wide reputation for excellence. We desperately need more businesses like these, in our world, and certainly in our Community.

From what I understand, this proposed development means more local jobs, less of an environmental footprint, plus a partnership with our community forest, and daycare space to make it easier for employees.

We need young families staying in our area who are able to find good full time employment. The future of the Nelson area depends on encouraging businesses that respect our community values while creating opportunities for our young people to build their lives here rather than moving away.

We need to be a diverse community with more of a full-time vital population and not merely devolve into a community of so many part-time lake-side residents who make their lives and living elsewhere.

While I understand the concerns of immediate neighbours, I believe Spearhead has done everything they can to address these concerns.

The long term benefits of this project definitely outweigh the impacts of development in the short term.

I really hope that you will see fit to approve this application, and in doing so support sustainable development for the Nelson area.

Sincerely,

Bev Clement
6494 Harrop Procter Road

From: [REDACTED]
Subject: Application Z2410F
Date: Wednesday, March 12, 2025 2:00:01 PM

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Support for Spearhead Rezoning Application Z2410F

March 12 2025

To who it may concern

My name is Bill Harbord and I am the procurement specialist at Spearhead. I have worked here for almost 19 years.

But that's not all of what I am. I am a lifelong environmentalist. My first protest was in 1970 at the US consulate in Vancouver, protesting the nuclear testing at Amchitka Island in Alaska. My grandfather used his column in the Vancouver Province to protest the clearcutting of Surrey's Green Timbers in the early 1920's and after losing that battle helped organize the first replanting in 1930. In the late 80's Chuck Davis from the Province Newspaper, me and my Dad with my two children planted trees at Green Timbers again in a celebration of the urban forest that is now Green Timbers. Later my son and I protested at the Carmanah Valley (the war in the woods) and have participated in other acts of protest against environmental harm. For many years here and on the coast I have cycled from town to work and back (I am sure neighbours have seen me and wondered who that lunatic was) and occasionally I paddle my kayak to and from the duck pond beside Save-On. I believe I have confirmed my green credentials.

This brings me to the issue at hand. I have faith in Ted, Josh and Ben's vision for this expansion. I would instantly quit if I felt they did not have the best interests of the environment, our neighbours and employees at the top of mind. I'm a big fan of Jane Jacobs and her notion of self contained neighbourhoods. Its not uncommon in Switzerland for villages to have a small industry in the town. They seem to live sympathetically and in harmony. I like the idea of our business away from industrial areas, providing work for locals without the need for them to travel long distances. I can see Spearhead as an anchor business supporting local stores and providing good skilled, well paying work for our children and grandchildren. Neighbours may have seen us running the trails at lunch or swimming at Redfish Beach (when the water warms up).

This is an opportunity for the RDCK to see that new world businesses can co-exist among a neighbourhood. If it's the RDCK's vision to see industry shuffled off to an industrial park somewhere disregard this letter, If it's a planned, harmoniously designed, decentrist facility purposefully settling into the landscape, sympathetic to the neighbourhood and the environment and dedicated to sustainable forestry and community values then please approve this proposal.

Sincerely yours
 Bill Harbord



Case Grypma Mechanical Ltd.
721 G Front Street, Nelson BC. V1L 4B8

March 13, 2025

Dear RDCK Board Members,

As the owner of Case Grypma Mechanical, a small business that has served Nelson for over 15 years, I am writing to express my full support for Spearhead's rezoning application.

Our business has worked with Spearhead for many years, and we've witnessed firsthand how their growth creates positive ripple effects throughout our local economy. When companies like Spearhead expand, it means more business for contractors like us and additional spending at shops, restaurants, and service providers throughout the community.

In the current challenging economic climate, we need to embrace opportunities for sustainable growth from established local businesses with proven track records. Spearhead has consistently demonstrated their commitment to operating responsibly and investing in our community. The proposed expansion will create construction jobs in the short term and stable manufacturing positions in the long term - exactly the kind of year-round employment that sustains local families and allows new residents to put down roots in Nelson.

As a born and raised Nelson resident and business owner, I encourage the Board to approve this application and support the continued growth of a business that has proven its value to our local economy.

Respectfully,

Case Grypma
Case Grypma Mechanical

Corey & Jocelyn Jacobs
3855 Highway 3A
Nelson, BC V1L 6M8

March 13, 2025

Regional District of Central Kootenay
202 Lakeside Drive
Nelson, BC V1L 6B9

VIA EMAIL: [REDACTED]

Re: Support for Spearhead Rezoning Application Z2410F

Dear RDCK Board Members,

As both, local business owners and two community members that are born and raised in the area, we are writing to express our full support for Spearhead's rezoning application.

We feel that when companies like Spearhead expand, it creates a positive ripple effect throughout our local economy. In the current challenging economic climate, we need to embrace opportunities for sustainable growth from established local businesses with proven track records. Spearhead has consistently demonstrated their commitment to operating responsibly and investing in our community.

The proposed expansion will create construction jobs in the short term and stable manufacturing positions in the long term - exactly the kind of year-round employment that sustains families and allows them to put down roots in Nelson. the presence of stable employers helps maintain a vibrant year-round economy in Nelson, reducing our dependency on seasonal tourism. Spearhead provides the kind of skilled, well-paying jobs that allow people to put down roots here and support our business community throughout the year by way of additional spending at shops, restaurants, and service providers throughout the community.

The steady employment that Spearhead provides helps many people to remain in our community rather than moving away as so many young people are forced to do. This is the kind of opportunity we need more of in the Kootenays.

We encourage the Board to approve this application and support the continued growth of a business that has proven its value to our local economy.

Thank you in advance for your time and consideration.

Warm regards,

Corey & Jocelyn Jacobs



March 12, 2025

Regional District of Central Kootenay

202 Lakeside Drive

Nelson, BC V1L 6B9

Re: Support for Spearhead Rezoning Application Z2410F

Dear RDCK Board Members,

As the owner of Cowan Office Supplies, which has served the Nelson and Area for over 50 years, I am writing to express my full support for Spearhead's rezoning application.

Cowan's has supplied office products to Spearhead and their employees for many years and have enjoyed watching and been impressed by their continued growth and expansion. We see first-hand how their growth employs skilled labour and brings much needed jobs and money into the city and surrounding area. On top of this they embody perfectly the ideas of sustainable forestry, value added resources, and technology. Money that their business brings into the area supports so many small businesses from restaurants to suppliers like me.

I encourage the board to approve this application and support the continued growth of Spearhead and our region in a sustainable manor.

Sincerely,

Paul Cowan

Dan LaFleur
Registered Professional Forester (FPBC)
3986 HWY 3A Nelson, BC


March 12, 2025

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

Dear: Reginal District of Central Kootenays

I am writing to offer my strong support for the land use rezoning application (Z2410F) submitted by Spearhead.

As both a Professional Forester of BC and a resident of the North Shore, I believe Spearhead's rezoning and facility upgrades will offer substantial economic, environmental, and community benefits while contributing to the ongoing advancement of sustainable forestry practices and timber manufacturing.

From a forestry perspective, I admire Spearhead's commitment to sourcing timber from sustainably managed forests. This is evident in their partnership with the Harrop Proctor Community Forest who are well known in the profession as leaders in integrated forest management. This project will also support regional forest product markets which, given the current geopolitical landscape, is necessary to ensure the stability and resilience of the industry in the face of international uncertainties.

Having reviewed the application and proposed upgrades, I believe the facility will operate with minimal environmental impact while utilizing state-of-the-art technology. This expansion project will demonstrate our region's ability to seamlessly integrate both innovation and sustainability.

Thank you for considering my support, and I look forward to seeing the successful rezoning and upgrade of this important facility.



