Regional District of Central Kootenay

REGULAR BOARD MEETING

Open Meeting Addenda

Date: Thursday, May 15, 2025

Time: 9:00 am

Location: Hybrid Model - In-person and Remote

Directors will have the opportunity to participate in the meeting electronically. Proceedings are open to the public.

Pages

1. **ZOOM REMOTE MEETING INFO**

   To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

   Meeting Time:

   9:00 PDT

   Join by Video:

   https://rdck-bc-ca.zoom.us/j/95573345491?pwd=k4eCLxEF2ggHCiAbpTcQis1tMHnt5b.1

   Join by Phone:

   855 703 8985 Canada Toll-free

   *6 to unmute or mute
   *9 to raise or lower your hand

   Meeting ID: 955 7334 5491
   Meeting Password: 142530

   In-Person Location:
   Nelson Office - Boardroom
   202 Lakeside Drive, Nelson BC

2. **CALL TO ORDER & WELCOME**

2.1 Traditional Lands Acknowledgement Statement

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

2.2 Adoption of the Agenda

RECOMMENDATION:
(ALL VOTE)

The agenda for the May 15, 2025 Regular Open Board meeting be adopted with the following amendments:

- removal of Item 4.1.5 Slocan Valley South Regional Parks Recreation Commission No. 8: minutes May 8, 2025;
- inclusion of Item 4.1.9 Emergency Program Executive Committee: minutes May 13, 2025; and
- the addition of the addendum

before circulation.

2.3 Adoption of the Minutes *20 - 38*

NOTE: Added "Minor" to "Creston Valley Minor Hockey League" resolution 217/25.

RECOMMENDATION:
(ALL VOTE)

The minutes from the April 17, 2025 Regular Open Board meeting be adopted as circulated.

2.4 Introductions

CAO Horn will introduce the following staff:

- Jessie Lay, RDCK FireSmart Program Coordinator, replacing Garrett Fishlock;
- Mick Skuce, Kaslo Fire Chief, replacing Eric Graham; and
- Nathan Pocock, Regional Training Officer, replacing Dan Zayac.

3. BUSINESS ARISING OUT OF THE MINUTES

3.1 For Information: Community Sustainable Living Advisory Committee: Goats Watershed Water Sustainability Plan 39 - 42

Board Meeting - April 17, 2025
RES 218/25 - staff bring back a refined engagement strategy to the May 15, 2025 Board Meeting

The Board Report from Paris Marshall-Smith providing the Board an update on the Engagement Strategy for the Goat Watershed Water

Sustainability Plan, has been received for information.

4. COMMITTEES & COMMISSIONS

4.1 With Recommendations

4.1.1 Portion of Area E - Procter/Harrop/Balfour/Queens Bay Recreation Commission No. 10: minutes April 25, 2025

43 - 47

RECOMMENDATION:
(ALL VOTE)

1. That the Board approve the payment of the following grants from the Recreation Commission No. 10 – Portion of Area E – Procter/Harrop/Balfour/Queens Bay Service S279 2025 budget:

Balfour Senior Citizens Association Branch #120 $845
Balfour Senior Citizens Association Branch #120 $500
Balfour Recreation Commission $1,000
Balfour Recreation Commission $1,000
Kootenay Lake Family Network $1,000

RECOMMENDATION:
(ALL VOTE)

2. That the Board approve the payment of a $1,000 grant to the Redfish Basketball Program on the condition that funds be redirected from Redfish Parent Advisory Committee to School District No. 8 from the Recreation Commission No. 10 – Portion of Area E – Procter/Harrop/Balfour/Queens Bay Service No. S279 2025 budget.

4.1.2 Portion of Area A Recreation Commission No. 9: minutes April 28, 2025

48 - 50

RECOMMENDATION:
(ALL VOTE)

That the Board approve the payment of the following grants from the Recreation Commission No. 9 – Area A Service No. S232 2025 budget:

East Shore Trail and Bike Association $8,000
Boswell & District Farmers' Institute $700
Crawford Bay School $1,350
Boswell Memorial Hall Society $4,488
Riondel Golf Club $1,043.10
Gray Creek Hall Society $3,000
East Shore Circle of Friends $800
Gray Creek Historical Society $600

Boswell Historical Society $900
Riondel Community Association $1,000
South Kootenay Lake Community Service Society $810
South Kootenay Lake Art Connect Society $676
South Kootenay Lake Community Service Society $1,519

4.1.3 Castlegar and District Recreation Commission: minutes May 6, 2025 51 - 55

Staff has received direction to provide a report presenting all information regarding entering into a lease agreement for multi-use court property.

RECOMMENDATION:
(ALL VOTE WGT)

That the Board award the Roof Top Unit (RTU) Replacement project to Venture Mechanical Systems Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $112,113.79 + GST, AND FURTHER, that the costs for the project be paid in the amount of $61,483.81 from Service No. S222 Castlegar and District Community Facilities, Recreation, Parks and Leisure Service and the amount of $67,404.98 to be paid from Service No. S227 Castlegar and Area Indoor Aquatic Centre Service.

4.1.4 Area H, New Denver and Silverton (Slocan Lake) Recreation Commission No. 6: minutes May 8, 2025 *56 - 59*

Third party bookings are being approved by Area H, New Denver and Silverton (Slocan Lake) Recreation Commission No. 6.

RECOMMENDATION:
(ALL VOTE)

1. That the Board approve the payment of the following grants from the Recreation Commission No. 6 - New Denver, Silverton & Area Service No. S229 2025 budget:

Lucerne Elementary Secondary School $500
Goat Mountain Kids Society $1,000
North Slocan Trail Society $1,750

RECOMMENDATION:
(ALL VOTE)

2. That the Board send a letter to outgoing Commission member Peter Yakachuk thanking him for his service with the Area H, New Denver and Silverton (Slocan Lake) Recreation Commission No. 6.

4.1.5 Slocan Valley South Regional Parks Recreation Commission No. 8: minutes May 8, 2025

Item removed.

4.1.6 Salmo and Area G Recreation Commission No. 7: minutes May 12, 2025 *60 - 63*

RECOMMENDATION:
(ALL VOTE)

That the Board direct staff to amend the scope and requisition of the Salmo and Electoral Area G (Rec. #7) Recreational Program Bylaw No.784, 1990; AND FURTHER, to rescind the Village of Salmo and Electoral Area G Swimming Pool Financial Aid Local Service Area Bylaw No. 1135, 1995.

4.1.7 West Resource Recovery Committee: minutes May 12, 2025 *64 - 67*

RECOMMENDATION:
(ALL VOTE WGT)

That the Board direct Staff to execute a Site Access Agreement to allow municipalities access to RDCK transfer stations outside of facility operating hours for the disposal of mixed waste and other pre-approved types of waste.

4.1.8 Joint Resource Recovery Committee: minutes May 14, 2025 *68 - 76*

RECOMMENDATION:
(ALL VOTE WGT)

West Subregion

1. That the Board approve an amendment to the 2025 Financial Plan for Refuse Disposal - West Subregion Service S188 to increase Account Grants (57010) by $719,738, and increase Account Prior year Surplus (49100) by $719,738.

RECOMMENDATION:
(ALL VOTE WGT)

Central Subregion

2. That the Board approve the RDCK enter into a Service Agreement with Drillwell Enterprises for the HB Tailings Facility piezometer drilling and Central Landfill groundwater monitoring well installation programs to a maximum value of $80,196 plus GST, and that the Chair and Corporate Officer be authorized to sign the necessary documents; AND FURTHER, that the costs be paid from Service S187 Central Sub- Region Resource Recovery.

RECOMMENDATION:
(ALL VOTE WGT)

East Subregion

3. That the Board approve the RDCK extending the current Compost Facility Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $122,305 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents; AND FURTHER, that the costs be paid from A119 Organics Program - East Subregion.

RECOMMENDATION:
(ALL VOTE)

West Subregion

4. That the Board direct staff to obtain legal advice on whether or not local government can refuse accepting animal carcasses due to Canada Food Inspection Agency ordered cull or other dead stock arising from natural disasters such as flood or fire.

RECOMMENDATION:
(ALL VOTE WGT)

East Subregion

5. That the Board approve the RDCK extending the current Landfill Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $292,938 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents; AND FURTHER, that the Board approve an amendment to the 2025 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $101,456 and DECREASE Account 59500 Contribution to Reserves by $101,456; AND FURTHER, that the Board approve an amendment to the 2026 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $104,100 and DECREASE Account 59500 Contribution to Reserves by $104,100; AND FURTHER, that the costs be paid from S186 Refuse Disposal - East Subregion.

4.1.9 Emergency Program Executive Committee: minutes May 13, 2025 *77 - 111*

RECOMMENDATION:
(ALL VOTE)

That the Board direct staff to draft a policy that guides third party resource access to areas under evacuation order within its jurisdiction and seek legal guidance to inform the policy; AND FURTHER, bring the policy back to the Board for adoption.

4.2 Membership/Appointments

RECOMMENDATION:

(ALL VOTE)

That the Board appoint the individuals to the following RDCK Commissions:

Fauquier Water Services Community Advisory Committee for a term to end December 31, 2027:

Chris Galea
Todd Smith
CJ McKinnon
Pat Kula
Lorraine Smith

Area J Advisory Planning and Heritage Commission

And further, the Board send a letter to outgoing member Halley Whittleton thanking them for their service with the Area J Advisory Planning and Heritage Commission.

5. CORRESPONDENCE

5.1 The email dated May 6, 2025 from Tammy Tait, Hope Air, requesting the RDCK share information regarding Hope Air Day. 112 - 113

6. BYLAWS

6.1 Bylaws 3002 & 3003: Area F Land Use Amendments (Spearhead) *114 - 683*

The Board Report dated May 5, 2025 from Zac Giacomazzo, Planner, seeking Board approve third reading of Bylaws No. 3002 & 3003 Land Use Amendments, has been received.

NOTE: Attachment E has been updated.

RECOMMENDATION:
(ALL VOTE)

1. That Regional District of Central Kootenay Electoral Area 'F' Official Community Plan Amendment Bylaw No. 3002, 2025 being a bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 is hereby given THIRD reading; AND FURTHER, That the consideration of adoption BE WITHHELD for Bylaw No. 3002 until the following items have been obtained:

- Approval of Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 by the Ministry of Transportation and Infrastructure, pursuant to Section 52 (3)(a) of the Transportation Act;
- Preparation of a S.219 Covenant to the satisfaction of the Director of Development and Community Sustainability, to ensure that the recommendations from the Qualified

Professionals for groundwater protection and site development are implemented, prior to the issuance of a building permit.

RECOMMENDATION:
(ALL VOTE)

2. That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given THIRD reading; AND FURTHER, That the consideration of adoption BE WITHHELD for Bylaw No. 3003 until the following items have been obtained:

- Approval of Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 by the Ministry of Transportation and Infrastructure, pursuant to Section 52 (3)(a) of the Transportation Act;
- Preparation of a S.219 Covenant to the satisfaction of the Director of Development and Community Sustainability, to ensure that the recommendations from the Qualified Professional for groundwater protection and site development are implemented, prior to the issuance of a building permit.

6.2 Bylaw 3027: Regional District of Central Kootenay Utilities Rates, Fees and Charges

684 - 736

The Board Report from Chris Gainham, Utility Services Manager, seeking the Board adopt Bylaw 3027, has been received.

RECOMMENDATION:
(ALL VOTE)

1. That the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be read a first, second and third time by content to repeal and replace Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 2951, 2024

RECOMMENDATION:
(ALL VOTE)

2. That Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be ADOPTED and the Chair and Corporate Officer be authorized to sign the same.

7. NEW BUSINESS

7.1 Community Services

7.1.1 Award: Nelson & District Community Complex Roof Top Unit (RTU) Replacement Project

737 - 740

The Board Report from Carolyn Hogan, Project Manager, seeking the Board approve the award for the Nelson & District Community

Complex Roof Top Unit (RTU) Replacement Project, has been received.

RECOMMENDATION:
(ALL VOTE WGT)

That the Board award the Roof Top Unit (RTU) Replacement project to Venture Mechanical Systems Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $120,818.25 + GST; AND FURTHER, that the costs for the project be paid from Service S226 - Nelson and District Community Facilities, Recreation and Leisure Service.

7.2 Environmental Services

7.2.1 Erickson Phase 2 Metering Capital Project

741 - 742

The Board Report from Alex Divlakovski, Water Operations Manager, seeking Board approval to amend the 2025 Financial Plan for Water Utility-Area B/C (Erickson) – Service S250, has been received.

RECOMMENDATION:
(ALL VOTE WGT)

That the Board approve an amendment to the 2025 Financial Plan for Water Utility-Area B/C (Erickson) – Service S250 to increase the Grants Revenue Account by $3,502,332.22, increase the Capital Expense Account by $3,492,332.22, and to increase Transfer to Other Service Account by $15,000 in order to proceed with a grant funded universal metering program implementation.

7.2.2 Fleet Vehicle Purchase for Utility Services (Water West Operations)

743

The Board Report from Alex Divlakovski, Water Operations Manager, seeking Board approval to amend the 2025 Financial Plan for Utility Services - Service A103 to purchase a 2025 Ford F150, has been received.

RECOMMENDATION:
(ALL VOTE WGT)

That the Board approve an amendment to the 2025 Financial Plan for Utility Services - Service A103 to increase Account Transfer from Reserves by $53,000 and to increase Account Capital Expenditures by $53,000.

7.2.3 Fleet Vehicle Purchase for Utility Services & Authorization to Borrow (Water East Operations)

744 - 745

The Board Report from Alex Divlakovski, Water Operations

Manager, seeking Board approval to amend the 2025 Financial Plan and borrowing for Utility Services A103 to purchase of the 2025 Ford F350, has been received.

RECOMMENDATION:
(ALL VOTE WGT)

That the Board direct staff to proceed with the purchase of a 2025 model year 1-ton 4x4 truck through the BC Provincial Government Corporate Supply Arrangement to a maximum of $74,000 plus GST and that the amount be paid from Service A103 Utility Services; AND FURTHER that the Board of the Regional District of Central Kootenay authorizes up to $69,000 to be borrowed under Section 403 of the Local Government Act, from the Municipal Finance Authority – equipment financing program, for the purpose of purchasing a 2025 model year 1-ton 4x4 truck; and that the loan be repaid within three (3) years from Service A103 Utility Services, with no rights of renewal, AND FURTHER, that the Board approve an amendment to the 2025 Financial Plan for Service A103 Utility Services to INCREASE Account Capital Expenditures by $10,000.