Dan LaFleur, RPF

From: [REDACTED]
To: [REDACTED]
Subject: Letter of Support - Spearhead application RDCK File Z2409I
Date: Tuesday, March 11, 2025 11:24:40 AM

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Derek Sandquist
2230 Hamilton Dr,
Queens Bay, BC
V1L7E7
[REDACTED]

March 11, 2025

Regional District of Central Kootenay (RDCK)
202 Lakeside Drive,
Nelson, BC
V1L 5R4

Subject: Letter of Support – Spearhead Application (RDCK File Z2409I)

To Whom It May Concern,

I am writing to express my strong support for Spearhead's application (RDCK File Z2409I). As a long-time resident of the area, I have had the opportunity to witness firsthand the growth and progress of Spearhead over the past 20+ years. Their contributions to our community and the local economy have been significant, demonstrating a commitment to innovation, craftsmanship, and sustainable business practices.

Spearhead has consistently provided high-quality products and services while fostering employment opportunities and supporting the local economy. Their presence has contributed to the region's reputation for excellence in advanced manufacturing and design. The company's ongoing growth and investment in the area align with the broader goals of economic development and sustainability within the RDCK.

I trust that the RDCK will make a sound decision based on factual data, objective analysis, and the tangible benefits Spearhead brings to the community, rather than being influenced by emotions or subjective concerns. The long-term prosperity of our region depends on well-reasoned, evidence-based decision-making that supports responsible business growth.

I fully support this application and believe that Spearhead's continued success will have a positive impact on both the local economy and the broader community. Please give their proposal your utmost consideration.

Sincerely,

Derek Sandquist

Queens Bay BC



Regional District of Central Kootenay
202 Lakeside Drive
Nelson, BC V1L 6B
Attn: Zachari Giacomazzo
By Email; ZGiacomazzo@rdck.bc.ca

March 13, 2025

Re: Spearhead Rezoning Application Z2410F

Dear Mr. Giacomazzo and RDCK Board Members:

As a business owner operating in Nelson for over 25 years and a local property owner within the RDCK I am writing to express my full support for Spearhead's rezoning application.

We are a vendor and supplier to the region's construction industry. The ability for us to continue employing 40+ local staff is directly related to the economic conditions in our area. Spearhead is a significant contributor. The success of established manufacturers like Spearhead directly benefits small businesses like mine.

I've seen firsthand how the presence of stable employers helps maintain a vibrant year-round economy in Nelson. Spearhead provides the kind of skilled, well-paying jobs that allow people to put down roots here and support our business community throughout the year.

Their proposed expansion, including the addition of childcare facilities, demonstrates their commitment to being a responsible employer and community member. This kind of thoughtful business growth is exactly what Nelson needs to maintain its unique character while providing economic opportunities for residents.

My personal dealings with this organization have shown them to be genuine and trustworthy. I am fully confident they will execute their proposed construction project with the upmost consideration and accommodation towards nearby residents.

I encourage you to approve this application and support the continued growth of businesses that directly contribute to our community's vibrancy and sustainability.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dave Harasym'.

Dave Harasym
President
DHC Communications Inc.

DHC Communications Inc. | TSBC License #EL50226

RE: Support for Spearhead Rezoning Application Z2410F

Dear RDCK Board Members,

As a resident of Nelson, North Shore and Harrop, BC for the past 18 years, I'm writing to express my strong support for Spearhead's rezoning application.

The proposed Spearhead expansion represents exactly the kind of local development that strengthens our community's foundation and future. Spearhead transforms our regional natural resources into finished products, creating meaningful employment for our neighbors and reducing our dependency on distant markets.

Spearhead has done their due diligence to ensure that operations do not negatively impact the community. Inspections and technology assessments have been thorough and they have excelled at all levels. Their standards are above the bar - ask any of their employees. From what I have read, and heard, Spearhead, as a recognized world-class-operation, will do what is required to ensure the community and environment are recognized and protected now and in the future.

This investment for Spearhead is an investment in the future for all residents in the area.

I highly encourage RDCK Board Members to approve this application and support sustainable economic development that will help Nelson and area thrive now and in the future.

Sincerely,

Dianna Ducs

A solid black rectangular box used to redact the signature of Dianna Ducs.

From: [REDACTED]
To: [REDACTED]
Subject: Rezoning application.
Date: Thursday, March 13, 2025 8:23:30 AM

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Re: Spearhead rezoning
Application # Z2410F

I'm writing this letting is support of Spearhead's application for land rezoning.
This business is an asset to our community.
They run a great operation that has a major impact on our local economy.
Our area needs to be supportive of any job creation at this time with ongoing worldly issues.
Considering the foot print of the current location, the additional land in question would likely have minimal environmental impacts for the neighbouring properties.
Our small business has done work in the area, and we are aware of the exact location, the demographics and scope of work required for this expansion.
We fully support this and hope that the rdck will approve this application for the good of our local communities. We will not thrive without growth.
We are very lucky to have this business currently here and employing many, let's help them continue on this path.

Sincerely,

Don Renzie Holdings
648 Queens Rd
Balfour, BC
V0G 1C0

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Letter regarding zoning application Z2410F
Date: Thursday, March 13, 2025 8:16:49 AM

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Regional District of Central Kootenay
202 Lakeside Drive
Nelson, BC V1L 6B9

Re: Support for Spearhead Rezoning Application (Z2410F)

Dear RDCK Board Members,

I'm writing to express my support for Spearhead's proposed expansion project. As a resident of the 6 mile area and a 40 year West Kootenay resident I've witnessed Spearhead's growth and positive impact on our community over the years.

I believe we must consider the broader benefits this project brings to our entire community. Spearhead has always been a responsible neighbor, addressing concerns and making improvements to minimize their impact on surrounding properties.

The Kootenays need more small companies like Spearhead that create meaningful employment opportunities while respecting our environmental values.

It is my hope that this application moves forward in order to support the continued success of this homegrown business and its positive contribution to our area.

Sincerely,
Dwane Sorenson, Heddle Road, Nelson BC

From: [REDACTED]
To: [REDACTED]
Subject: Rezoning
Date: Thursday, March 13, 2025 6:45:45 AM

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Regional District of Central Kootenay
202 Lakeside Drive
Nelson, BC V1L 6B9

Re: Support for Spearhead Rezoning Application (Z2410F)

Dear RDCK Board Members,

I'm writing to express my strong support for Spearhead's proposed expansion project. As a long-time resident of the [North Shore] area, I've witnessed Spearhead's growth and positive impact on our community over the years.

I understand that change can be concerning, especially for those living closest to the development. However, I believe we must consider the broader benefits this project brings to our entire community. Spearhead has always been a responsible neighbor, addressing concerns and making improvements to minimize their impact on surrounding properties.

The Kootenays need more companies like Spearhead that create meaningful employment opportunities while respecting our environmental values. Their work using local materials to create beautiful, sustainable products makes our region stronger and more resilient.

I'm particularly impressed by their plans to include childcare facilities in the new development, addressing a critical need for many working families in our area. This kind of thoughtful planning shows their commitment not just to their own business growth, but to the well-being of their employees and the wider community.

I hope you will approve this application and support the continued success of this homegrown business that contributes so positively to our region.

Sincerely,

Dylan Jacobs
3855 Hwy 3A

From: [REDACTED]
Subject: Spearhead Expansion - Letter of Support
Date: Wednesday, March 12, 2025 11:58:24 AM
Attachments: [RDCK Spearhead.docx](#)

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

12 March 2025

Re: Spearhead Rezoning Application (Z2410F)

Dear RDCK Board Members,

I'm writing today as a community member who supports Spearhead's rezoning application. I was born and raised in the area and returned here to raise our children ten years ago. I have witnessed many businesses come and go during that time.