7.3 Administration & Finance

7.3.1 ReDi Dispute Resolution Process (Area H - Sandon Historical Society)

746 - 764

The report from Director Walter Popoff, presenting the Board with the ReDi dispute for Sandon Historical Society ReDi application, has been received.

NOTE: The attachment to Hal Wright's ReDi Grant complaint (Attachment A) has been added.

RECOMMENDATION:
(ALL VOTE)

OPTION No. 1

That the Board uphold the Local Selection Committee recommendations that the application submitted by the Sandon Historical Society for the Sandon Museum Upgrades Project be considered for 2025 ReDi funding.

OR

OPTION No.2

That the application submitted by the Sandon Historical Society for the Sandon Museum Upgrades Project be removed from consideration for 2025 ReDi grant funding.

7.3.2 ReDi Grant Funding

765 - 799

The Board Report dated May 1, 2025 Ashley Grant, Grants Coordinator, seeking Board approval of the ReDi Grant funding, has been received.

NOTE: Updated the year to say "2025" instead of "2024" and removed the blank pages at the end of the funding list.

RECOMMENDATION:
(ALL VOTE)

That the ReDi funding proposals listed in Attachment A of the 2025 ReDi Grants Board report dated May 1, 2025 be approved, and that the funds be disbursed from Service X101 – Columbia Basin Trust Grants allocated to each area as listed.

7.3.3 Award: Insurance Brokerage Services 800 - 809

The Board Report from Marie-Pierre, Contracts and Insurance Coordinator, seeking Board approval to award for the insurance brokerage services, has been received.

RECOMMENDATION:
(ALL VOTE WGT)

That the Board direct staff to request a sole-source proposal from the Municipal Insurance Association of British Columbia (MIABC) for a three-year program of Property, Business Interruption and Crime coverages plus brokerage services for Cyber insurance and Equipment Breakdown insurance; AND FURTHER, that the Corporate Officer be authorized to enter into the necessary agreements subject to the proposal price being within the amount included for these coverages within the 2025-2029 RDCK Financial Plan.

7.3.4 For Information: 2025 RDCK Quarterly Report (Q1) 810 - 849

The 2025 RDCK Quarterly Report (Q1) from Mike Morrison, Corporate Officer, has been received for information.

7.4 Grants

7.4.1 Discretionary 850 - 871

RECOMMENDATION:
(ALL VOTE)

Discretionary grants out of the funds available for the following Electoral Areas/Member Municipalities be approved as designated:

AREA A

Boswell Memorial Hall Society	Crime Watch Community Sign	**$1,523.20**
AREA B		
Creston Valley Chamber of Commerce	Dash 4 Trash 2025	**$500**
AREA C		
Rick Clark Memorial Society	Post Secondary Bursary Program	**$250**
Creston Valley Chamber of Commerce	Dash 4 Trash	**$500**
AREA F		
A.P.E.S.A.	Shade Sails to Complete Outdoor Meeting Table	**$2,500**
AREA G		
Salmo and District Healthcare Auxiliary Society	Enhanced Lighting	**$2,782**
Salmo Valley Historical Society	Salmo Valley History Displays	**$1,000**
AREA H		
Old South Slocan Schoolhouse Working Group	Old South Slocan Schoolhouse Project	**$1,500**
AREA I		
Canada Jamaica Link up Food Festival	Canada Jamaica Link Up Festival	**$500**
Glade Community Hall	2024 Operational Costs	**$2,000**
Pass Creek Community Hall	Discretionary Grant 2024 Operational Costs	**$2,000**
Regional Fire Service - Fire Prevention	Tarrys Hazard Reduction Project	**$525**
Tarrys and District Community Hall Society	Offset 2024 Operational Costs	**$2,000**
Union of Spiritual Communities of Christ	Operational and Material Costs	**$3,500**
USCC Kootenay Men's Group Society	Kootenay Men's Group - Memory of Recently Deceased Members	**$1,000**
Glade Community Hall	Lapsha Fundraisers	**$500**
Shoreacres Hall	Shoreacres Hall	**$2,000**

Society	Operational Costs	

7.4.2 ***Community Development*** *872 - 883*

NOTE: Add Salmo Valley Youth and Community Centre application.

RECOMMENDATION:
(ALL VOTE)

Community Development grants out of the funds available for the following Electoral Areas/Member Municipalities be approved as designated:

AREA A		
Creston Valley Cycling Association	Wynndel Mountain Bike Trail Network	**$4,000**
Creston Valley Rod and Gun Club	2025 Pike Minnow Derby	**$1,500**
Starbelly Jam Society	Starbelly Jam Music Festival	**$5,000**
AREA B		
Creston Valley Cycling Association	Wynndel Mountain Bike Trail Network	**$4,000**
AREA G		
Salmo Seniors Citizen's Society	Smoke Alarm Replacements	**$3,717**
Renascence Arts and Sustainability Society	13th Annual Tiny Lights Festival	**$5,000**
AREA H		
Slocan Solutions Society	Art of Safekeeping	**$3,000**
AREA J		
Castlegar Senior Citizens Association	Columbia Room Rental at the Castlegar Complex	**$3,500**
Deer Park and Area Communications Society	Communication Upgrade Deer Park	**$1,398**
AREA K		
Arrow Lakes Fine Arts Guild Society	Columbia Basin Culture Tour Group Exhibit	**$1,500**
Burton Senior Citizens Assn, Br 124	Replacing Chairs at the Burton Community Hall	**$6,867**
SALMO		
Salmo Valley Youth & Community Centre	Pre-Renovation Hazardous	**$500 - ADDED**

Materials Study

7.4.3 Recreation Commission No. 4 Grant Funds 884 - 921

RECOMMENDATION:
(ALL VOTE)

That the Board approve the payment of the following grants from the Recreation Commission No. 4 – Nakusp and Area K – Service No. S228 2025 budget:

Royal Canadian Legion Branch #20 $2,800
Rotary Club of Nakusp $2,500

7.5 Chair/CAO Reports 922 - 923

The Chair and CAO will provide a verbal report to the Board.

8. RURAL AFFAIRS COMMITTEE *924 - 931*

RECOMMENDATION:
(ALL VOTE)

Rural Affairs Committee - Item 7.1
Development Variance Permit - Johnson
Area C

1. That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(4) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow there shall be no maximum Farm Residential Footprint size for this property only.

RECOMMENDATION:
(ALL VOTE)

Rural Affairs Committee - Item 7.1
Development Variance Permit - Johnson
Area C

2. That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(5) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow there shall be no maximum Farm Residential Footprint depth for this property only.

RECOMMENDATION:
(ALL VOTE)

Rural Affairs Committee - Item 7.1

Development Variance Permit - Johnson
Area C

3. That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(6) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow a maximum Gross Floor Area of the Single Detached Housing to be 319.0 square metres on this lot only.

RECOMMENDATION:
(ALL VOTE)

Rural Affairs Committee - Item 7.2
Non Farm Use in the Agricultural Land Reserve - Marar Orchards Ltd.
Area B

4. That the Board SUPPORT application A2505B for the purposes of a Non-Farm Use in the Agricultural Land Reserve (ALR) proposed by Marar Orchards LTD., INC.NO. BC1031504 for the property located at 3409 Highway 3, Electoral Area B, and legally described as LOT G, DISTRICT LOT 812, KOOTENAY DISTRICT PLAN 1014 EXCEPT PART INCLUDED IN PLAN 11409 (PID: 015-973-816); And that the Board directs staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

RECOMMENDATION:
(ALL VOTE)

Rural Affairs Committee - Item 7.3
Land Use Bylaw Amendment - Maki
Area F

5. That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3028, 2025 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given FIRST, SECOND and THIRD reading by content;

And that the consideration of adoption BE WITHHELD for Regional District of Central Kootenay Zoning Amendment Bylaw No. 3028, 2025 until the following item has been obtained:

- Approval from the Ministry of Transportation and Transit pursuant to Section 52(3)(a) of the Transportation Act (Controlled Access).

RECOMMENDATION:
(ALL VOTE)

Rural Affairs Committee - Item 7.4
Forestry Referral - BC Timber Sales
Areas G, J & K

6. That the Board direct staff to respond to BC Timber Sales regarding the BC

Timber Sales Operating Plan 26, which includes timber harvesting and road construction plans in the Kootenay Lake Timber Sales Area, as described in the R2518GJK Forestry Referral – Rural Affairs Committee report dated April 30, 2025 and including comments from the Rural Affairs Committee from its meeting on May 14, 2025.

RECOMMENDATION:
(ALL VOTE)

Rural Affairs Committee - Item 9.1
Community Works Fund Application - RDCK - Architectural Assessment
Areas A, B, C, D, E, F, G, H, I & J

7. That the Community Works Fund application submitted by the RDCK for the RDCK-Architectural Assessment in the amount of $652,400.00 be approved and that funds be disbursed from Community Works Funds allocated from Electoral Areas A, B, C, D, E, F, G, H, I and J to the relevant RDCK Fire Service.

9. DIRECTORS' MOTIONS

9.1 Director Graham: Land Use Planning Project

RECOMMENDATION:
(ALL VOTE)

That no further action be taken on resolution 363/22, being:

> *That the Board—as a follow up to the "Open Houses on Land Use Planning" Project in 2022—direct staff to continue the next phase of community consultation for Area E, where survey results indicate that there is strong interest in pursuing planning or more information about planning, with a specific focus on the following unincorporated communities: Redfish Creek to Liard Creek (Including Grandview); Longbeach, Harrop; and Proctor.*

9.2 Director Weatherhead

9.2.1 Service Case Analysis: Financial Service Contribution to Edgewood Community Club Society

RECOMMENDATION:
(ALL VOTE)

That the Board direct staff to prepare a Service Case Analysis to determine the options for establishing a service in a defined portion of Area K to provide a financial service contribution to the Edgewood Community Club Society for the purposes of management of community owned lands, providing recreation, social, and community services to the Edgewood community.

9.2.2 Service Case Analysis: Financial Service Contribution to the Burton

Volunteer Fire Brigade Society

RECOMMENDATION:
(ALL VOTE)

That the Board direct staff to prepare a Service Case Analysis to determine the options for establishing a service in a defined portion of Area K to provide a financial service contribution to the Burton Volunteer Fire Brigade Society for the purposes of providing fire suppression services to the Burton community.

10. CONSENT AGENDA

10.1 For Information: Committees & Commissions

Committee/Commission Reports for information have been received as follows:

10.1.1	**Riondel Commission: minutes April 1, 2025**	932 - 936
10.1.2	**Area C Advisory Planning and Heritage Commission: minutes April 7, 2025** Staff has received the support for the Development Variance Permit application.	937 - 939
10.1.3	**Nelson & District Recreation Commission No. 5: minutes April 30, 2025**	940 - 942
10.1.4	**Creston Valley Services Committee: minutes May 1, 2025**	943 - 947

10.2 For Information: Communication

10.2.1	**The letter dated April 23, 2025 from Huck Galbraith, City of Enderby, expressing the Councils concerns with Bill 7 - 2025 Economic Stabilization (Tariff Response)Act.**	948 - 949
10.2.2	**The letter dated April 29, 2025 from Leroy Dekens, Village of Telkwa, requesting a comprehensive reset of the Pacific Northern Gas and an audit of the organization's operations and expenditures.**	950 - 951

10.3 For Information: Accounts Payable

952 - 972

The Accounts Payable Summary for April 2025 in the amount of $2,788,008 has been received for information.

10.4 For Information: Directors' Reports

Each Director will be given the opportunity to provide a brief summary of the work they have been doing within their communities.

10.4.1 Director Watson: AKBLG/Grants *973 - 978*

10.4.2 Director Popoff

10.4.2.1 Director's Report: 2025 AKBLG 979 - 980

10.4.2.2 Letter of Support: Ministry of Transportation and Transit - Reservoir Road 981

10.4.3 Director Hewat

10.4.3.1 Director's Report: AKBLG/CT/FCM/MFA/Activities 982 - 988

10.4.3.2 Columbia Basin Trust 989

10.4.3.3 Federation of Canadian Municipalities (FCM) 990 - 999

10.4.4 Director McLaren-Caux: AKBLG/CKFPC/CRTLGC/RIC-RED-RAC/ETSI-BC/Activities 1000 - 1011

10.4.5 Director Lockwood: AKBLG 1012 - 1016

11. PUBLIC TIME

The Chair will call for questions from the public and members of the media at 11:45 a.m.

12. CLOSED

12.1 Meeting Closed to the Public

The Open meeting will be adjourned after In Camera without reconvening back into the open session unless there is business that needs to be addressed.

RECOMMENDATION:
(ALL VOTE)

In the opinion of the Board - and in accordance with Section 90 of the *Community Charter* - the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting; AND FURTHER, in accordance with Section 90 of the *Community Charter*, the meeting is to be closed on the bases identified in the following subsections:

(c) labour relations or other employee relations;
(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
(g) litigation or potential litigation affecting the municipality;

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
(n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

12.2 Recess of Open Meeting

RECOMMENDATION:
(ALL VOTE)

The Open meeting be recessed at _____ a.m./ p.m. in order to conduct the Closed Board meeting and reconvened at _____ a.m./p.m.

13. MATTERS ARISING FROM CLOSED MEETING

14. ADJOURNMENT

RECOMMENDATION:
(ALL VOTE)

That the meeting adjourn at ___ p.m.

Regional District of Central Kootenay

REGULAR BOARD MEETING

Open Meeting Minutes

The **fourth** meeting of the Board of the Regional District of Central Kootenay in 2025 was held on Thursday, April 17, 2025 at 9:00 a.m. through a hybrid meeting model.

Quorum was maintained throughout the meeting.

ELECTED OFFICIALS PRESENT	Chair A. Watson	Electoral Area D	In-Person
	Director G. Jackman	Electoral Area A	In-Person
	Director R. Tierney	Electoral Area B	In-Person
	Director K. Vandenberghe	Electoral Area C	In-Person
	Director C. Graham	Electoral Area E	
	Director T. Newell	Electoral Area F	In-Person
	Director H. Cunningham	Electoral Area G	
	Director W. Popoff	Electoral Area H	
	Director A. Davidoff	Electoral Area I	
	Director H. Hanegraaf	Electoral Area J	In-Person
	Director T. Weatherhead	Electoral Area K	
	Director B. Bogle	City of Castlegar	In-Person
	Director D. Dumas	Town of Creston	In-Person
	Director S. Hewat	Village of Kaslo	In-Person
	Director A. McLaren-Caux	Village of Nakusp	In-Person
	Director K. Page	City of Nelson	In-Person
	Director J. Fyke	Village of New Denver	
	Director D. Lockwood	Village of Salmo	In-Person
	Director T. Gordon	Village of Silverton	
	Director J. Lunn	Village of Slocan	In-Person

ELECTED OFFICIALS ABSENT	Director M. McFaddin	City of Castlegar
	Director A. DeBoon	Town of Creston
	Director L. Casley	Village of New Denver
	Director L. Main	Village of Silverton

STAFF PRESENT	S. Horn	Chief Administrative Officer
	M. Morrison	Corporate Officer/Manager of Corporate Administration
	A. Lund	Deputy Corporate Officer
	J. Chirico	General Manager of Community Services
	U. Wolf	General Manager of Environmental Services
	Y. Malloff	General Manager of Finance, Information Technology and Economic Development
	S. Sudan	General Manager of Community Sustainability and Development Services
	C. Saari-Heckley	Human Resources Manager
	D. Séguin	Manager of Community Sustainability
	T. Fehst	Regional Fire Chief

C. Stanley	Regional Manager – Operations and Assent Management
A. Divlakovski	Water Operations Manager
H. Smith	Finance Manager
N. Hannon	Disaster Mitigation and Adaptation Senior Advisor
Paris Marshall Smith	Sustainability and Resilience Supervisor
M. Friesen	Financial Analyst
D. Zol	Financial Analyst
T. Dool	Research Analyst
Z. Giacomazzo	Planner
D. Elliott	Communications Coordinator

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1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Meeting Time:
9:00 a.m. PDT

Join by Video:
https://rdck-bc-ca.zoom.us/j/95573345491?pwd=k4eCLxEF2ggHCiAbpTcQis1tMHnt5b.1

Join by Phone:
855 703 8985 Canada Toll-free

*6 to unmute or mute
*9 to raise or lower your hand

Meeting ID: 955 7334 5491
Meeting Password: 142530

In-Person Location:
Nelson Office - Boardroom
202 Lakeside Drive, Nelson BC

2. CALL TO ORDER & WELCOME

Vice Chair McLaren-Caux assumed the Chair.

On behalf of the Board, Vice Chair McLaren-Caux took a moment of silence for the families of Jason Remple, Jeff Keenan and Alex Pashley.

On behalf of the Board, Vice Chair McLaren-Caux took a moment of silence for the family of RDCK staff member Jon Jackson.

Chair Watson assumed the Chair.

2.1 Traditional Lands Acknowledgement Statement

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

2.2 Adoption of the Agenda

Moved and seconded,
And Resolved:

211/25 The agenda for the April 17, 2025 Regular Open Board meeting be adopted with the following amendments:

- inclusion of Item 4.1.4 West Transit Services Committee: minutes April 15, 2025;
- inclusion of Item 5.4 Bylaws 3002 & 3003: Land Use Amendments (Spearhead - Area F);
- inclusion of item 8.3 Director McLaren-Caux: Letter of Support - Basin Food Summit; and
- with the addition of the addendum

before circulation.

Carried

2.3 Adoption of the Minutes
Moved and seconded,
And Resolved:

212/25 The minutes from the March 20, 2025 Regular Open Board meeting be adopted as circulated.

Carried

2.4 Introduction
CAO Horn introduced Erik Stout, Creston Building Official, as the new Manager of Building and Bylaw Services, replacing Manda McIntyre.

ORDER OF AGENDA CHANGED The Order of Business was changed with Item 3.2 Director Davidoff: Community Works Funds - 3rd Party Organization considered at this time.

3.2 Director Davidoff: Community Works Funds - 3rd Party Organizations
Board Meeting - March 20, 2025
RES 204/25 referred to the April 17, 2025 Board meeting

Moved and seconded,
And Resolved:

213/25 That the Board direct staff to investigate and report back on options for the Board to support third party Community Works applications through RDCK services.

Carried

ORDER OF AGENDA RESUMED Item 3.1 Bylaw 3023: 2025-2029 considered at this time.

3. BUSINESS ARISING OUT OF THE MINUTES

3.1 Bylaw 3023: 2025-2029 Financial Plan
Board Meeting - March 20, 2025
RES188/25 be referred to the April 17, 2025 Board meeting

Moved and seconded,
And Resolved:

214/25 That the Board direct staff to include in staff reports options for funding of Community Works grants in shared and sub-regional services where the capital project would qualify; AND FURTHER, that these are presented to the committees with due time for councils to consider the requests.

Carried

4. COMMITTEES & COMMISSIONS

4.1 With Recommendations

4.1.1 All Recreation Committee: minutes April 2, 2025

Staff received direction to draft a Community Services Sponsorship policy.

Moved and seconded,
And Resolved:

215/25 That the Board approves the calculations of Total Costs, as outlined in the table of the Fees and Charges Review - Indoor Facilities Cost/Hour/Use Report from Joe Chirico, General Manager of Community Services, of a Service, as per Policy 500-01-08 Community Services Fees and Charges to be used in the calculation of Fees and Charges for Admissions and Rentals:

Cost Centre		**2025**
Pool: Per Lap Lane		$39.28
Pool: Full Lap Pool		$222.60
Pool: Full Leisure Teach Pool		$74.20
Pool: Half Leisure Teach Pool		$37.10
Pool: Leisure Areas		$74.20
Pool: Whole Space – No Public		$371
Fitness		$181.08
Arena Ice	Available Use	$290.27
Arena Dry Floor	Available Use	$131.60
Pool $4,218,664 / 625,419 =		$6.75
Fitness $2,516,655 / 625,419 =		$4.24
Arena $3,741,670 / 625,419 =		$5.98
Total Cost per Use		$16.75

Carried

Moved and seconded,
And Resolved:

216/25 That the Board approves the following schedule of Fees and Charges for Admissions be implemented for September 2, 2025: As per the Fees and Charges Review - Indoor Facilities Cost/Hour/Use Report from Joe Chirico, General Manager of Community Services Attachment A - Community Services 2025 Fees and Charges.

Carried

4.1.2 Creston Valley Services Committee: minutes April 3, 2025

Moved and seconded,
And Resolved:

217/25 That the Board approve the RDCK enter into a License of Occupation with Creston Valley Minor Hockey League for displaying sports memorabilia at the Creston and District Community Complex for the period of 5-year agreement (March 31, 2030) and that the Chair and Corporate Officer be authorized to sign the necessary documents.

Carried

4.1.3 Community Sustainable Living Advisory Committee: minutes April 15, 2025

Staff received direction to move the June meeting to July and options on the continuation of the Community Sustainable Living Service.

Moved and seconded,

And Resolved:

218/25 That the Board approve the Goat Watershed Engagement Strategy as outlined in the April 15, 2025 Engagement Strategy for the Water Sustainability Plan – Goat Watershed Committee Report prepared by Paris Marshall Smith, and that staff bring back a refined engagement strategy to the May 15, 2025 Board Meeting; AND FURTHER, that a report be submitted to the Board following the completion of the engagement.

Carried

4.1.4 West Transit Services Committee: minutes April 15, 2025

Moved and seconded,
And Resolved:

219/25 That the Board direct staff to prepare an amendment bylaw for Electoral Areas E & F and Slocan Valley Transit Local Service Area Establishment Bylaw 1415, 2000 to remove the Village of Slocan from the service; Update the method of apportionment to reflect Section 4.0 the proposed solution as per Transit Cost Apportionment Committee Report prepared by Tom Dool, Research Analyst; and limit the apportionment of costs to the land annexed by the City of Nelson and now referred to as Old E, Old F, and Old H.

Carried

Director Lunn recorded opposed.

Moved and seconded,
And Resolved:

220/25 That the Board direct staff to prepare an amendment to bylaw Kootenay Lake West Transit Service Establishment Bylaw No. 1783, 2005 to update the method of apportionment to reflect Section 4.0 the proposed solution as per Transit Cost Apportionment Committee Report prepared by Tom Dool, Research Analyst; and to update apportionment percentages in the bylaw to reflect the Hybrid Methods apportionment of current transit costs.

Carried

Director Lunn recorded opposed.

Moved and seconded,
And Resolved:

221/25 That the Board direct RDCK & BC Transit staff to negotiate a funding agreement with Health Connections to ensure a consistent level of Health Connections Service based on the 2019 hours funded benchmark.

Carried

4.2 Membership/Appointments

Moved and seconded,
And Resolved:

222/25 That the Board appoint the individuals to the following RDCK Commissions:

Recreation Commission No. 9 - Electoral Area A for a term to end December 31, 2026:

Vivienne Rabb
Gabriela Gundlach

Burton Water Services Community Advisory Committee for a term to end December 31, 2027:
Barry Urquhart
Gary Mentz

Recreation Commission No. 6 - Area H, New Denver and Silverton (Slocan Lake):
Councillor Clarence Denbok (Silverton - expires December 31, 2025)
Councillor Don Broughton (Silverton - Alternate) (expires December 31, 2025)
Katrina Sumrall (Silverton Resident - expires December 31, 2026)

Riondel Commission for a term to end December 31, 2026:
Sharman Horwood

AND FURTHER, that the Board send a letter to outgoing member Andrew Cop thanking him for his service with the Riondel Commission.

Carried

5. BYLAWS

5.1 Bylaw 2135: Community Sustainable Living Service Establishment - Withdrawal Areas E and J

The letter dated March 17, 2025 from Director Cheryl Graham, Electoral Area E, providing formal notice to withdraw from Community Sustainable Living Service S105, has been received.

The letter dated March 18, 2025 from Director Henny Hanegraaf, Electoral Area J, providing formal notice to withdraw from Community Sustainable Living Service S105, has been received.

Moved and seconded,
And Resolved:

223/25 That the Board direct staff to prepare an amendment for Community Sustainable Living Service Establishment Bylaw No. 2135, 2010 to remove Electoral Areas E and J from the service, and the bylaw be brought to the April 2027 Board meeting to meet the 24 month notice for withdrawal.

Carried

RECESSED/ RECONVENED The meeting recessed at 10:15 a.m. for a break and reconvened at 10:29 a.m.

5.2 Bylaw 2968: RDCK Zoning Amendment (Development Permit Areas for Electoral Area I)

The Board Report from Stephanie Johnson, Planner, seeking the Board adopt RDCK Zoning Amendment Bylaw No. 2968, 2024 to incorporate Development Permit Areas for Electoral Area I, has been received.

Moved and seconded,
And Resolved:

224/25 That Regional District of Central Kootenay Zoning Amendment Bylaw No. 2968, 2024 being a Bylaw to amend Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby ADOPTED; AND FURTHER, that the Chair and Corporate Officer be authorized to sign the same.

Carried

5.3 Bylaw 3005: Rural Mobility Community Advisory Committee

The Board Report from Alex Leffelaar, Climate Action Assistant, seeking Board adopt Rural Mobility Community Advisory Committee Bylaw 3005, 2025, has been received.

Moved and seconded,
And Resolved:

225/25 That the Rural Mobility Community Advisory Committee Bylaw No. 3005, 2025 be read THIRD time by content.

Carried

Moved and seconded,
And Resolved:

226/25 That the Rural Mobility Community Advisory Committee Bylaw No. 3005, 2025 be ADOPTED and the Chair and Corporate Officer be authorized to sign the same.

Carried

Moved and seconded,
And Resolved:

227/25 That Item 5.4 Bylaws 3002 & 3003: Land Use Amendments (Spearhead - Area F) be postponed to after Item 11 Closed Meeting.

Carried

6. NEW BUSINESS

6.1 Development and Community Sustainability

6.1.1 Local Government Climate Action Program (LGCAP)

The Board Report from Paris Marshall Smith, Sustainability and Resilience Supervisor, providing the Board an update on LGCAP, has been received.

Moved and seconded,
MOTION ONLY

That the Board direct staff to allocate Local Government Climate Action Program funding based on section 7.0 options summary - Local Government Climate Action Program (LGCAP) distribution of funding in the LGCAP Board Report brought to the April 17, 2025 Board meeting, as amended to including the following specific proposals to be brought forward as financial plan amendments to the May 15, 2025 Board meeting.

Moved and seconded,
And Resolved:
AMENDMENT TO THE MOTION

228/25 That the foregoing recommendation, being:

That the Board direct staff to allocate Local Government Climate Action Program funding based on section 7.0 options summary - Local Government Climate Action Program (LGCAP) distribution of funding in the LGCAP Board Report brought to the April 17, 2025 Board meeting, as amended to including the following specific proposals to be brought

forward as financial plan amendments to the May 15, 2025 Board meeting;

Be amended to remove "as amended to including the following specific proposals to be brought forward as financial plan amendments to the May 15, 2025 Board meeting", thus reading:

That the Board direct staff to allocate Local Government Climate Action Program funding based on section 7.0 options summary - Local Government Climate Action Program (LGCAP) distribution of funding in the LGCAP Board Report brought to the April 17, 2025 Board meeting.

Carried

Moved and seconded,
And Resolved:
AMENDMENT TO THE AMENDED MOTION

229/25 That the foregoing motion, being:

That the Board direct staff to allocate Local Government Climate Action Program funding based on section 7.0 options summary - Local Government Climate Action Program (LGCAP) distribution of funding in the LGCAP Board Report brought to the April 17, 2025 Board meeting;

be amended to include "AND FURTHER, that the referenced 60% allocation be split evenly to support S104 Planning and Land Use and A101 Emergency Program Services to support mandated OCP and zoning work and requirements under the new Emergency Management and Disaster Mitigation Act.", thus reading:

That the Board direct staff to allocate Local Government Climate Action Program funding based on section 7.0 options summary - Local Government Climate Action Program (LGCAP) distribution of funding in the LGCAP Board Report brought to the April 17, 2025 Board meeting; AND FURTHER, that the referenced 60% allocation be split evenly to support S104 Planning and Land Use and A101 Emergency Program Services to support mandated Official Community Plan and zoning work and requirements under the new Emergency Management and Disaster Mitigation Act.