It is clear to me that Spearhead is committed to staying local and supporting our economy responsibly. They could have easily moved their operations to a larger center with more readily available and less expensive industrial land. Instead, they've chosen to invest in our community. I am confident that this expansion, that keeps the growing components of the operation in a singular place on the North Shore, will provide further employment opportunities and act as a model business for the long-term economic wellness of our region.

The steady employment that Spearhead provides has allowed many people to remain in our community rather than moving away as so many young people are forced to do. Spearhead also fosters relations with Selkirk College, providing our young citizens with liaison practicums into local industry. An expansion of Spearhead's work will offer more employment opportunities, which are desperately needed in this present economic climate.

I realize there are concerns from some residents about changes to the neighborhood. I grew up in a local site that had a logging operation that was consistently expanding its work and hours in a residential area; there has always been tension between residential and industry in our small communities. Change is always difficult, but Spearhead has importantly shown they're willing to work with neighbors to address concerns, and I trust they'll continue to be responsive.

I encourage you to approve this application and support a business that has demonstrated its value to our community time and again.

Sincerely,

Emma Lesnik

4181 Corra Linn Road, Bonnington, BC, V0G2G3

Community Futures Central Kootenays
c/o Export Navigator
Michael Hoher
201 – 514 Vernon St
Nelson, BC, V1L 4E7



March 13, 2025

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

Re: Support for Spearhead's Rezoning Application (Z2410F)

Dear RDCK Board Members,

As the Export Navigator Advisor for the Kootenay-Boundary region, I am writing to express my strong support for Spearhead's proposed expansion and rezoning application.

In my role supporting businesses to develop growth and export strategies, I have had the privilege of working with many enterprises across our entrepreneurial region. Spearhead singularly stands out as both a global leader abroad and an exemplary business at home, successfully bringing Kootenay building design, ingenuity, and unmatched craftsmanship to international markets while maintaining deep roots in our community.

Their proposed expansion represents a much needed and significant opportunity not just for Spearhead but for our regional economy and numerous trades people who are among the best in the world. Spearhead's expertise in transforming precious local, renewable resources into ultra-luxurious products for export markets is vital to creating sustainable employment and economic resilience. Spearhead has demonstrated consistent growth in export markets, is able to satisfy and surprise even the most distinguished and demanding clients, continuously attracting new capital into our region and showcasing what can be accomplished with the right mixture of drive, curiosity, ambition and skill.

The incredibly difficult international trade climate with the USA, provides important context for this application. In my work I see exceedingly few companies able to withstand the

economic headwinds which are expected to last for years to come. Spearhead's ability to continuously deliver best-in-class residential buildings and specialty projects, with B.C.'s forest products at its very core, and to a clientele sheltered from economic contractions is worth highlighting as an additional argument during this challenging time.

The proposed inclusion of a childcare facility is also a much-needed solution, demonstrating Spearhead's foresight and commitment to its workforce - addressing a critical barrier many employees face, particularly in rural communities.

I urge the Board to approve this application, which aligns perfectly with regional economic development goals of supporting value-added manufacturing and creating opportunities for the next generation of workers in our communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Hoher', with a long horizontal line extending to the right.

Michael Hoher

Export Advisor - Kootenay-Boundary Region



From: [REDACTED]
Subject: Spearhead Expansion
Date: Thursday, March 13, 2025 2:48:37 PM

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March 13, 2025

Regional District of Central Kootenay
202 Lakeside Drive,
Nelson, BC
V1L 6B9
Attention: Zachari Giacomazzo - Planner
Re: Proposed Spearhead Expansion

Dear Sir:

Please accept this letter as an indication of my complete support for the proposed expansion of the Spearhead facility located on/around 4655 Highway 3A Nelson. Spearhead as you know has been in its present location for many years and is a locally owned and operated manufacturer producing world class projects which can be seen around the world. As a value-added wood product manufacturer in British Columbia that provides a living wage to its many employees it is exactly the kind of light industry we need and continue to want in the Kootenays. They have a proven track record of being a good neighbor in the community and area surrounding their compound - and as someone who frequents and occasionally works at Kokanee Creek Provincial Park which is closely adjacent I would have no hesitation whatsoever in supporting their proposed expansion. Please make your decision carefully and consider what a huge loss it would be to lose this expansion opportunity in our area. Spearhead's undoubted reputation proves that they can do it right with minimal impact to the environment and those around them. Please acknowledge receipt.

Sincerely,

Gary Munro
Retired Fisheries Technician
2851 Barnes Road, Nelson, BC V1L 6L9
[REDACTED]

March 13th 2025

To whom this may concern,

I am writing this letter in absolute support of the Spearhead expansion.

Now more than ever Canada, British Columbia and the Kootenay region need to move in a direction that is less reliant on the US, which is where Spearhead is currently sourcing glue lam beams from. This would be a wonderful opportunity for the Nelson and area, as it would create 70+ new permanent well paying high skilled jobs with a long term future which are desperately needed as businesses have been leaving Nelson at an alarming rate over the last few decades. It's time to change that trend. As always there will be some pushback from a small number of people that don't like change.

As a community, it is our obligation to do what is best for our community and the majority of people. Getting extra value out of B.C. wood is also what we should be focusing on., We need more local forward thinking Businesses like Spearhead, in our community, not less.

Thank you,

Jamie Yasek,

Osprey Excavating.

To: The RDCK
Board of Directors

March 13, 2025

Attn: Zachari Giacomazzo
Planning Department

Directors:

I wish to support the rezoning application described in Planning File No. Z2410F.

I am a wildlife biologist who has lived and worked for 35 years in the Kootenays. I am basing my support for the rezoning on the following factors:

- Spearhead is a light industry run that specializes in providing wood laminate products and designing projects in innovative ways. The process uses wood and wood products (some locally sourced) in a way that reduces waste of wood – ultimately of old-growth and other forests. Our forests are not only a vital resource, but essential habitat. Such wise use of wood promotes biodiversity and ecosystem stability in our forests and notably reduces over-cutting of old-growth and other forests.
- If we are to mitigate the effects of climate change, we need to work locally, use local resources wisely and find innovative ways to use our resources. Spearhead provides several needed jobs for locals – professional, technical and other staff. In addition, Spearhead often works with local wood suppliers and local businesses.
- Spearhead is a small, innovative and home-grown business that works here in Canada and internationally – something we can be proud of.

I wrote this letter to support a business and people making a difference and trying to run a business in an environmentally and socially responsible way.

I hope that the board will take the points I have made into consideration when they make their decision.

Yours truly,



Joanne A. Siderius, Ph.D.,
2826 Six Mile Lakes Road,
Nelson V1L 6W3


From: [REDACTED]
Subject: Spearhead Rezoning Application Z2410F
Date: Tuesday, March 11, 2025 2:55:31 PM

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To whom it may concern,

We would like to add our voices in support of the proposed Spearhead expansion. We believe in building strong community, this includes building workplaces that support the surrounding neighbourhood. For generations Canada has been a hewer of wood, giving away our forest heritage, leaving it to others to add value to our natural resource. It looks like Spearhead's expansion will add that value and with it provide opportunities for young people to stay and prosper here in Nelson.

Thanks so much,
Jordan Harbord & Michael Sherman
6046 Martin Road, Nelson BC

From: [REDACTED]
Subject: Re-Zoning of Spearhead
Date: Thursday, March 13, 2025 6:47:25 AM

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Dear RDCK Board Members,

I'm writing to express my strong support for Spearhead's proposed expansion project. As a long-time resident of the [North Shore] area, I've witnessed Spearhead's growth and positive impact on our community over the years.

I understand that change can be concerning, especially for those living closest to the development. However, I believe we must consider the broader benefits this project brings to our entire community. Spearhead has always been a responsible neighbor, addressing concerns and making improvements to minimize their impact on surrounding properties.

The Kootenays need more companies like Spearhead that create meaningful employment opportunities while respecting our environmental values. Their work using local materials to create beautiful, sustainable products makes our region stronger and more resilient.