Carried

Moved and seconded,
And Resolved:
MAIN MOTION

230/25 That the Board direct staff to allocate Local Government Climate Action Program funding based on section 7.0 options summary - Local Government Climate Action Program (LGCAP) distribution of funding in the LGCAP Board Report brought to the April 17, 2025 Board meeting; AND FURTHER, that the referenced 60% allocation be split evenly to support S104 Planning and Land Use and A101 Emergency Program Services to support mandated Official Community Plan and zoning work and requirements under the new Emergency Management and Disaster Mitigation Act.

Carried

6.1.2 2025 Community Ambassador Program Proposal

The Board Report from Paris Marshall Smith, Sustainability and Resilience Supervisor, seeking Board approval to enter into an agreement for the Community Ambassador 2025, has been received.

ORDER OF AGENDA CHANGED That the Order of Business change to address public time with Item 10 Public Time considered at this time.

10. PUBLIC TIME

Vice Chair McLaren-Caux assumed the Chair and called for questions from the public and members of the media at 11:45 a.m.

The members of the public asked questions and provided comments regarding the following:

- Lister water services taxation increase and requesting a public meeting;

Chair Watson assumed the Chair.

RECESS/ RECONVENED The meeting recessed at 11:53 a.m. for lunch and reconvened at 1:01 p.m.

ABSENT DIRECTOR Director Cunningham left the meeting at 1:01 p.m.

ORDER OF AGENDA RESUMED Item 6.1.2 2025 Community Ambassador Program Proposal continued at this time.

Moved and seconded,
And Resolved:

231/25 That the Board approve the RDCK enter into a Contribution Agreement with Wildsight for delivery of Community Ambassadors 2025 to a maximum value of $14,600 plus GST for the period from April 20 to November 30, 2025, and that the Chair and Corporate Officer be authorized to sign the necessary documents; AND FURTHER, that the Board approve an amendment to the 2025-2029 Financial Plan for General Administration Service S100 to INCREASE Transfer from Reserves (LGCAP Fund) by $14,600 and INCREASE Transfer to Other Service by $14,600;

AND FURTHER, That the Board approve an amendment to the 2025-2029 Financial Plan Financial Plan for Development Services Service A108 to INCREASE Transfer from Other Service by $14,600 and INCREASE Contracted Services by $14,600.

Carried

6.2 Environmental Services

6.2.1 Award: Burton Water Main Replacement Project

The Board Report from Carolyn Hogan, Project Manager, seeking Board approval to award the Burton Water Main Replacement Project, has been received.

Moved and seconded,
And Resolved:

232/25 That the Board award the contract for the Burton Water Main Replacement project to Creston Electric; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $424,703.96 + GST, AND FURTHER, that the costs for the project be paid from reserves associated with Water Utility – Burton Service S252.

Carried

6.2.2 Site Tours: Ootischenia Landfill and West Transfer Stations

Moved and seconded,
And Resolved:

233/25 That the Board approve the West Resource Recovery Committee Director's expenses for a tour of the Ootischenia Landfill; and that, it be paid from S188 Refuse Disposal - West Subregion.

Carried

Moved and seconded,
And Resolved:

234/25 That the Board approve the West Resource Recovery Committee Director's stipend and expenses for a tour of the West Transfer Stations; and that, it be paid from S188 Refuse Disposal - West Subregion.

Carried

Director Fyke recorded opposed.

Moved and seconded,
And Resolved:

235/25 That the Board approve the East Resource Recovery Committee Director's stipend and expenses for a tour of the Ootischenia Landfill; and that, it be paid from S186 Refuse Disposal - East Subregion.

Carried

Director Fyke recorded opposed.

Moved and seconded,
And Resolved:

236/25 That the Board approve the Central Resource Recovery Committee Director's stipend and expenses for a tour of the Ootischenia Landfill; and that, it be paid from S187 Refuse Disposal - Central Subregion.

Carried

Director Fyke recorded opposed.

6.3 Administration & Finance

6.3.1 Petition: Portions of Electoral Areas B and C Fire Protection Local Service Area Establishment

The Board Report from Tom Dool, Research Analyst, seeking Board approval to prepare an amendment by for Portions of Electoral Areas B and C Fire Protection Local Service Area Establishment to include properties that petitioned for service, has been received.

Moved and seconded,
And Resolved:

237/25 That the Board direct the Corporate Officer to certify the sufficiency and validity of the petition for Creston Contract Fire Protection Area.

Carried

Moved and seconded,
And Resolved:

238/25 That the Board direct staff to prepare an amendment bylaw for Portions of Electoral Areas B and C Fire Protection Local Service Area Establishment Bylaw No. 1127, 1995 to include those properties that petitioned for service.

Carried

Moved and seconded,
And Resolved:

239/25 That Item 6.3.2 2024 Audited Financial Statements be postponed to after Item 11 Closed Meeting.

Carried

6.4 Human Resources

6.4.1 For Information: RDCK Occupational Health and Safety Annual Report

The Board Report from Dave Barnhart, Safety Advisor, providing the Board an update on the 2024 Health and Safety activities and the focus areas for 2025, has been received.

6.5 Grants

6.5.1 Discretionary

Moved and seconded,
And Resolved:

240/25 Discretionary grants out of the funds available for the following Electoral Areas/Member Municipalities be approved as designated:

AREA B		
Creston Valley in the Raw Arts Society	Creston Clay Fest 2025	$500
LKB Pow Wow Committee	2025 Yaqan Nukiy Lower Kootenay Band 32nd Annual Traditional Pow Wow	$1,000
Rick Clark Memorial Society	Post Secondary Bursary Program	$500
AREA F		
Brent Kennedy Elementary School PAC	Brent Kennedy Playground Replacement	$2,500
AREA G		
Salmo District Golf Club	Clubhouse Upgrades	$5,000
AREA H		
Brent Kennedy Elementary School PAC	Brent Kennedy Playground Replacement	$5,000
AREA I		
Brent Kennedy Elementary School PAC	Brent Kennedy Playground Replacement	$2,500
Glade Community Hall	Lapsha Fundraiser	$250

Glade Recreation Commission	Glade Easter	$500
AREA J		
Castlegar Minor Hockey Association	Castlegar/Nelson U18 BC Hockey Championships	$2,000
U15 Rebels	WK Rebels U15 Girls Fastball Tournaments	$2,000

Carried

6.5.2 Community Development
Moved and seconded,
And Resolved:

241/25 Community Development grants out of the funds available for the following Electoral Areas/Member Municipalities be approved as designated:

AREA D		
Kaslo Logger Sports	Kaslo Logger Sports 2025	$600
Lower Kootenay Band Pow Wow	32nd Annual Yaqan Nukiy Pow Wow	$500
Committee Kaslo Community Acupunture Clinic Society	Trauma Response Clinic	$1,165.50
AREA E		
Blewett Safety and Preparedness Society	Wildfire Preparedness	$4,490
Nelson Public Library	Literary Services to Area E Residents	$20,000
AREA G		
Salmo District Golf Club	Clubhouse Upgrades	$5,000
AREA I		
Community Harvest Food Bank	Food Bank Services	$500
AREA J		
BC Old Time Fiddlers, Kootenay #9	Kootenay Fiddle, Guitar, Piano Camp	$600
Canada Jamaica Link Up Festival	Canada Jamaica Link up Festival	$2,500
AREA K		
Burton Elementary School	BES Year-End Field Trip	$500
Edgewood Seniors Society	Health Initiative	$1,000
Fauquier Volunteer Fire Brigade	Fire Department Spring Training	$800
Lower Arrow Lake Conservation Association	Whatshan Lake Kid's Fishing Derby	$500
SLOCAN		
Treehugger Retreats and Events Society	Harmony 2025	$1,200
Village of Slocan	Annual Easter Egg Hunt	$150

Village of Slocan	Okanagan Nation Alliance "Fish in Schools"	$1,000

Carried

6.5.3 Nakusp and Area K Recreation Commission No. 4

Moved and seconded,
And Resolved:

242/25 That the Board approve the payment of the following grants from the Recreation Commission No. 4 – Nakusp and Area K Service No. S228 2025 budget:

Nakusp Public Library	$4,950

Carried

6.6 Chair/CAO Reports

Chair Watson sent the draft presentation to the Directors from the engagement sessions for the Emergency Disaster Mitigation Act. The CAO and Chair will be attending the Chair and CAO Forum next week and will be bringing forward the Board's advocacy items.

CAO Horn announced that RDCK staff member Nora Hannon received the Lynn Orstad Award.

7. RURAL AFFAIRS COMMITTEE

Moved and seconded,
And Resolved:

243/25 That the Board SUPPORT application A2504D for the proposed Subdivision in the Agricultural Land Reserve proposed by William and Richard Trueman for the property located at 1121/1125 Press Road, Electoral Area 'D' and legally described as LOT 26 DISTRICT LOT 8390 KOOTENAY DISTRICT PLAN 920 (PID: 012-226-742).

Carried

Moved and seconded,
And Resolved:

244/25 That the Board SUPPORT application A2503K for the purposes of a Non-Farm Use in the ALR proposed by Christopher Pittman on behalf of Columbia Basin Broadband Corporation for site located between Worthington Creek FSR and Dority Road in Edgewood, Electoral Area K as identified on Attachment C; And that the Board directs Staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

Moved and seconded,
And Resolved:

245/25 That the Board consider using Local Government Climate Action Program (LGCAP) funding to support mandated land use planning.

Carried

Moved and seconded,
And Resolved:

246/25 That the Community Works Fund application submitted by the RDCK for the RDCK-Woodbury Fire Hydrant and Generator Installation in the amount of $85,400.00 be approved and that funds be

disbursed from Community Works Funds allocated to Electoral Area D to Service S259 – Water Utility - Woodbury.

Carried

Moved and seconded,
And Resolved:

247/25 That the Community Works Fund application submitted by the RDCK for the RDCK-Balfour Fire Hall Stand-By Generator in the amount of $15,000.00 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area E to Service S141 Balfour/Harrop Fire Protection.

Carried

Moved and seconded,
And Resolved:

248/25 That the Community Works Fund application submitted by the RDCK for the RDCK-Duhamel Water System – Well Pump Replacement in the amount of $50,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area F, and further that the Board of Directors approve an amendment to the 2025 Financial Plan for Water Utility –Area F (Duhamel) Service S248 to INCREASE the following line items:

- Community Works Grants by $50,000,
- Transfer from Reserves by $40,000,
- Transfer to Other Services by $5,000,
- Capital expenses by $85,000.

Carried

8. DIRECTORS' MOTIONS

8.1 Director Graham: Core Services

Moved and seconded,
And Resolved:

249/25 That the Board direct staff to prepare a 2026 budget that generally maintains current levels of core services but explores opportunities for cost efficiencies and reductions in taxation, and requires a business case for service enhancements or major capital investments.

Defeated

8.2 Director Popoff: Winlaw Hall

Moved and seconded,
And Resolved:

250/25 That resolution 806/22, being:

> *That the Board approve funds in the amount of a maximum of $10,000 from S106 Feasibility Service Reserve for a feasibility study examining options for either a defined area contribution service or to establish a service for the acquisition and operations of the Winlaw Community Hall;*

BE RESCINDED.

Carried

8.3 Director McLaren-Caux: Letter of Support - Basin Food Summit

The letter dated April 16, 2025 from Shauna Fidler, Basin Food Summit (BFS), seeking a letter of support for the BFS's funding application to Destination BC, has been received.
Moved and seconded,
And Resolved:

251/25 That the Board send a letter of support for the 2025 Basin Food Summit's funding application to Destination BC prior to May 5, 2025.

Carried

9. CONSENT AGENDA

9.1 For Information: Committees & Commissions

Committee/Commission Reports for information have been received as follows:

9.1.1 Area I Advisory Planning and Heritage Commission: minutes December 10, 2024
Staff received direction regarding the Official Community Plan review project.

9.1.2 Arrow Creek Water Treatment and Supply Commission: minutes February 10, 2025

9.1.3 Nelson and District Recreation Commission No. 5: minutes February 11, 2025
Staff received direction regarding the following:

- comparison if all of Electoral Area E participated in Nelson, Areas F and Defined E Service S226;
- how participants could withdraw from a service within the RDCK; and
- Commission supports the 2025-2029 Nelson, Areas F and Defined E Service S226 draft budget.

9.1.4 Slocan Valley Services Committee: minutes February 27, 2025
Staff received directions regarding the following:

- invitation to New Denver staff to attend the next SVSC meeting;
- draft budget amendment to Regional Parks - New Denver, Silverton, Slocan and Area H Service S203;
- invitation to Ski Hill Society to attend the next SVSC meeting; and
- determine May meeting date.

9.1.5 Riondel Commission: minutes March 4, 2025
Staff received direction to send a letter of thanks to Donna Lavigne.

9.1.6 Castlegar and District Recreation Commission: minutes March 4, 2025
Staff received direction for the following:

- use of the Castlegar arena for the 2026 BC Winter Games Society; and
- approve the release of the Castlegar and District Reimaging Recreation report.

NOTE: Staff is bringing the recommendation to prepare service establishment bylaw and draft loan authorization bylaw back to the commission to discuss.

9.1.7 Rosebery Parkland and Trails Commission: minutes March 6, 2025

9.1.8 Area A Economic Development Commission: minutes March 11, 2025

9.1.9 Sunshine Bay Regional Park Commission: minutes March 13, 2025

9.1.10 Ymir Water Commission of Management: minutes March 17, 2025

Staff received direction that the commission supported the 2025-2029 Financial Plan for Water Utility - Area G (Ymir) Service S244.

9.1.11 Area D Advisory Planning and Heritage Commission: minutes March 18, 2025
Staff received direction regarding a Agricultural Land Reserve Referral.