I'm particularly impressed by their plans to include childcare facilities in the new development, addressing a critical need for many working families in our area. This kind of thoughtful planning shows their commitment not just to their own business growth, but to the well-being of their employees and the wider community.

I hope you will approve this application and support the continued success of this homegrown business that contributes so positively to our region.

Sincerely, Josh Yasek



KALESNIKOFF

Kalesnikoff
2090 Highway 3A Castlegar BC V1N 4N1
[REDACTED]

March 13, 2025

Dear RDCK Board

I am writing to express my strong support for the rezoning application submitted by Spearhead, 4655 Highway 3A Castlegar. As a long-time business of the surrounding community, I believe that approving this rezoning request will bring significant benefits to our region, particularly to the West Kootenay area, and support the growth of both local businesses and families.

The proposed rezoning would allow Spearhead to expand its operations, creating a specialized facility for custom glulam production, which will be instrumental in fostering further economic development in the West Kootenay region, and specifically within the city limits of Nelson. This expansion would contribute to the region's ongoing growth while ensuring that businesses can thrive in an environmentally responsible way. The rezoning plan is aligned with the principles of sustainable forestry, promoting responsible land use that balances business growth with environmental stewardship.

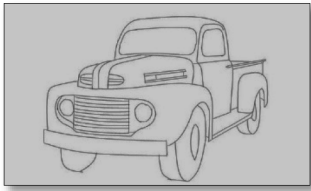
Additionally, the rezoning would provide a vital childcare facility for working families in the area. As more families settle in the West Kootenay region in search of a better quality of life, the demand for affordable and convenient childcare continues to grow. This facility will provide much-needed support for parents, helping them to stay in the region while contributing to the local economy.

This rezoning and expansion proposal will also create new job opportunities within Nelson, supporting sustainable industries and strengthening our local workforce. Job creation is crucial for the community, and this project offers a promising path to increased employment and economic stability in the area.

I hope you will consider the positive impact this rezoning can have on our community and support this important development. Thank you for your time and thoughtful consideration.

Sincerely,

Kalesnikoff



HAGEN ROAD ENTERPRISES
J. FRASER KAYE
708 HAGEN ROAD
NELSON, BC V1L 6P6

ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4

Email: [REDACTED]

Re: Spearhead Advanced Timber Proposal

I am writing as a small business operator and community volunteer who has lived and worked in the region for many years. In short, I strongly support Spearhead's application for the necessary amendments to allow them to proceed with the expansion of their operation on Highway 3A.

As the Kootenay Boundary region faces the future, I think we all realize that considerable adaptation will be needed to maintain a viable economy in a changing political, environmental and economic climate. For a rural area such as ours – sustaining high value employment, successfully meeting market demands for unique products and services, and respecting our natural environment and quality of life is a critical balancing act. We are fortunate to have several leading-edge organizations in the region that demonstrate it can be done, including Spearhead.

Spearhead has grown into a successful and highly respected business, while maintaining their integrity and commitment to the well-being of the community. They are an excellent employer, a keen collaborator with other area businesses – including mine - and the highest calibre corporate neighbour. Their expansion project is planned with the level of care, transparency and commitment to the community we have come to expect from Spearhead. The building is sensitively and attractively designed to blend into its environment, and the expansion will provide much needed employment for our communities. It is clear that Spearhead has gone above and beyond in addressing concerns raised by neighbours.

I believe this expansion proposal is a very positive thing for this area – and am happy to add my support to their application.

Sincerely,

J. Fraser Kaye
Harrop, BC



March 12, 2025

Dear RDCK Board,

Re: Support for Bylaw 3002 and 3003 (Z2410F)

I am writing on behalf of Kootenay Career Development Society (KCDS) to express our enthusiastic support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F). As an organization dedicated to fostering economic growth and sustainable employment in our region, we believe the Spearhead development will bring significant benefits to our community.

The expansion of Spearhead's wood product manufacturing business is poised to create numerous skilled jobs and strengthen the local economy. This aligns perfectly with KCDS's mission to support economic growth through employment programs that enhance skills and attract new talent to the Kootenay region. We are confident that this project will contribute to long-term economic stability and prosperity.

Additionally, the inclusion of a childcare facility in the development is a much-needed resource for working families in our community. By providing essential support for parents, this initiative will promote workforce participation and reflect a forward-thinking approach to employee needs. KCDS fully supports this effort as it aligns with our commitment to comprehensive family and worker support.

In summary, the Spearhead development represents a significant investment in our region's economic health and community well-being. 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 Kootenay community.

Thank you for considering our input. We look forward to the positive impact this project will have on our region.

Sincerely,

Devin Scott
Director of Programs
Kootenay Career Development Society (KCDS)
#3, 86 Baker Street
Nelson BC

Lee Redstone
Nelson BC
V1L 1K2

Mr. Zachari Giacomazzo
Regional District of Central Kootenay
202 Lakeside Drive
Nelson BC
V1L 6B9

Re: Z2410F Notice of Public Hearing for Bylaw 3002 and 3003 (Spearhead)

Dear Mr. Giacomazzo,

I am writing to provide my support and encouragement for the current land use expansion of Spearhead. Since moving to Nelson in 2015, I have developed close connections with both the employees and owners of Spearhead. Having spent considerable time outdoors with the people of this organization, I can honestly say that each and every one of them is a steward of the land we call home. These individuals not only own and operate a private company but are also pushing the boundaries of the wood fabrication industry in BC. In a world full of conflict, these are exactly the kind of people we want leading our industries forward. They drive change while holding themselves to the highest standards for both the community and the environment.

I have worked in multiple heavy industries, including coal mining and the smelter in Trail. I understand why these organizations have a bad reputation. However, I have also seen firsthand the employees within these organizations doing their absolute best to protect the environment they live and recreate in.

I silently participated in the previous hearing and noticed that the language used was filled with fear—fear of noise pollution, light pollution, water pollution, and chemical pollution. While I appreciate that today's political and media environment makes it easy to be afraid, my view is that Spearhead is doing everything in their power to address the concerns of their neighbors and openly discuss ways to ease the enormous change in their neighborhood. In my opinion, their efforts speak to their desire to be a good neighbour and support the community in which they operate.

As part of the due diligence required, Spearhead has commissioned studies and reports by independent third party professionals. The email submittal from the IHA considers the project low risk and even goes so far as to say the residents pulling water from the vulnerable aquifer (#994) pose their own potential risk to the aquifer and Kootenay Lake. I encourage the RDCK to recognize the voice of the professionals who have been tasked to identify the risks of the project and allow this project to proceed.

Thank you for considering my support for this important initiative.

A handwritten signature in black ink, appearing to read 'Lee Redstone', with a stylized, flowing script.

Lee Redstone P.Eng

From: [REDACTED]
Subject: Letter of Support - Spearhead Rezoning
Date: Wednesday, March 12, 2025 5:40:18 PM

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Regional District of Central Kootenay
202 Lakeside Drive
Nelson, BC V1L 6B9

Re: Support for Spearhead Rezoning Application Z2410F

Dear Board Members,

As a longtime local and realtor in Nelson, I am writing to express my full support for Spearhead's rezoning application. Having lived here most of my life and serving this community for over 10 years, I have seen firsthand the importance of fostering sustainable local businesses that contribute to our economy and create lasting opportunities for residents.

I understand that change can be unsettling, particularly for those living near the proposed development. However, it's important to recognize the significant benefits this project offers to our broader community. Spearhead has consistently demonstrated a commitment to responsible operations, promptly addressing concerns and proactively minimizing any potential impacts on neighbouring properties.