9.1.12 Creston Valley Agricultural Advisory Committee: minutes March 24, 2025
Staff received directions regarding the following:

- Agricultural Land Reserve Referrals; and
- Development Variance Permit Application.

9.1.13 Area E Advisory Planning and Heritage Commission: minutes March 27, 2025
Staff received directions regarding a Watercourse Development Permit Application.

9.1.14 Riondel Commission: minutes April 1, 2025
Staff received direction for an estimate to replace an orchard tree.

9.1.15 Water Services Committee: minutes April 2, 2025

9.2 For Information: Communication

9.2.1 The letter dated March 12, 2025 from Dawn Lang, School District No. 8, requesting the Minister of Transportation and Transit designate Kootenay Lake Ferry as an essential service.

9.2.2 The letter dated March 17, 2025 from Margo A. Wagner, Cariboo Regional District, supporting RDKB's concerns about the Cooperative Community Wildfire Response Program.

9.2.3 The letter dated March 18, 2025 from Natalya Melnychuk, Columbia Shuswap Regional District, writing to UBCM to express concerns regarding the Community Works Funding eligibility.

9.2.4 The letter dated March 18, 2025 from Natalya Melnychuk, Columbia Shuswap Regional District, writing the ministries regarding the challenges and concerns for short term rentals.

9.2.5 The letter dated March 20, 2025 from Lisa Pineault, Village of Daajing Giids, informing local government of the cannabis taxation sharing and municipal owned cannabis retails stores.

9.3 For Information: Accounts Payable
The Accounts Payable Summary for March 2025 in the amount of $2,938,953 has been received for information.

9.4 For Information: Directors' Reports
Directors’ verbal reports will be referred to the May Board meeting.

9.4.1 Director Jackman: CBRAC/RCC/IJC

9.4.2 Director Graham

9.4.2.1 Director's Report: Ferry Strike/Childcare/Newsletter

9.4.2.2 Director's Report: LGLA

9.4.2.3 Letter of Support: Nelson Kootenay Lake Tourism

9.4.3 Director Weatherhead: EA/ReDi

9.4.4 Director DeBoon: LGLA

9.4.5 Director Hewat: FCM/LGLA/CBT/Activities

9.4.6 Director McLaren-Caux: AKBLG/LGLA/Activities

RECESS/ RECONVENED The meeting recessed at 1:59 p.m. for a break and reconvened at 2:10 p.m.

11. CLOSED

11.1 Meeting Closed to the Public

Moved and seconded,
And Resolved:

252/25 In the opinion of the Board - and in accordance with Section 90 of the *Community Charter* - the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting; AND FURTHER, in accordance with Section 90 of the *Community Charter*, the meeting is to be closed on the bases identified in the following subsections:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
(g) litigation or potential litigation affecting the municipality;
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
(n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

Carried

11.2 Recess of Open Meeting

Moved and seconded,
And Resolved:

253/25 The Open meeting be recessed at 1:10 p.m. in order to conduct the Closed Board meeting and reconvened at 3:58 p.m.

Carried

12. MATTERS ARISING FROM CLOSED MEETING

Moved and seconded,
And Resolved:

254/25 IC26/25 That the Board approve the RDCK enter into a Purchasing Agreement with Federal Government, Minister of Indigenous Services, for the purchase of 22 acres reserve land (Lot 68) to the West of the Creston landfill from the Lower Kootenay Band to a maximum value of $515,000 plus GST, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

Carried

Moved and seconded,
And Resolved:

255/25 IC28/25 That the Board approve the RDCK entering into a lease agreement with School District No. 8 (Kootenay Lake) for the lease of Tennis Courts and Pool located at 303 7th Street, Salmo, British Columbia for the period of one year expiring October 31, 2025, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

Carried

Director Graham declared a conflict of interested due to having a direct personal financial benefit from the sale of the property to Spearhead and left the meeting at 3:59 p.m.

Moved and seconded,
And Resolved:

256/25 That the Board consider Item 5.4 Bylaws 3002 & 3003: Land Use Amendments (Spearhead - Area F) at this time.

Carried

5.4 Bylaws 3002 & 3003: Land Use Amendments (Spearhead - Area F)

Moved and seconded,
And Resolved:

257/25 That, having considered appropriate consultation, both early and ongoing, with various persons, organizations and authorities considered to be potentially affected, and having engaged in public consultation since October 24, 2024, including with the School Board of School District No. 8, and having considered the Regional District of Central Kootenay Housing Needs Report, Financial Plan and Resource Recovery Plan, all in consideration of and compliance with the Local Government Act, Regional District of Central Kootenay Electoral Area 'F' Official Community Plan Amendment Bylaw No. 3002 being a bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2012 and Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 BE REFERRED to a Public Hearing.

Carried

Moved and seconded,
And Resolved:

258/25 That in accordance with Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015, Electoral Area 'A' Director Jackman is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Carried

Director Graham joined the meeting at 4:01 p.m.

Moved and seconded,
And Resolved:

259/25 That the Board consider Item 6.3.2 2024 Audited Financial Statement at this time.

Carried

6.3.2 2024 Audited Financial Statements

The 2024 Audited Financial Statements Report from BDO Canada LLP for the year ended December 31, 2024, has been received.

Mario Piroddi, BDO Canada LLP - BC Interior presented to the Board regarding the 2024 Audited Financial Statements and thanked RDCK staff for all their hard work.

Moved and seconded,
And Resolved:

260/25 That the Board approve the unqualified 2024 Audited Financial Statements as audited by BDO Canada LLP.

Carried

13. ADJOURNMENT

Moved and seconded,
And Resolved:

261/25 That the meeting adjourn at 4:17 p.m.

Carried

_____
Aimee Watson, RDCK Board Chair

_____
Angela Lund, Deputy Corporate Officer

Update on Engagement Strategy for the Goat Watershed Water Sustainability Plan

Author:	Paris Marshall Smith
File Reference:	WGI-Goat Watershed-Engagement
Electoral Area/Municipality:	Creston, Areas A, B and C
Services Impacted	S105 – Community Sustainable Living Service

1.0 PURPOSE OF REPORT

The purpose of this report is to provide the Board with an update on the community engagement strategy for the development of the Water Sustainability Plan (WSP) for the Goat Watershed, which is being co-developed in partnership with yaqan nuʔkiy and the Province of British Columbia.

2.0 BACKGROUND AND UDPATE

In April 2025, the Board approved the engagement strategy for the Goat Watershed WSP, which prioritizes trust-building, reciprocal learning, and public participation grounded in local and Indigenous knowledge. The Board requested more details of the engagement strategy. The following represents an initial draft. It will be strengthened and shaped through collaboration with yaqan nuʔkiy knowledge holders, ensuring it reflects shared values, insights, and direction. It may also change with the involvement of the Ministry of Water, Land and Resource Stewardship.

Engagement activities are organized by area of focus and could include:

A. Relationship with yaqan nuʔkiy

- Leadership meetings between yaqan nuʔkiy Nasookin and Council and RDCK Chair, Creston Mayor and Area A, B and C Elected Officials to set collaboration principles and review engagement outcomes
- Shared time on the land: gatherings, walks, and meals between yaqan nuʔkiy Nasookin and Council and RDCK Board Chair, Creston Mayor and Area A, B and C Elected Officials
- Joint creation of communication materials (infographics, videos, maps)

B. Engagement with Elected Officials

- Ongoing dialogue to build understanding of WSP governance frameworks and co-management collaborative processes
- Workshops with RDCK Directors as needed

C. Engagement with Residents

- **Media Campaign (Spring-summer 2025):**
  A four-phase public education campaign designed to progressively build awareness, reflection, and action around local water challenges. Each phase has distinct messaging including *Did You Knows* (see below for examples):
    - **Phase 1:** *"What is your Connection to Water in the Valley?"*
      - A conversation starter inviting residents to reflect on the importance of water in their lives and share their thoughts through social media and community displays.
      - Focus: Curiosity, personal connection, non-technical language.
    - **Phase 2:** *"Is Our Water Supply Secure?"*
      - Educational content highlighting where our water comes from, current supply vulnerabilities, and changes residents have noticed over time.
      - Focus: Prompting reflection on risks to drinking water, farming, and ecosystems.
    - **Phase 3:** *"How Does Water Shape Our Community?"*
      - A storytelling phase featuring local voices (growers, youth, Elders) about how water supports livelihoods, traditions, and community well-being.
      - Focus: Building emotional connection and highlighting dependence on healthy water systems.
    - **Phase 4:** *"What Can We Do Together?"*
      - Sharing practical water stewardship actions, promoting survey participation, and encouraging residents to get involved in dialogue sessions.
      - Focus: Empowerment and pathways to community action.

    Materials include social media posts, local newspaper features, posters at community hubs, and visual displays at the Creston Visitor Centre.

- **Water Awareness Survey (Summer 2025):**
    - A broad community survey assessing public understanding of water issues, drought impacts, and values related to the Goat Watershed.
    - Survey responses will inform the design of fall dialogues and the drafting of WSP recommendations.
- **Kitchen Table Dialogues (Fall 2025):**
    - Small-group discussions hosted by local growers, residents, and community champions to gather input on water concerns and adaptation ideas.
    - Supported by customized discussion kits including watershed maps, drought facts, and open-ended questions.
- **Community Science Sessions (Fall 2025):**
    - In-person public learning events focusing on local hydrology, climate impacts, drought adaptation strategies, and cumulative effects on water supply.
    - Led by researchers, local experts, and Indigenous knowledge holders.

Examples of *Did You Knows*:

1. **Did You Know?**
   When trees don't get enough water through the fall, they go into winter in a stressed state and are more vulnerable to pests, disease, and wildfire. A dry watershed doesn't just raise fire risk today — it weakens the forest's ability to recover tomorrow.

2. **Did You Know?**
   When drought hits in late summer and fall — like it has in recent years — it can reduce the size, quality, and shelf life of local crops like apples, berries, and vegetables. Less water at harvest time means smaller yields and higher risks for farmers.
3. **Did You Know?**
   Fall drought doesn't just dry out fields — it can also stresses fruit trees and vines, leading to weaker crops the following year. Water shortages today ripple into our future food supply.

D. Engagement with Interest Groups

- **Sector-Specific Roundtables (Summer – Winter 2025):**
  Roundtables will be held to provide key sectors with the opportunity to contribute knowledge, express concerns, and identify sector-specific needs and opportunities related to water sustainability. Each roundtable will be designed to foster open dialogue and solution-oriented discussion. Sectors include but are not limited to: agriculture, industry, environment and conservation, irrigation and improvement districts.

- **Collaboration with Kootenay Boundary Farm Advisors (KBFA), Fields Forward and the Ministry of Agriculture:**
  Recognizing the vital importance of the agricultural sector to the Valley's economy and culture, the engagement strategy includes a focus with local food producer organizations, Fields Forward, KBFA and the Ministry of Agriculture to support sectoral outreach.
  Specific activities include:
  - co-hosting engagement sessions for food producers
  - gathering technical input
  - ensuring representation of those who may wish to participate more directly in subsequent advisory processes related to the water sustainability plan
  - building shared understanding ensure that resident and stakeholder education reflects the real challenges and solutions being discussed within the agricultural sector.

Throughout the engagement, co-development with yaqan nuʔkiy remains central, and the use of Ktunaxa language, incorporation of Ktunaxa place names, and knowledge-sharing will be guided by yaqan nuʔkiy .

3.0 NEXT STEPS AND TIMELINE

Spring - Summer 2025:

- Implement media campaign to progressively move the public from curiosity to action.
- Launch Water Awareness Survey and promote across RDCK and community networks.
- Continue outreach to potential kitchen table hosts and partner organizations (KBFA, Growers' Associations, etc.).

Summer - Fall 2025:

- Analyze survey responses and identify key themes.
- Finalize kitchen table dialogue materials and book facilitators/training.
- Confirm dates and speakers for Community Science Sessions.

Fall - Winter 2025:

- Conduct Kitchen Table Dialogues with food producers and residents.
- Deliver four Community Science Sessions on drought trends, water security, and adaptation planning.

- Host targeted sectoral roundtables with agricultural, industrial, and conservation stakeholders.

Winter - Spring 2026:

- Consolidate all engagement results into an Engagement Summary Report.
- Present report to the Board for review and direction on integration into the Water Sustainability Plan draft.

CONCURRENCE

Chief Administrative Officer – Stuart Horn Approved
General Manager of Development and Community Sustainability Services – Sangita Sudan Approved
Manager of Community Sustainability Services – Dan Séguin Approved

REGIONAL DISTRICT OF CENTRAL KOOTENAY

RECREATION COMMISSION NO. 10
OPEN MEETING MINUTES

10:00a.m.
April 25, 2025

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

COMMISSION MEMBERS

Director C. Graham	Area E
Commission Member E. Christopherson	Area E
Commission Member K. Palfenier	Area E
Commission Member D. Rye	Area E
Commission Member E. Schmidt	Area E
Commission Member M. Gray	Area E
Commission Member J. Scholz	Area E

MEMBERS ABSENT

Commission Member L. Trenaman	Area E

STAFF

Joe Chirico	General Manager Community Services
Alana Jenkins	Meeting Coordinator

7 out of 8 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

RDCK Staff Joe Chirico, General Manager of Community Services called the meeting to order at 10:05 a.m.

2. ELECTION OF CHAIR

CALL FOR NOMINATIONS (3 Times)

Member Palfenier nominated Member Schmidt.

DECLARATION OF ELECTED OR ACCLAIMED CHAIR

RDCK Staff Joe Chirico, General Manager of Community Services ratifies the appointed Member Schmidt as Chair of the Recreation Commission No. 10 or 2025.

Carried

3. CALL TO ORDER

Chair Schmidt called the meeting to order at 10:07 a.m.

4. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

5. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the April 25, 2025 Recreation Commission No. 10 meeting, be adopted as circulated, with the following additions:

- Item No. 8.1: Conflict of Interest
- Item No. 9.1: Strategic Planning

Carried

6. RECEIPT OF MINUTES

The October 07, 2024 Recreation Commission No. 10 minutes, have been received.

7. DELEGATE

7.1 There are no Delegates scheduled for this Commission meeting.

8. STAFF REPORTS

8.1 Conflict of Interest

Joe Chirico, General Manager of Community Services, provided clarity by speaking to and answering questions on when a Commission Member should recuse themselves due to a conflict of interest.

Note on Conflict of Interest: Guidance from the Province of British Columbia

The Community Charter conflict of interest rules provide that locally elected officials who have a financial (pecuniary) interest in a matter that will be discussed or voted on at their municipal council or regional district board meetings must declare that interest in the matter.

Conflicts of interest may raise complex issues involving both facts and perception. As locally elected officials recognize and consider their potential conflicts of interest, some additional information may be useful, including non-pecuniary conflicts, obtaining legal advice, and disclosing gifts and contracts.

Identifying non-pecuniary conflicts of interest
In broad terms, a locally elected official has a non-pecuniary conflict of interest if the following qualifications are met:

- The locally elected official's interest in the matter is immediate and distinct from the public interest
- It can be reasonably determined that the locally elected official's private interest in the matter will influence their vote on the matter

- The locally elected official, or one of their relations or associates, stands to realize a personal benefit from a favourable decision on the matter

The key consideration is whether a reasonable person would conclude that a private interest or personal benefit could influence or affect the decision making and be in conflict with the locally elected official's public duties. When in doubt, it is advised to err on the side of caution and declare any real or perceived non-pecuniary conflict of interest.
The concepts of pecuniary and non-pecuniary conflicts of interest are constantly evolving in common law. When faced with uncertainty, seek legal advice.

8.2 Spring Grant Applications

The following spring grant applications were received. The Commission discussed the validity of the Redfish Parent Advisory Committee (RPAC) application due to the requirement that extra curricular activities be run by the School District and not the RPAC.

ORGANIZATION	AMOUNT
Balfour Senior Citizens Association Branch #120	$ 845.00
Balfour Senior Citizens Association Branch #120	$ 500.00
Balfour Recreation Commission	$ 1,000.00
Balfour Recreation Commission	$ 1,000.00
Redfish Parent Advisory Committee (RPAC)	$ 1,000.00
Kootenay Lake Family Network	$ 1,000.00
TOTAL:	**$ 5,345.00**

Note:

REC 10 SUMMARY SCORING WORKSHEET - SPRING 2025
Rec 10 Funds Available:

Application	Name	Total	Average	Funds Req
1	KLFN	95.5	11.9	$ 1,000
2	Redfish PAC	96.5	12.1	$ 1,000
3	BRC Backstop	109	13.6	$ 1,000
4	Balfour Daze	104	13.0	$ 1,000
6	Seniors Yoga	102	12.8	$ 845
6	Seniors Carpet Bowl	96	12.0	$ 500

Total Requests	$ 5,345
Total Available	$ 6,250
Balance Leftover	$ 905

Moved and seconded,
AND Resolved:
AMENDMENT TO THE MOTION

That the foregoing motion being that it be recommended to the Board:

That the Board approve the payment of the following grants from the Recreation Commission No. 10 – Portion of Area E – Procter/Harrop/Balfour/Queens Bay Service No. S279 2025 budget:

ORGANIZATION	AMOUNT
Balfour Senior Citizens Association Branch #120	$845
Balfour Senior Citizens Association Branch #120	$500
Balfour Recreation Commission	$1,000
Balfour Recreation Commission	$1,000
Redfish Parent Advisory Committee (RPAC)	$1,000
Kootenay Lake Family Network	$1,000
TOTAL:	**$ 5,345**

Be amended to remove Redfish Parent Advisory Committee thus reading:

That the Board approve the payment of the following grants from the Recreation Commission No. 10 – Portion of Area E – Procter/Harrop/Balfour/Queens Bay Service No. S279 2025 budget:

ORGANIZATION	AMOUNT
Balfour Senior Citizens Association Branch #120	$845
Balfour Senior Citizens Association Branch #120	$500
Balfour Recreation Commission	$1,000
Balfour Recreation Commission	$1,000
Kootenay Lake Family Network	$1,000
TOTAL:	**$ 4,345**

Carried

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Board approve the payment of a $1000 grant to the Redfish Basketball Program on the condition that funds be redirected from Redfish Parent Advisory Committee to School District 8 from the Recreation Commission No. 10 – Portion of Area E – Procter/Harrop/Balfour/Queens Bay Service No. S279 2025 budget.

Carried

9. OLD BUSINESS

9.1 STRATEGIC PLANNING

Joe Chirico, General Manager of Community Services advised there is no requirement or funding available for strategic planning. Chair Schmidt and Director Graham will coordinate a meeting to determine the Commission's requirements and path forward.

10. PUBLIC TIME

The Chair called for questions from the public at 11:40 a.m.

11. The next Recreation Commission No. 10 meeting is to be determined.

12. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Recreation Commission No. 10 meeting be adjourned at 11:41 am.

Carried

Digitally Approved

E. Schmidt, Chair

NOTE: The agenda is the template for your minutes. Remember to identify if a recommendation was **Carried/Defeated/ Referred** after the recommendation has been voted on.

***If there are recommendations that need to go to the Board of Directors please add them to the list below and forward to Angela Lund, alund@rdck.bc.ca to be put on the Board agenda.**

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

1. *That the Board approve the payment of the following grants from the Recreation Commission No. 10 – Portion of Area E – Procter/Harrop/Balfour/Queens Bay Service No. S279 2025 budget:*

ORGANIZATION	*AMOUNT*
Balfour Senior Citizens Association Branch #120	*$845*
Balfour Senior Citizens Association Branch #120	*$500*
Balfour Recreation Commission	*$1,000*
Balfour Recreation Commission	*$1,000*
Kootenay Lake Family Network	*$1,000*
TOTAL:	*$4,345*

2. *That the Board approve the payment of a $1000 grant to the Redfish Basketball Program on the condition that funds be redirected from Redfish Parent Advisory Committee to School District 8 from the Recreation Commission No. 10 – Portion of Area E – Procter/Harrop/Balfour/Queens Bay Service No. S279 2025 budget.*

REGIONAL DISTRICT OF CENTRAL KOOTENAY

RECREATION COMMISSION NO. 9
OPEN MEETING MINUTES

2:00 p.m.
April 28, 2025

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

COMMISSION MEMBERS

Commissioner Gundlach	Area A Crawford Bay
Commissioner Rabb	Area A Boswell
Commissioner Lively	Area A Riondel
Director Jackman	RDCK Area A

STAFF

Joe Chirico	General Manager – Community Services
Alana Jenkins	Meeting Coordinator

1. CALL TO ORDER

RDCK Director Jackman called the meeting to order at 2:02p.m.

2. ELECTION OF CHAIR

CALL FOR NOMINATIONS (3 Times)

Member Gundlach nominated Member Rabb.

DECLARATION OF ELECTED OR ACCLAIMED CHAIR

RDCK Director Jackman ratifies the appointed Member Rabb as Chair of the Recreation Commission No. 9 for 2025.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the April 28, 2025 Recreation Commission No. 9 meeting, be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The October 1, 2024 Recreation Commission No. 9 minutes, have been received.

6. DELEGATE

6.1 There are no Delegates schedules for this Commission meeting.

7. OLD BUSINESS

7.1 2024 Fall Grant Discrepancy

Joe Chirico to provide the Commission with a discussion re: 2024 Fall Grant Discrepancy.

8. NEW BUSINESS

9.1 Spring Grant Application Review

The 2025 Spring Grant applications have been received. All Applications are posted on the rdck.ca website and can be found here: https://www.rdck.ca/government-service/government/commissions/#rec9

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Board approve the payment of the following grants from the Recreation Commission No. 9 – Area A Service No. S232 2025 budget:

ORGANIZATION	**AMOUNT**
East Shore Trail and Bike Association	$ 8,000.00
Boswell & District Farmers' Institute	$ 700.00
Crawford Bay School	$ 1,350.00
Boswell Memorial Hall Society	$ 4,488.00
Riondel Golf Club	$ 1,043.10
Gray Creek Hall Society	$ 3,000.00
East Shore Circle of Friends	$ 800.00
Gray Creek Historical Society	$ 600.00
Boswell Historical Society	$ 900.00
Riondel Community Association	$ 1,000.00
South Kootenay Lake Community Service Society	$ 810.00
South Kootenay Lake Art Connect Society	$ 676.00
South Kootenay Lake Community Service Society ($335 deducted)	$ 1,519.00
T**OTAL**:	**$24,866.10**

Carried

9. NEXT MEETING

The next Recreation Commission No. 9 meeting is October 1, 2025.

10. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Recreation Commission No. 9 meeting be adjourned at 3:23p.m.

Carried

Digitally Approved

V. Rabb, Chair

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

That the Board approve the payment of the following grants from the Recreation Commission No. 9 – Area A Service No. S232 2025 budget:

ORGANIZATION	AMOUNT
East Shore Trail and Bike Association	$ 8,000.00
Boswell & District Farmers' Institute	$ 700.00
Crawford Bay School	$ 1,350.00
Boswell Memorial Hall Society	$ 4,488.00
Riondel Golf Club	$ 1,043.10
Gray Creek Hall Society	$ 3,000.00
East Shore Circle of Friends	$ 800.00
Gray Creek Historical Society	$ 600.00
Boswell Historical Society	$ 900.00
Riondel Community Association	$ 1,000.00
South Kootenay Lake Community Service Society	$ 810.00
South Kootenay Lake Art Connect Society	$ 676.00
South Kootenay Lake Community Service Society ($335 deducted)	$ 1,519.00
T**OTAL**:	**$24,866.10**

THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.

Future Recreation Commission NO. 9 Meetings

1. *N/A*

REGIONAL DISTRICT OF CENTRAL KOOTENAY

CASTLEGAR & DISTRICT RECREATION COMMISSION
OPEN MEETING MINUTES

4:00 p.m.
Tuesday, May 6, 2025

1. To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

COMMISSION MEMBERS

Commissioner B. Bogle	City of Castlegar	Chair
Commissioner M. McFadden	City of Castlegar	
Commissioner S. Heaton-Sherstobitoff	City of Castlegar	
Commissioner A. Davidoff	Director Area I	
Commissioner H. Hanegraaf	Director Area J	

STAFF

Trisha Davison	Regional Manager of Recreation and Client Services
Craig Stanley	Regional Manager of Operations and Asset Management
Tia Wayling	Regional Programming Manager
Sarah Fuhr	Communications & Community Engagement Lead
Pearl Anderson	Meeting Coordinator

5 out of 5 voting Commission/Committee members were present – quorum was met.

2. CALL TO ORDER

Chair Bogle called the meeting to order at 4:00 p.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the May 6, 2025 Castlegar & District Recreation Commission meeting be adopted with the following additions:

Item 8.3 –Castlegar Refugee Project

Item 8.4 – Robson Recreation Society – Lease Agreement for Multi-Use Court

Carried

5. RECEIPT OF MINUTES

The March 4, 2025 Castlegar & District Recreation Commission minutes have been received.

6. DELEGATE

Wesley Greep and Laurie Watson from the Robson Recreation Society presented a discussion on entering into a lease agreement with the RDCK to provide maintenance and liability insurance for a proposed multi use court to the Commission.

Notable Discussion:

- Request from Robson Recreation Society for RDCK to lease the property for the proposed multi-use court to ensure liability insurance can be obtained for the property.
- Robson Recreation Society advised they would be interested in responsibilities related to property maintenance, upkeep and all costs associated with the property including the purchase of playground and all other equipment.

7. STAFF REPORTS

7.1 Staff Training – Customer Experience

Trisha Davison, Regional Manager – Recreation & Client Services, provided the Commission with a verbal update, re: Staff Training – Customer Experience.

Notable Discussion:

- Staff representatives from Castlegar, Creston and Nelson have completed the First 2 modules with two more modules scheduled for May.

Direction to Staff:

Staff were directed to provide further information regarding staff training – customer experience at the June Commission meeting.

7.2 Castlegar & District Community Complex Programming Update

The Commission report dated May 6, 2025 from Tia Wayling, Regional Programming Manager, re: Castlegar & District Community Complex Programming Update, has been received.

7.3 Allocation Ice Process

Trisha Davison, Regional Manager – Recreation & Client Services, provided the Commission with a verbal update, re: Allocation Ice Process.

Notable Discussion:

- Two user group allocation meetings have been held.
- Youth groups meeting was held to get a sense of their requests.
- Adult groups meeting will be held in the near future.
- Combined user groups meeting will be held prior to ice allocation deadline for submissions.

Direction to Staff:
Staff were directed to present a **r**eport regarding the allocation of ice at the June Commission meeting.

7.4 Engagement and Staff Communication
Trisha Davison, Regional Manager – Recreation & Client Services, provided the Commission with a verbal update, re: Engagement and Staff Communication.

8. NEW BUSINESS

8.1 Castlegar & District Community Complex – Arena Reflective Barrier
Craig Stanley, Regional Manager – Operations & Asset Management, provided the Commission with a verbal update, re: Castlegar & District Community Complex – Arena Reflective Barrier, advising that the contract will not be awarded prior to receipt of more information.

Direction to Staff:
Staff were directed to provide a comprehensive report regarding the Castlegar & District Community Complex – Arena Reflective Barrier, to an upcoming Commission meeting.

8.2 Castlegar & District Community Complex – RTU Replacement Project – Contract Award
The Commission Report dated May 6, 2025 from Carolyn Hogan, Project Manager, re; Castlegar & District Community Complex – RTU Replacement Project - Contract Award, has been received.

MOVED and seconded,
AND Resolved that it be recommended to the Board:

That the Board award the Roof Top Unit (RTU) Replacement project to Venture Mechanical Systems Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $112,113.79 + GST, AND FURTHER, that the costs for the project be paid in the amount of $61,483.81 from Service No. S222 Castlegar and District Community Facilities, Recreation, Parks and Leisure Service and the amount of $67,404.98 to be paid from Service No. S227 Castlegar and Area Indoor Aquatic Centre Service.