At a time when our local economy faces increasing challenges, we must embrace growth opportunities led by reputable, locally owned businesses with proven track records. Spearhead has continually invested in our community, supporting jobs, strengthening local supply chains, and contributing to the overall economic health of Nelson. Their success directly benefits other businesses in the area, including mine. Beyond short-term construction jobs, this expansion will generate stable, high-paying manufacturing positions—precisely the kind of year-round employment that helps families establish roots in Nelson. The potential for millions of dollars in annual payroll to circulate through our local economy is an opportunity we cannot afford to overlook.

I strongly encourage the Board to approve this application and support the continued growth of a company that has repeatedly demonstrated its value to our community, economy, and environment.

Sincerely,

Luke Mori
Fair Realty
191 Baker Street, Nelson BC

From: [REDACTED]
Subject: Spearhead rezoning application
Date: Wednesday, March 12, 2025 9:10:27 AM

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Dear RDCK Board Members,

As a resident of Longbeach for the past nearly 20 years, I'm writing to express my strong support for Spearhead's rezoning application.

In these times of increasing global instability and economic uncertainty, our community needs to focus on building resilience and self-sufficiency. The proposed Spearhead expansion represents exactly the kind of local development that strengthens our community's foundation and future.

With supply chains becoming increasingly vulnerable to international disruptions, supporting local manufacturing and value-added production isn't just an economic choice—it's a matter of community security. Spearhead transforms our regional natural resources into finished products, creating meaningful employment for our neighbors and reducing our dependency on distant markets.

The proposed childcare facility as part of their expansion particularly resonates with me, as it addresses a critical need for working families in our area while demonstrating Spearhead's commitment to supporting their employees and the broader community.

While I understand the concerns of immediate neighbors, I believe Spearhead has done an excellent job and addressing these concerns.

The long-term benefits of this project far outweigh the short-term impacts of development. The future of Nelson depends on fostering businesses that respect our community values while creating opportunities for our young people to build their lives here rather than moving away.

I urge you to approve this application and support sustainable economic development that will

help Nelson thrive in uncertain times.

Sincerely, Thanks,
Mark Thayer



Longbeach Electrical Contracting Inc.



March 13, 2025

RDCK Board Members,

I am writing to express my strong support for Spearhead's proposed expansion project. As a born and raised resident of the North Shore area, I have seen firsthand how Spearhead's growth has positively impacted our community.

While I understand that change can be a concern, particularly for those living closest to the proposed development, I believe it is important to consider the broader benefits this project will bring to the entire community. Spearhead has consistently demonstrated a commitment to being a responsible neighbor, addressing concerns, and making improvements to mitigate any impact on surrounding properties.

The Kootenays need more companies like Spearhead—businesses that not only create meaningful employment opportunities but also respect and enhance our environmental values. Their work, utilizing local materials to craft sustainable products, strengthens our region and contributes to its resilience.

I am also particularly impressed by Spearhead's plans to include childcare facilities in the new development, which will help meet the growing needs of working families in our area. This thoughtful planning reflects their dedication not only to their business growth but also to the well-being of their employees and the broader community.

I urge you to approve this application and support the continued success of this homegrown business, which has already made a significant positive contribution to our region.

Sincerely,

Martine Diamond
420 Johnstone Road
Nelson, BC

From: [REDACTED]
Subject: support for the Spearhead expansion application
Date: Thursday, March 13, 2025 8:46:20 AM

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Also as a family owned and operated business for over 30 years, and a multi-generational family in the Nelson area, I would like to share our support for the Spearhead rezoning application.

It is rare that there are more jobs being created in this area. Ours is just a small business located in Procter with only 8 part time employees, but we see the need for local jobs especially for young families who want to stay in the area. The fact that Spearhead would be creating so many new jobs that would keep our young families here is so incredibly vital.

We have seen how Spearhead has always made it a priority to contribute to their community. Not only do quite a few of their employees live on our side of the ferry, Spearhead has multiple spring and summertime baseball barbecues for the staff and their families at Sunshine Bay Park. These events contribute to our local economy in such a fun way.

Their commitment to the environment is what I appreciate the most. They are going above and beyond what is mandated and the building is going to be so beautiful.

I am so proud to have such an innovative, environmentally conscious business in our Kootenay community.

Thank you

Melinda Clement

Owner/Manager
Procter General Store



**Mount Sentinel
Secondary School**

PO Box 99, 1014 Playmor Road, South Slocan BC V0G 2G0

11th March 2025
Box 590,
202 Lakeside Drive,
Nelson, BC V1L 5R4along
** RE Letter of support -Bylaw Amendment Z2410F (Spearhead Expansion)

To the Regional District of Central Kootenay (RDCK),

I am writing to express my strong support for Spearhead's rezoning/expansion project, Bylaw Amendment Z2410F. As an ADST (Applied Design Skills and Technology) teacher at Mt. Sentinel Secondary School, I have observed the significant positive impact Spearhead has on our students and the broader community over the years.

Our recent educational excursion to Spearhead provided my Drafting/Woodshop students with invaluable exposure to modern manufacturing and advanced timber fabrication techniques. The students were notably engaged and impressed by the technology and craftsmanship they witnessed. This experience has cultivated genuine interest in potential career pathways, directly aligning with the core principles of the ADST curriculum and benefiting Mt. Sentinel students.

Spearhead demonstrates a commendable commitment to building strong relationships with local educational institutions like Mt. Sentinel Secondary and LV Rogers Secondary. Their willingness to provide tours and share their expertise represents a tangible investment in the development of our students' applied skills and technological understanding. This expansion will create enhanced opportunities for Mt. Sentinel graduates to pursue meaningful careers within our region, directly related to the skills they learn in ADST.

The proposed expansion, with its potential to generate over 60 new jobs, is a significant economic benefit to our community. Providing Mt. Sentinel graduates with the ability to remain local and establish successful careers is a critical factor in retaining our talented youth, particularly those with a focus on applied skills and technology.

Furthermore, I commend Spearhead's dedication to sustainable forestry practices, particularly their partnerships with organizations like the Harrop-Procter Community Forest. Their focus on responsible harvesting and the utilization of underutilized species aligns with the growing need for environmentally conscious resource management, and displays responsible technological application.

In conclusion, I firmly believe that Spearhead's expansion will yield substantial benefits for our community, particularly for the students of Mt. Sentinel and the ADST program. I urge the Regional District of Central Kootenay to approve Bylaw Amendment Z2410F.

Kind regards,

Doug Shaw
Design Technology Teacher
Mt Sentinel Secondary School
1014 Playmor Rd,
South Slocan,
BC V0G 2G0

From: [REDACTED]
Subject: Spearhead - Z2410F - Letter of Support
Date: Wednesday, February 12, 2025 9:38:16 AM
Attachments: [image001.jpg](#)

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Hello Mr. Giacomazzo,

I am writing you today about the Spearhead Land Use Bylaw Amendment Application Z2410F. In full disclosure I am a value added forestry professional consultant whom has aided Spearhead on their industrial design and business plan for the project. I am also a resident of the RDCK in Blewett and above all a passionate British Columbian.

Spearhead is an internationally renowned leader in value added timber fabrication and project delivery. Their attention to detail, craftsmanship, and diligence is unmatched in the industry. What Spearhead has demonstrated and grown over the past 30 years is largely dependant upon the people and passions in this valley, interwoven with the environment and spirit of the Kootenays. Within their expert skill sets the Spearhead team demonstrates daily a viable alternative of value added manufacturing for forestry in British Columbia. As our economic environment is increasingly faced with enhanced risks sets and uncertainties, it is imperative for the longevity and livelihood of all in the area that we diversify our economies and add value to all activities that we perform with our resources. The quality and number of jobs produced by Spearhead in ratio to harvest volumes of timber is unmatched in my professional experience making Spearhead an exemplary example of what British Columbia needs to do to support rural economies while respecting environmental well being.

In working with Spearhead I have found them to be extraordinarily committed, caring, passionate, genuinely engaged. They have taken significant steps in proactively listening to both staff and local residents to address concerns and mitigate development impacts as much as possible. The scope, character, and impacts of this expansion I see as not only massively beneficial to the region in terms of economics and stewardship, but also a point of pride in example of how industry can work on a community scale. From all design accounts the proposed building and landscaping appears world class along with their business practices.

Spearhead has the talent, the people, and the vision to deliver world class excellence, and I believe it is our collective responsibility to showcase and encourage examples such as this. Please take into consideration the numerous steps, consultations, and mitigation actions, including respect for local concern, Spearhead has demonstrated to address the concerns of the surrounding residents and balance this with the broader regional benefits to the RDCK,

and by extension the province at large.

Sincerely,

Nicholas Sills

[REDACTED]



From: [REDACTED]
Subject: Support for Spearhead Rezoning Application Z2410F
Date: Wednesday, March 12, 2025 4:40:10 PM

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Dear RDCK Board Members,

As a resident of Nelson I'm writing to express my strong support for Spearhead's rezoning application.

In these times of increasing global instability and economic uncertainty, our community needs to focus on building resilience and self-sufficiency. The proposed Spearhead expansion represents exactly the kind of local development that strengthens our community's foundation and future.

With supply chains becoming increasingly vulnerable to international disruptions, supporting local manufacturing and value-added production isn't just an economic choice—it's a matter of community security. Spearhead transforms our regional natural resources into finished products, creating meaningful employment for our neighbors and reducing our dependency on distant markets.

The proposed childcare facility as part of their expansion particularly resonates with me, as it addresses a critical need for working families in our area while demonstrating Spearhead's commitment to supporting their employees and the broader community. I am not a parent myself but many of our friends have really struggled with getting suitable childcare in the region which has proven very problematic for them

While I understand the concerns of immediate neighbors, I believe Spearhead has done an excellent job at addressing these concerns.

The long-term benefits of this project far outweigh the short-term impacts of development. The future of Nelson depends on fostering businesses that respect our community values while creating opportunities for our young people to build their lives here rather than moving away.

I urge you to approve this application and support sustainable economic development that will help Nelson thrive in uncertain times.

Regards

Russell Carnley – 304 Carbonate Street, Nelson.

[REDACTED]

From: [REDACTED]
Subject: Support for Spearhead Expansion Project
Date: Friday, March 7, 2025 6:37:48 PM

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Dear RDCK Board of Directors,

I am writing to express my strong support for Spearhead's proposed expansion on the North Shore. As a long-standing and respected local business, Spearhead has demonstrated its commitment to responsible growth, job creation, and sustainable industry in our region.

At a time when **economic uncertainty is increasing due to rising U.S. tariffs on B.C. wood products**, we must do everything we can to **support local businesses and strengthen our economy**. Spearhead's expansion will **create 65 new jobs**, providing well-paying employment for local residents and ensuring that skilled workers can remain in the area. Economic security is vital to our community, and we must prioritize investments that create long-term stability for local families.

Additionally, B.C. is facing a **housing crisis**, and every effort to build more homes relies on a robust supply of sustainable construction materials. Spearhead's ability to **manufacture glue-laminated timber locally** will not only reduce reliance on imports but also support housing development within our region and beyond. Increasing local production of sustainable wood products will make homebuilding more efficient and cost-effective, benefiting those struggling to find affordable housing.

I understand that some concerns have been raised about the environmental impact of the expansion. However, **Spearhead has taken proactive steps to address these concerns**, including comprehensive environmental assessments, noise and dust mitigation measures, and a commitment to responsible land use. Their production methods are entirely indoors, significantly reducing any potential disruption to the surrounding area.

Furthermore, the **proposed site has a history of industrial use**, making it a logical location for expansion while minimizing new encroachments into untouched rural or environmentally sensitive areas. Spearhead has also ensured that traffic impacts will be minimal, keeping commercial vehicle use off residential roads.

As a responsible, community-oriented business, Spearhead has a track record of **supporting local organizations and economic initiatives**. This expansion will **strengthen our local economy, support B.C.'s homebuilding sector, and provide critical job opportunities**—all while ensuring that industrial growth happens in a sustainable and well-planned manner.

For these reasons, I urge the RDCK Board of Directors to approve Spearhead's rezoning application and allow this valuable local business to continue growing in a responsible and sustainable way.

Sincerely,

Simon Bruskowski, resident of Nelson

NDN Partners Inc.
Suite 8, 266 Baker Street
Nelson, BC, V1L 4H3

March 13, 2025

Regional District of Central Kootenay

Box 590
202 Lakeside Drive
Nelson, BC V1L 5R4

Attention: Board of Directors

Dear Sirs/Mesdames:

Re: Spearhead Advanced Timber Rezoning Application

On behalf of NDN Partners Inc., the developer of the Nelson Daily News mixed use strata project and Spearhead's design studio landlord, I write to express our support for their rezoning application.

In addition to being the President of NDN Partners Inc., the writer is on the development management team for the Railtown Housing Society's Workforce Housing development on the surplus Nelson and District Chamber of Commerce lands. From a developer's perspective, securing alternative supplies for steel and concrete structural building members, like the specialty mass timber products Spearhead's proposed Advanced Timber expansion will produce, will be essential to support our public policy of rapidly increasing housing stock in the midst of our new relationship with the United States.

I do not believe that this current tariff war can be discounted as the whim of a President which will pass within four years. That would be a naïve conclusion. A very large proportion of the American population believes in Trump's values. The economic aggression towards Canada must be defended now and in the future. Therefore, Federal, Provincial and Local Governments must all work towards building that defence.

Canada:

The Spearhead expansion aligns with Canadian political and economic objectives, including: diversifying the economy, insulating the economy from US trade policies, buying local and rapidly increasing housing stock.

British Columbia:

Hewers of wood: my life has been filled with signpost examples of British Columbia failing to harness value added opportunities for our forestry sector. Whether it be stories of whole log shipments to Japan, where BC logs are submerged for storage, preservation and future use, or the softwood lumber wars, for my sixty odd years there has been a pervasive sense that British Columbians have taken the low road while lamenting our inability to create economies of scale with our small population and vast distances to markets.

The last time the number of Canadians employed in the goods sector exceeded those working in the service sector was the mid-1950s. For about 60 years now, growth in services employment has persistently outpaced employment in goods production.

The incumbent government's policies are advanced by the Spearhead expansion in the following ways: creating mass timber building products, increasing the supply of materials for building new homes, creating value added wood products, increasing employment in manufacturing goods and building the rural economy.

Local Government:

The staff reports provided to the RDCK Board detail the ways in which this expansion aligns with local government policy. The idea that timber grown in our backyard, harvested ethically and sustainably by our local woodlot managers, will be integrated into advanced timber products with architectural beauty and structural capacity for building construction projects around the continent would have seemed fanciful two decades ago. I cannot imagine an economic development officer at the RDCK having forecast the potential for that economic engine in our community. This is a remarkable opportunity for the RDCK to support a project that aligns with all levels of government policies at a time of great need for Canadian projects to advance independently from American interests.

I urge you to support this rezoning application because it aligns with RDCK policy and the greater good.

Yours truly,

NDN Partners Inc.



Timothy W. Pearkes

From: [REDACTED]
Subject: Re: Spearhead rezoning.
Date: Wednesday, March 12, 2025 10:09:41 PM

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

*** 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 letter in support of the rezoning application (Application Z2410F) *the Spearhead expansion project.

As long time Balfour residents we look forward to more job creation for our kids.

It's great to see this company doing well and hoping to expand.

They employ many people and that certainly has a positive impact on our small local economy.

Spearhead is an asset to our community, and we hope that they will be able to get this zoning approved so that they can continue to create an excellent Canadian product.