Carried

8.3 Castlegar Refugee Project
Commissioner Davidoff advised that the Castlegar Refugee Project emailed him advising that the refugee family will be arriving in Castlegar on May 22nd. The family has 2 children, one 8 years old and one 6 years old. The Castlegar & District Community Complex received a request from the Castlegar Refugee Project asking if the children would be able to attend the summer camps to help them to integrate into to the community with payment for the summer camps at a discounted price. Application for the Leisure Access Pass for the family was suggested.

Direction to Staff:
Trisha Davison, Regional Manager of Recreation and Client Services, was directed to advise the Castlegar & District Community Complex Facility Manager, to carry forward with the

request regarding sponsorship/discount or the Leisure Access Pass for the children's registration for summer camps.

8.4 Robson Recreation Society- – Lease Agreement for Multi-Use Court

Considered was the request from the Robson Recreation Society regarding the RDCK entering into a lease agreement for a proposed multi-use court.

Moved and seconded;
AND Resolved:

That staff provide a report to the June 2025 Commission meeting presenting all information regarding the Regional District of Central Kootenay entering into a lease agreement for the multi-use court property, as requested by the Robson Recreation Society, including but not limited to liability, ongoing costs, maintenance, funding, equipment and bookings.

Carried

9. PUBLIC TIME

The Chair called for questions from the public at 5:13 p.m. Laurie Watson from the Robson Exhibition Society asked for an update regarding the Robson Fall Fair.

Direction to Staff:
That staff provide an update regarding the Robson Fall Fair at an upcoming Castlegar & District Recreation Commission meeting.

9. IN CAMERA

9.1 MEETING CLOSED TO THE PUBLIC

MOVED and seconded,
AND Resolved:

In the opinion of the Board - and, in accordance with Section 90 of the *Community Charter* – the public interest so requires that persons other than DIRECTORS, ALTERNTAE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting;

AND FURTHER, in accordance with Section 90 of the *Community Charter*, the meeting is to be closed on the basis(es) identified in the following Subsections:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
(c) labour relations or other employee relations.

Carried

9.2RECESS OF OPEN MEETING

MOVED and seconded,
AND Resolved:

The Open Meeting recessed at 5:17 p.m. in order to conduct the Closed In-Camera meeting.

Carried

10. NEXT MEETING

The next Castlegar & District Recreation Commission meeting is scheduled for June 3, 2025 at 4:00 p.m.

11. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Castlegar & District Recreation Commission meeting was adjourned at 5:26 p.m.

Carried

Digitally Approved

_____
B. Bogle, Chair

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

1. That the Board award the Roof Top Unit (RTU) Replacement project to Venture Mechanical Systems Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $112,113.79 + GST, AND FURTHER, that the costs for the project be paid in the amount of $61,483.81 from Service No. S222 Castlegar and District Community Facilities, Recreation, Parks and Leisure Service and the amount of $67,404.98 to be paid from Service No. S227 Castlegar and Area Indoor Aquatic Centre Service.

THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.

Future Castlegar & District Recreation Commission Meetings

1. Staff were directed to provide further information regarding staff training – customer experience at the June Commission meeting.

2. Staff were directed to present a report regarding the allocation of ice at the June Commission meeting.

3. Staff were directed to provide a comprehensive report regarding the Castlegar & District Community Complex – Arena Reflective Barrier, to an upcoming Commission meeting.

4. That staff provide a report to the June 2025 Commission meeting presenting all information regarding the Regional District of Central Kootenay entering into a lease agreement for the multi-use court property, as requested by the Robson Recreation Society, including but not limited to liability, ongoing costs, maintenance, funding, equipment and bookings.

5. That staff provide an update regarding the Robson Fall Fair at an upcoming Castlegar & District Recreation Commission meeting.

REGIONAL DISTRICT OF CENTRAL KOOTENAY

RECREATION COMMISSION NO. 6
OPEN MEETING MINUTES

7:00p.m.
May 8, 2025

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

In-Person Location: Silverton Memorial Hall - 203 Lake Ave, Silverton, BC V0G 1S0

COMMISSION MEMBERS

Director L. Main	Silverton
Director W. Popoff	Area H
Alternate Director J. Fyke	New Denver
Commissioner R. Johnson	Area H
Commissioner H. Robertson	New Denver
Commissioner C. Denbok	Silverton
Commission K. Sumrall	Silverton
Commissioner M. Hemphill	School District 10, Lucerne School
Commissioner C. Law	New Denver

MEMBERS ABSENT

Commissioner E. McKeil	Area H

STAFF

Trisha Davison	Regional Manager – Recreation & Client Services
Pearl Anderson	Meeting Coordinator

9 out of 10 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER
Chair Law called the meeting to order at 7:08 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT
We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the May 8, 2025 Recreation Commission No. 6 meeting be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The March 4, 2025 Recreation Commission No. 6 minutes have been received.

5. DELEGATE

5.1 There were no delegates scheduled for this Commission meeting.

6. STAFF REPORTS

6.1 New Denver Gymnasium & Fitness Centre – 3rd Party Bookings

The Commission Report dated May 8, 2025 from Trisha Davison, Regional Manager – Recreation & Client Services, re: New Denver Gymnasium & Fitness Centre – 3rd Party Bookings, has been received.

Moved and seconded,
AND Resolved:

That the Commission approve 3rd party bookings at the New Denver Gymnasium & Fitness Centre.

Carried

6.2 Spring Grant Applications

The Commission reviewed the Spring Grant Applications which were received.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Board approve the payment of the following grants from the Recreation Commission No. 6 - New Denver, Silverton & Area Service No. S229 2025 budget:

ORGANIZATION	AMOUNT
Lucerne Elementary Secondary School	$ 500.00
Goat Mountain Kids Society	$1,000.00
North Slocan Trail Society	$1,750.00
TOTAL:	**$3,250.00**

Carried

7. NEW BUSINESS

7.1 Lucerne Gymnasium

Alternate Commissioner Fyke provided a verbal discussion regarding the usage of Lucerne School Gymnasium.

Moved and seconded,
AND Resolved:

That the Commission support the use of the New Denver & Area Fitness Centre by the Lucerne School fitness class while supervised by their instructor during pre-set times provided all participants are eligible and hold a valid New Denver & Area Fitness Centre membership.

Carried

7.2 Commissioner Resignation

Commissioner P. Yakachuk submitted his resignation from Recreation Commission No. 6, effective April 17, 2025.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Board send a letter to outgoing Commission member Peter Yakachuk thanking him for his service at the RDCK.

Carried

8. PUBLIC TIME

The Chair called for questions from the public at 8:07 p.m.

9. NEXT MEETING

The next meeting for Recreation No. 6 is scheduled for August 27, 2025 at 7:00 p.m.

10. ADJOURNMENT

MOVED and seconded,
AND Resolved:

That Recreation Commission No. 6 meeting be adjourned at 8:09 p.m.

Carried

Digitally Approved

C. Law, Chair

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

1. That the Board approve the payment of the following grants from the Recreation Commission No. 6 - New Denver, Silverton & Area Service No. S229 2025 budget:

ORGANIZATION	AMOUNT
Lucerne Elementary Secondary School	$ 500.00
Goat Mountain Kids Society	$1,000.00
North Slocan Trail Society	$1,750.00
TOTAL:	**$3,250.00**

2, That the Board send a letter to outgoing Commission member Peter Yakachuk thanking him for his service at the RDCK.

THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.

Future Recreation Commission No. 6 Meetings

N/A

REGIONAL DISTRICT OF CENTRAL KOOTENAY

RECREATION COMMISSION NO. 7 – SALMO & AREA G
OPEN MEETING MINUTES

7:00p.m.
May 12, 2025

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Join by Video:
https://rdck-bc-ca.zoom.us/j/98083065968?pwd=azSoaaagdWwu5JxKSdFvK9zwCunKEF.1

Join by Phone:
1 833 958 1164 Canada Toll Free

Meeting Number (access code): 980 8306 5968
Meeting Password: 136289

In-Person Location: Village of Salmo - 423 Davies Avenue

COMMISSION/COMMITTEE MEMBERS

Director H. Cunningham	Area G
Director D. Lockwood	Village of Salmo - Chair
Commissioner M. MacDonald	Village of Salmo
Commissioner I. McInnes	Area G
Commissioner A. Ellis	Village of Salmo

ABSENT

Commissioner S. Chew	School District No. 8

STAFF

Joe Chirico	General Manager of Community Services
Trisha Davison	Regional Manager of Recreation & Client Services
Craig Stanley	Regional Manager of Operations and Asset Management
Tia Wayling	Regional Programming Manager
Alana Jenkins	Meeting Coordinator

5 out of 6 voting Commission members were present – quorum was met.

1. CALL TO ORDER

Chair Lockwood called the meeting to order at 7:02 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the May 12, 2025 Recreation Commission No. 7 – Salmo & Area G meeting, be adopted as circulated.

Carried

4. RECEIPT OF MINUTES

The February 10, 2025 Recreation Commission No. 7 – Salmo & Area G meeting minutes, have been received.

5. DELEGATE

5.1 There are no Delegates scheduled for this Commission meeting.

DIRECTOR PRESENT: Director Cunningham joined the meeting at 7:12 p.m.

6. STAFF REPORTS

6.1 Programming Update

The Commission Report dated May 12, 2025 from Tia Wayling, Regional Programmer, re: Programming Update, has been received.

- Tia Wayling, Regional Programming Manager spoke to programming updates and usage statistics and answered questions from the Commission.
- The Commission noted that in winter 2024 the ski hill and skating rink were closed which might be part of the contributing factors for the increase in gymnasium drop-in admissions.
- The Commission asked if it is possible to reduce the fitness centre hours during times of the year with less participation, and shift the additional hours to the busier times? Staff will review and follow up with Chair Lockwood.
- Tricia Davison, Regional Manager of Recreation and Client Services reviewed pool signage options for admission by donation.
- The Commission requested donation amounts of $4 per individual and $8 per family be listed on the signage.

6.2 Efficiencies between Salmo and Electoral Area G (REC #7) Recreational Program Service Establishment Bylaws 784, 1990 and Village of Salmo and Electoral Area G Swimming Pool Financial Aid Local Service Area Bylaw No. 1135, 1995

The Commission Report dated May 12, 2025 from Joe Chirico, Regional Manager of Community Services, re: Efficiencies between Salmo and Electoral Area G (REC #7) Recreational Program Service Establishment Bylaws 784, 1990 and Village of Salmo and Electoral Area G Swimming Pool Financial Aid Local Service Area Bylaw No. 1135, 1995, has been received.

Joe Chirico, Regional Manager of Community Services reviewed the suggested bylaw amendments and answered questions from the Commission.

STAFF ABSENT: Craig Stanley left the meeting at 8:12 p.m.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That staff be directed to amend the scope and requisition of the Salmo and Electoral Area G (Rec. #7) Recreational Program Bylaw No.784, 1990;
AND further to rescind the Village of Salmo and Electoral Area G Swimming Pool Financial Aid Local Service Area Bylaw No. 1135, 1995.

Carried

7. PUBLIC TIME

The Chair called for questions from the public at 8:34 p.m. There were no questions from the public.

8. IN CAMERA

8.1 MEETING CLOSED TO THE PUBLIC

Moved and seconded,
AND Resolved:

In the opinion of the Board - and, in accordance with Section 90 of the *Community Charter* – the public interest so requires that persons other than DIRECTORS, ALTERNTAE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting;

AND FURTHER, in accordance with Section 90 of the *Community Charter*, the meeting is to be closed on the basis(es) identified in the following Subsections:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Carried

8.2 RECESS OF OPEN MEETING

Moved and seconded,
AND Resolved:

The Open Meeting be recessed at 8:36 p.m. in order to conduct the Closed In Camera meeting.

Carried

9. NEXT MEETING

The next Recreation Commission No. 7 – Salmo & Area G meeting is scheduled for September 8, 2025 at 7:00p.m.

10. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Recreation Commission No. 7 – Salmo & Area G meeting be adjourned at 8:53 p.m.

Carried

Digitally Approved

D. Lockwood, Chair

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

1. That staff be directed to amend the scope and requisition of the Salmo and Electoral Area G (Rec. #7) Recreational Program Bylaw No.784, 1990;
   AND further to rescind the Village of Salmo and Electoral Area G Swimming Pool Financial Aid Local Service Area Bylaw No. 1135, 1995.

West Resource Recovery Committee
Open Meeting **MINUTES**

A West Resource Recovery Committee meeting was held on Monday May 12, 2025 at 2:30 pm (PST) through a hybrid model.

ELECTED OFFICIALS PRESENT	**Director W. Popoff**	**Area H (Chair)**	**In-Person**
	Director A. Davidoff	Area I	
	Director H. Hanegraaf	Area J	In-Person
	Director T. Weatherhead	Area K	In-Person
	Alt. Director B. Bogle	City of Castlegar	In-Person
	Director T. Zeleznik	Village of Nakusp	
	Director L. Casley	Village of New Denver	
	Director E. Buller	Village of Slocan	In-Person
ELECTED OFFICIALS ABSENT	Director L. Main	Village of Silverton	
GUEST DIRECTORS	Director G. Jackman	East Resource Recovery Committee Chair	In-Person
	Director T. Newell	Central Resource Recovery Committee Chair	In-Person
STAFF PRESENT	U. Wolf	General Manager of Environmental Services	
	A. Wilson	Resource Recovery Manager	
	H. Bench	Resource Recovery Projects Advisor	
	E. Clark	Meeting Coordinator	

1. ZOOM REMOTE MEETING INFO

Join by Meeting Link:
https://rdck-bcca.zoom.us/j/98887102696?pwd=SbadUFOzUZ3VfK3apb155QGYe956bx.1

Meeting ID: 988 8710 2696
Passcode: 002114

Dial by your location
833 955 1088 Canada Toll-free

In-Person Location:
Board Room, 202 Lakeside Drive, Nelson, BC

2. CALL TO ORDER

Chair Popoff called the West Resource Recovery Committee meeting to order at 2:34 p.m.

2.1 Traditional Lands Acknowledgement Statement

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

2.2 Adoption of the Agenda

Moved and Seconded,
And Resolved:

The Agenda for the May 12, 2025 West Resource Recovery Committee meeting be adopted as circulated.

Carried

2.3 Receipt of Minutes

The January 7, 2025 West Resource Recovery Committee Minutes, have been received.