We are lucky to have this business operating here in the Kootenays and I hope the RDCK can help them to continue to grow and create good job opportunities in our region.

Sincerely,

Trisha Renzie
648 Queens rd Balfour.

March 13, 2025

Dear RDCK Board Members,

Re: Statement of Support for Spearhead Rezoning Application Z2410F

Woody Nelson is a commercial operator located at 2722 Highway 3A on Nelson's north shore. Many of our 60+ staff live on the north shore and find tremendous value in having local employment options. As a nearby neighbour, we support Spearhead's rezoning application as it will provide significant value to the area by enabling additional jobs in the local community and support regional economic development.

Like Woody Nelson, Spearhead is a Nelson Hydro commercial customer. Rural commercial customers pay the highest rate among the Nelson Hydro service territory, 14.8% higher per kWh than rural residential. High-volume, high-rate paying customers encourage investment in infrastructure upgrades, preventative maintenance and faster service restoration, which provides downstream benefits for nearby rural residential users.

Specialized manufacturing businesses like Spearhead support our community through high-paying jobs, locally grown innovation and tax revenues. At a time when export-focused manufacturing businesses have a strong incentive to move their operations to the US and Canadian manufacturers downsize amid economic uncertainty, Spearhead is growing locally, with an established track record for supporting local suppliers and sustainable practices.

Over the past decade, the Nelson area has experienced negative impacts from losing local manufacturing jobs. Historically and currently, the Kootenays report higher unemployment than the provincial rate. A strong labour market and regional business investment are vital to community resiliency. We urge the RDCK to consider the broader political and economic factors affecting our local labour market and the wider community's needs in its rezoning decision.

Sincerely,



Nate Kube

CEO, Founder
Woody Nelson

From: [REDACTED]
Subject: Support for Bylaw 3002 and 3003 (Z2410F)
Date: Thursday, March 13, 2025 9:29:21 AM
Attachments: [image001.png](#)
[KCDS Letter of Support.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.

Dear Zachari Giacomazzo,

My name is Devin Scott, and I am the Director of Programs at Kootenay Career Development Society (KCDS). Attached to this email, you will find a letter of support for the Spearhead rezoning proposal.

On behalf of KCDS, I would like to extend my gratitude to the RDCK Board for reviewing our letter of support. We believe that this project will bring significant benefits to our community, including economic growth, sustainable employment, and enhanced opportunities for our skilled workforce.

If you have any questions or require further information, please do not hesitate to reach out to me. I am more than happy to discuss the positive impact this project can have on our region.

Thank you for your time and consideration.

Best regards,

Devin Scott



Devin Scott
WorkBC Director of Programs
www.workbccentre-nelson.ca
Phone: [REDACTED]
Address: #3-86 Baker St, Nelson, BC, V1L 4G9

March is WorkBC Youth Employment Awareness Month - call your local WorkBC Centre at [REDACTED] to find out about all the programs and services we deliver specifically for young adults! Accédez aux services d'emploi de WorkBC en français!

Kootenay Career Development Society acknowledges with respect and gratitude that the operation of our employment and training centres throughout the West Kootenay and Boundary regions happens in the unceded traditional territories of the Sinixt (Lakes), the Syilx (Okanagan), the Ktunaxa and the Secwepemc (Shuswap) peoples. We recognize the enduring presence of First Nations, Inuit and Métis people and are grateful for the opportunity to live, learn and work in these beautiful lands.

This email may contain confidential and/or privileged information. If you are not the intended recipient or have received this email in error, please notify the sender immediately and destroy this email. Any unauthorized copying, disclosure or distribution of the information contained in this email is prohibited.

RE: Support for Spearhead Rezoning Application Z2410F

Dear RDCK Board Members,

As a resident of Harrop/Kootenays/Nelson for the past 31 years, I'm writing to express my strong support for Spearhead's rezoning application.

In these times of increasing global instability and economic uncertainty, our community needs to focus on building resilience and self-sufficiency. The proposed Spearhead expansion represents exactly the kind of local development that strengthens our community's foundation and future.

With supply chains becoming increasingly vulnerable to international disruptions, supporting local manufacturing and value-added production isn't just an economic choice—it's a matter of community security. Spearhead transforms our regional natural resources into finished products, creating meaningful employment for our neighbors and reducing our dependency on distant markets.

While I understand the concerns of immediate neighbors, I believe Spearhead has done an excellent job and addressing these concerns.

The long-term benefits of this project far outweigh the short-term impacts of development. The future of Nelson depends on fostering businesses that respect our community values while creating opportunities for our young people to build their lives here rather than moving away.

I urge you to approve this application and support sustainable economic development that will help Nelson thrive in uncertain times.

Sincerely,
Ross McNamara
President McNamara Ventures Ltd
Former Owner operator Gerick Cycle & Ski

PUBLIC HEARING RESPONSE – GROUNDWATER AND ENVIRONMENTAL CONCERNS

Regional District Central Kootenay

202 Lakeside Drive,
Nelson, BC, V1L 6B9

ATTENTION: Zachari Giacomazzo, Planner

REFERENCE: Rezoning for Spearhead Timberworks
4612, 4614-4616 Starlight Road
and 4643 Highway 3A, Nelson, BC

1 INTRODUCTION

Active Earth Engineering Ltd. (Active Earth) was asked to review and address the concerns raised during the public hearings held on January 9 and January 28, 2025, regarding the proposed rezoning application (Z2410F) for Spearhead Timberworks at 4655 Highway 3A, Nelson, BC, specifically relating to groundwater aquifers, wells, surface water, and broader environmental impacts. These hearings were held to discuss amendments to Zoning Bylaw No. 1675, 2004, and Electoral Area F Official Community Plan Bylaw No. 2214, 2011, as outlined in Bylaws No. 3002 and 3003. The comments below reflect the concerns of residents and stakeholders, alongside relevant context from the Groundwater Impact Assessment Report prepared by Active Earth, dated January 29, 2025 (Project Number 4397).

2 SUMMARY OF PUBLIC COMMENT AND CONCERNS

The following summarizes the documented public comments and concerns into categories that are later addressed in this response letter.

- **Groundwater and Wells:** Several residents expressed significant concerns about the potential contamination of local aquifers, particularly Aquifer #994, which is classified as highly vulnerable. The Groundwater Impact Assessment Report confirms that the site is underlain by Bedrock Aquifer #1018, which is likely hydraulically connected to Aquifer #994. The report indicates that the aquifer underlying the site is moderately vulnerable and productive enough to support the new developments. However, residents emphasized the importance of protecting their drinking water sources and requested more thorough studies and continuous monitoring to ensure the safety of their wells.

Linda Blair, a resident of Crescent Beach, highlighted that the groundwater assessment failed to provide monitoring recommendations. She questioned what measures Spearhead would take to monitor the aquifer to ensure that well water remains pristine, clear, and clean. The report mentions that the depth to groundwater could not be directly assessed at the site, and the depth to the water table is assumed to be deeper than 1.5 meters below grade. This uncertainty has raised concerns among residents about the potential risks to their water supply.

- **Water Usage and Quality:** Concerns were raised about the potential increase in water usage and its impact on the local water supply. The report estimates a septic system flow capacity of 5,780 L/day, which is approximately equivalent to three single-family homes. Residents questioned the sustainability of the proposed development's water consumption and its effects on the existing water resources. There were also worries about the potential for surface water contamination and the measures in place to prevent such occurrences.

Michel St-Germain, a resident of Crescent Road, emphasized the risk of contamination caused by the new chemicals that will be used in the manufacturing process. He pointed out that the proposed glulam manufacturing process would use hazardous chemicals with acute toxicity, such as Loctite polyurethane adhesives, which are classified as isocyanates. Research indicates that these chemicals should not be allowed to enter groundwater. St-Germain expressed concern that the environmental impact assessment did not address the risk of water contamination from these chemicals.

- **Environmental Impact:** The environmental impact of the proposed development was a major topic of discussion. Residents highlighted the need to preserve the natural habitat and protect local wildlife, particularly in the nearby Kokanee Creek Provincial Park. The Groundwater Impact Assessment Report notes that the proposed operations will include planing, cutting, and gluing of wood to produce finished glulam products, with all operations conducted inside an enclosed building with a continuous concrete floor. The report concludes that the proposed operations present a low risk to the environment, but residents remain concerned about potential air and water pollution from the proposed biomass boiler and other industrial activities.

Chauncy Blair, a resident of Crescent Beach, raised concerns about the potential health risks associated with exposure to industrial pollutants, including those from adhesives and other chemicals used in the manufacturing process. He pointed out that the polyurethane adhesives used in the glulam manufacturing process contain methylene diphenyl diisocyanate (MDI), which can cause serious health issues such as respiratory inflammation, asthma, and possibly lung cancer. Blair emphasized the need for stringent control systems to prevent these chemicals from entering the ecosystem.

- **Health and Safety:** Health and safety concerns were also prominent. Residents were worried about the potential health risks associated with exposure to industrial pollutants, including those from adhesives and other chemicals used in the manufacturing process. The report mentions that the glue and stain products will be delivered in sealed containers and applied mechanically, with no bulk storage of process chemicals on-site. Despite these measures, the community requested detailed information on the safety protocols to protect both residents and the environment.

Mariette St-Germain, a resident of Crescent Beach, highlighted the risks associated with the disposal of hazardous adhesives and the potential for accidental spills. She pointed out that the BC Hazardous Waste Regulations state that hazardous waste must not be deposited or discharged into any system of waste disposal operated by a municipality or other public

authority unless expressly authorized by a permit. St-Germain emphasized the need for strict compliance with these regulations to prevent environmental contamination.

In conclusion, the public comments and concerns highlight the community's strong desire to protect their water resources, preserve the environment, and maintain their quality of life. It is crucial that these concerns are thoroughly addressed and that appropriate measures are implemented to mitigate any potential risks associated with the proposed development.

3 RESPONSE TO CONCERNS

The following provides a response to the concerns described above.

- **Groundwater and Wells:** The overburden Aquifer #994 is comprised of alluvial sand and gravel deposits from Kokanee Creek and is located at lower elevation to the Site, essentially bounded along Highway 3A to the immediate south of the Site. This overburden aquifer is not present on the Site. The Site overlies bedrock Aquifer #1018, with a thin soil veneer that blankets the shallow bedrock.

The depth to water in the bedrock aquifer is not indicative of an unconfined water table but rather represents the water pressure encountered in discrete fracture zones that are intercepted by a given well. As such, there is significant variability observed in the existing wells surrounding the Site. The depth to water is noted to be 300ft deep in the closest adjacent water well (WTN 105588) located immediately west of the Site. In other wells to the north and west (WTN 79334 and 92888) it is about 80-100ft, and one well to the east of the Site (WTN 91664) it is reported as only 4ft. In general, the wells in the vicinity of the Site are quite deep (generally in the 300-700 ft range). The bedrock aquifer is comprised of discrete fracture networks that carry the majority of the groundwater flow and the wells must be drilled deep enough to encounter sufficient water bearing fractures. The recharge of water to these fractures occurs at higher elevations up the slope to the north of the Site. In some cases, this can result in water pressure in the deep fractures being quite high and water levels in the well can be close to or even above the ground surface (such as WTN 91664), but most wells are showing deeper static groundwater levels indicative of lower pressures in the fracture networks. The upper 35ft (10m) appears to be void of significant water-bearing fractures based on the surrounding wells – the wells simply would not have been drilled as deep if groundwater was encountered at shallower depth. The source of groundwater that recharges the groundwater flow in the fractures does not include the footprint of the planned excavation. Additionally, several test pits have been excavated at the proposed building site and no groundwater was encountered to 5m depth (max depth of test pits). Please refer to the table on page 6 of the Active Earth report and Figure 2.

The Kootenay River represents a groundwater discharge zone and as such, deeper groundwater flow within the fractured bedrock will upwell towards the surface in the area and discharge to the river. As such, there will be some component of the bedrock groundwater flow that will recharge the unconfined Aquifer #994. However, the majority of

groundwater recharge is inferred to be infiltration of precipitation directly into the overburden soils and leakage from Kokanee Creek. Shallow wells closer to the river are likely directly hydraulically connected to the river. The depth to groundwater is quite shallow in the overburden Aquifer #994 and there is no natural confining layer; as such, the aquifer is classified a highly vulnerable to surface sources of contamination. This pertains to activities in close proximity to the wells that have the potential to impact water quality by infiltrating directly from surface into the ground. This potential pathway is not directly operable from the Site, as the overburden aquifer sediments do not extend northward beneath the Site.

Spearhead plans to monitor water levels and water quality in their wells on-Site in addition to the closest neighbouring well (WTN 125918). Water quality samples will be collected prior to any construction activities and dataloggers will be installed to monitor water levels, pre-construction, during construction and post-construction.

Water Usage and Quality: The quantity of water (demand flow) required for the proposed development is approximately equal to the demand of three single-family lots and therefore no significant change is anticipated as a result. The impact to neighbouring wells is anticipated to be negligible and monitoring will be undertaken to confirm.

Active Earth has reviewed the proposed facility operations and procedures with respect to the import, handling, process and disposal of chemicals primarily glue products. Assessed from the perspective of the BC Contaminated Sites Regulation (CSR), the operations are considered to present a low risk to the environment. There is no handling or storage of large quantities of free liquids; glue and stain products are delivered and handled in discrete containers and the mechanical application occurs over a continuous concrete floor.

- **Environmental Impact:** The environmental impact of the proposed development is deemed to be low in terms of potential impacts to soil, groundwater and the terrestrial environment. Additional concerns related to air quality have been raised. The existing and proposed operations include robust air quality management systems to collect and treat emissions from the facility.
- **Health and Safety:** There will be no disposal of hazardous wastes on the Site. The chemicals (glues and stains) used in the processes are delivered in discrete containers and mechanically applied. The containers are then returned to the supplier. This handling and application of the chemicals greatly mitigates the potential for environmental and health and safety related impacts. There are stringent laws in BC that preclude any disposal of hazardous waste on the Site.

4 LIMITATIONS

The use of this report by anyone is subject to the following conditions and limitations:

1. This report has been prepared at the request of the client and for the specific use referred to herein. The client may rely on this report. It is not reasonable for any other party to rely on the contents of this report without first obtaining written authorization from the client and Active Earth Ltd.
2. Liability is expressly denied to any person other than the parties indicated above and those who obtain written consent. Accordingly, Active Earth Ltd. does not accept responsibility for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
3. This report is believed to provide a reasonable representation of the general environmental condition at the Site. The conclusions made in this report reflect Active Earth's best judgment in light of the information available at the time of reporting. Should additional information become available, or Site conditions change, the conclusions and recommendations of this report may be subject to change.
4. Active Earth Ltd. has agreed to conduct an assessment and prepare this report as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this work and the report format are appropriate for the intended use.
5. Written consent from Active Earth Ltd. must be obtained before any part of the report can be used for any purpose by anyone other than the client and other intended users identified in the report. Liability to any other party or for any other use is expressly denied regardless of who pays Active Earth Ltd.'s fee. Written consent and approval of Active Earth Ltd. must also be obtained before the report (or any part of it) can be altered or conveyed to other parties or the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media.

5 CLOSURE

We trust that this provides you with the information you currently require.

Yours truly,

ACTIVE EARTH ENGINEERING LTD.

EGBC PERMIT TO PRACTICE NO. 1001595

Prepared By:



Matt Pye, P.Eng.
Principal, Senior Hydrogeologist