2.4 Freedom of the Floor

Moved and Seconded,
And Resolved:

That East Resource Recovery Committee Chair Director Jackman have freedom of the floor.

Carried

DIRECTOR PRESENT

Director Newell joined the meeting at 2:37 p.m.

Moved and Seconded,
And Resolved:

That Central Resource Recovery Committee Chair Tom Newell have freedom of the floor.

Carried

***3.* ADDRESSING RESOURCE RECOVERY CONCERNS IN THE WEST SUBREGION**

The May 12, 2025 Committee Report from Heidi Bench, Resource Recovery Projects Advisor addressing Resource Recovery concerns in the West Sub-Region, has been received for information.

4. AFTER HOURS MUNICIPAL WASTE DISPOSAL AT RDCK TRANSFER STATIONS

The May 12, 2025 Committee Report from Heidi Bench, Resource Recovery Projects Advisor regarding the after hours disposal of municipal waste at RDCK Transfer Stations, has been received.

Moved and seconded,
And resolved that it be **recommended** to the Board:

That the Board direct Staff to execute a Site Access Agreement to allow municipalities access to RDCK transfer stations outside of facility operating hours for the disposal of mixed waste and other pre-approved types of waste.

Carried

5. WEST SUBREGION TRANSFER STATION AND LANDFILL TOUR HIGHLIGHTS

Amy Wilson, Resource Recovery Manager provided a verbal report including project highlights and tour summaries of the below facilities:

- Slocan Transfer Station
- Rosebery Transfer Station
- Nakusp Transfer Station / Landfill
- Ootischenia Landfill

This was followed up with an open discussion on each project / facility.

DIRECTOR ABSENT Director Davidoff left the meeting at 3:30 p.m.

6. PUBLIC TIME

The Chair called for questions from the public and members of the media at 3:26 p.m.

Members of the public asked questions regarding the potential culling of a large number of Ostriches in the RDCK, whether the Ootischenia Landfill will accept the birds if culled, and if the RDCK plan to investigate the situation further.

General Manager Wolf and Chair Popoff answered the questions and thanked the public for their time.

7. ADJOURNMENT

Moved and Seconded,
And resolved that:

The May 12, 2025 West Resource Recovery Committee meeting adjourn at 3:45 p.m.

Carried

CERTIFIED CORRECT

APPROVED BY

Director W. Popoff, Chair
West Resource Recovery Committee
May 12, 2025

BOARD RECOMMENDATIONS AS ADOPTED AT THE MAY 12, 2025 WEST RESOURCE RECOVERY COMMITTEE MEETING

RECOMMENDATION #1
That the Board direct Staff to execute a Site Access Agreement to allow municipalities access to RDCK transfer stations outside of facility operating hours for the disposal of mixed waste and other pre-approved types of waste.

REGIONAL DISTRICT OF CENTRAL KOOTENAY

JOINT RESOURCE RECOVERY COMMITTEE
OPEN MEETING MINUTES

A Joint Resource Recovery Committee meeting was held on Wednesday, May 14, 2025
1:00 pm PST / 2:00 pm MST through a hybrid meeting model.

COMMITTEE MEMBERS	Director G. Jackman	Electoral Area A	In-person
	Director R. Tierney	Electoral Area B	In-person
	Director K. Vandenberghe	Electoral Area C	In-person
	Director A. Watson	Electoral Area D	
	Alt. Director J. Smienk	Electoral Area E	In-person
	Director T. Newell	Electoral Area F	In-person
	Director H. Cunningham	Electoral Area G	In-person
	Director W. Popoff	**Electoral Area H (Chair)**	In-person
	Director A. Davidoff	Electoral Area I	
	Director H. Hanegraaf	Electoral Area J	
	Director T. Weatherhead	Electoral Area K	In-person
	Alt. B. Bogle	City of Castlegar	
	Councillor C. Hawton	Town of Creston	
	Director S. Hewat	Village of Kaslo	In-person
	Director T. Zeleznik	Village of Nakusp	
	Director K. Page	City of Nelson	In-person
	Director L. Casley	Village of New Denver	
	Director D. Lockwood	Village of Salmo	
	Director L Main	Village of Silverton	In-person
	Director E. Buller	Village of Slocan	

STAFF	S. Horn	Corporate Administrative Officer
	U. Wolf	General Manager of Environmental Services
	A. Wilson	Resource Recovery Manager
	N. Schilman	Environmental Technologist
	A. Hamilton	Environmental Projects Lead
	M. Morrison	Organics Coordinator

E. Clark Meeting Coordinator

1. ZOOM REMOTE MEETING INFO

Join Zoom Meeting
https://rdck-bc-ca.zoom.us/j/98572164791?pwd=plCY9gqLwVZtdzR2zmtuHXJOmq138L.1

Meeting ID: 985 7216 4791
Passcode: 701014

Dial by your location
833 955 1088 Canada Toll-free

In-Person Meeting Location for Hybrid Meeting Model
The following location was determined to hold the in-person meetings for the Joint Resource Recovery Committee:

Location Name: RDCK Board Room
Location Address: 202 Lakeside Drive, Nelson, BC

2. CALL TO ORDER & WELCOME

Chair Popoff called the meeting to order at 1:01 p.m.

2.1 Traditional Lands Acknowledgement Statement

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

2.2 Adoption of the Agenda

Moved and seconded,
And resolved:

The Agenda for the May 14, 2025 Joint Resource Recovery Committee meeting be adopted with the inclusion of the following items:

- Item 3.6: Discussion on the acceptance at the RDCK Ootischenia Landfill of 50-75 tonnes of carcasses possibly infected with Avian influenza disease;

- Item 3.7: Communication with Heath Canada regarding ostriches and bird flu;

before circulation.

Carried

2.3 Receipt of Minutes

The March 19, 2025 Joint Resource Recovery Committee Minutes have been received.

3. JRRC ITEMS

3.1 FINANCIAL PLAN AMENDMENT – CITY OF CASTLEGAR ORGANICS GRANT FUNDING [West Subregion]

The May 14, 2025 Committee Report from Matt Morrison, Organics Coordinator requesting a financial plan amendment for the City of Castlegar Organics Grant Funding, has been received.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve an amendment to the 2025 Financial Plan for Refuse Disposal - West Subregion Service S188 to increase Account Grants (57010) by $719,738, and increase Account Prior year Surplus (49100) by $719,738.

Carried

DIRECTOR PRESENT Director Casley joined the meeting at 1:10 p.m.

3.2 HB PIEZOMETER DRILLING & CENTRAL LANDFILL GROUNDWATER WELL INSTALLATION CONTRACT AWARD [Central Subregion]

The May 14, 2025 Committee Report from Alayne Hamilton, Environmental Projects Lead regarding the HB Piezometer Drilling and Central Landfill Groundwater Well Installation Contract Award, has been received.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve the RDCK enter into a Service Agreement with Drillwell Enterprises for the HB Tailings Facility piezometer drilling and Central Landfill groundwater monitoring well installation programs to a maximum value of $80,196 plus GST, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

AND FURTHER, that the costs be paid from Service S187 Central Sub- Region Resource Recovery.

Carried

3.3 CRESTON LANDFILL AND COMPOST FACILITY OPERATIONS & MAINTENANCE CONTRACT EXTENSIONS [East Subregion]

The May 14, 2025 Committee Report from Nathan Schilman, Environmental Technologist regarding extensions for the Creston Landfill and Creston Compost Facility Operations &

Maintenance contracts, has been received.

RECOMMENDATION #1
Moved and seconded,
MOTION ONLY

That the Board approve the RDCK extending the current Landfill Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $292,938 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents;

AND FURTHER, that the Board approve an amendment to each year in the 2025-2029 Financial Plan for Refuse Disposal - East Subregion Service S186 to INCREASE Account 54030 Contracted Services by $101,435 and DECREASE Account 59500 Contribution to Reserves by $101,435;

AND FURTHER, that the costs be paid from S186 Refuse Disposal – East Subregion.

Moved and seconded,
And resolved:

That Item 3.3 Creston Landfill and Compost Facility Operations & Maintenance Contract Extensions, Recommendation #1 lie on the table to allow staff to draft the wording for an amendment, with Item 3.3 Creston and fill And Compost Facility Operations & Maintenance Contract Extensions Recommendation #2 be considered at this time.

Carried

RECOMMENDATION #2
Moved and seconded,
And resolved that it be recommended to the Board:

That the Board approve the RDCK extending the current Compost Facility Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $122,305 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

AND FURTHER, that the costs be paid from A119 Organics Program – East Subregion.

Carried

3.4 FOR INFORMATION: ADDRESSING RESOURCE RECOVERY CONCERNS IN THE WEST SUBREGION

[West Subregion]

The May 12, 2025 West Resource Recovery Committee Report from Heidi Bench, Resource Recovery Projects Advisor addressing Resource Recovery concerns in the West Sub-Region, has been received for information.

3.5 FOR INFORMATION: AFTER HOURS MUNICIPAL WASTE DISPOSAL AT RDCK TRANSFER STATIONS

[West Subregion]

The May 12, 2025 West Resource Recovery Committee Report from Heidi Bench, Resource Recovery Projects Advisor regarding the after hours disposal of municipal waste at RDCK Transfer Stations, has been received for information.

3.6 DISCUSSION ON THE ACCEPTANCE AT THE RDCK OOTISCHENIA LANDFILL OF 50-75 TONNES OF CARCASSES POSSIBLY INFECTED WITH AVIAN INFLUENZA DISEASE

[West Subregion]

Uli Wolf, General Manager of Environmental Services provided background on the topic. This was followed by open discussion between Directors.

DIRECTOR ABSENT Director Hanegraaf left the meeting at 1:50 p.m.

DIRECTOR PRESENT Director Watson joined the meeting at 2:27 p.m.

Moved and seconded,
And resolved that it be recommended to the Board:

That staff obtain legal advice on whether or not local government can refuse accepting animal carcasses due to Canada Food Inspection Agency ordered cull or other dead stock arising from natural disasters such as flood or fire.

Carried

DIRECTOR PRESENT Director Hanegraaf joined the meeting at 2:28 p.m.

3.7 COMMUNICATION WITH THE CANADIAN FOOD INSPECTION AGENCY REGARDING THE EDGEWOOD OSTRICH CULL

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board communicate with the Canadian Food Inspection Agency to request reconsideration on behalf of a large number of residents of the regional district in regard to the Edgewood Ostrich cull.

Defeated

RECESS / RECONVENE The meeting recessed at 2:56 p.m. for a break and reconvened at 3:08 p.m.

3.3 CRESTON LANDFILL AND COMPOST FACILITY OPERATIONS & MAINTENANCE CONTRACT EXTENSIONS [East Subregion]

Moved and seconded,
And resolved:

That Item 3.3 Creston Landfill and Compost Facility Operations & Maintenance Contract Extensions, Recommendation #1 be taken from the table and considered at this time.

Carried

Moved and seconded,
MOTION ONLY

That the Board approve the RDCK extending the current Landfill Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $292,938 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents;

AND FURTHER, that the Board approve an amendment to each year in the 2025-2029 Financial Plan for Refuse Disposal - East Subregion Service S186 to INCREASE Account 54030 Contracted Services by $101,435 and DECREASE Account 59500 Contribution to Reserves by $101,435;

AND FURTHER, that the costs be paid from S186 Refuse Disposal – East Subregion.

Moved and seconded,
And Resolved:
AMENDMENT TO THE MOTION

That the foregoing motion being:

That the Board approve the RDCK extending the current Landfill Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $292,938 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents;

AND FURTHER, that the Board approve an amendment to each year in the 2025-2029

Financial Plan for Refuse Disposal - East Subregion Service S186 to INCREASE Account 54030 Contracted Services by $101,435 and DECREASE Account 59500 Contribution to Reserves by $101,435;

AND FURTHER, that the costs be paid from S186 Refuse Disposal – East Subregion.

Be amended to only approve amendments to the 2025 and 2026 Financial Plans thus reading:

That the Board approve the RDCK extending the current Landfill Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $292,938 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents;

AND FURTHER, that the Board approve an amendment to the 2025 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $101,456 and DECREASE Account 59500 Contribution to Reserves by $101,456;

AND FURTHER, that the Board approve an amendment to the 2026 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $104,100 and DECREASE Account 59500 Contribution to Reserves by $104,100;

AND FURTHER, that the costs be paid from S186 Refuse Disposal - East Subregion.

Carried

Moved and seconded,
And resolved that it be recommended to the Board:
MAIN MOTION

That the Board approve the RDCK extending the current Landfill Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $292,938 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents;

AND FURTHER, that the Board approve an amendment to the 2025 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $101,456 and DECREASE Account 59500 Contribution to Reserves by $101,456;

AND FURTHER, that the Board approve an amendment to the 2026 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $104,100 and DECREASE Account 59500 Contribution to Reserves by $104,100;

AND FURTHER, that the costs be paid from S186 Refuse Disposal - East Subregion.

Carried

DIRECTOR ABSENT Director Watson left the meeting at 3: 10 p.m.

1. PUBLIC TIME

The Chair called for questions from the public and members of the media at 3:12 p.m.

Members of the public expressed their concerns and posed questions to the Committee regarding the Edgewood Ostrich Cull and requesting that the RDCK carefully consider their decision on whether or not to accept the carcasses to our landfill, among other points.

General Manager Wolf and the Chair, responded to the comments and thanked the public for their time.

2. ADJOURNMENT

Moved and seconded,
And resolved:

The Joint Resource Recovery Committee meeting adjourned at 3:43 p.m.

Carried

CERTIFIED CORRECT

Approved by

Director W. Popoff, Chair
May 14, 2025
Joint Resource Recovery Committee Meeting

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

RECOMMENDATION #1
That the Board approve an amendment to the 2025 Financial Plan for Refuse Disposal - West Subregion Service S188 to increase Account Grants (57010) by $719,738, and increase Account Prior year Surplus (49100) by $719,738.

RECOMMENDATION #2
That the Board approve the RDCK enter into a Service Agreement with Drillwell Enterprises for the HB Tailings Facility piezometer drilling and Central Landfill groundwater monitoring well installation programs to a maximum value of $80,196 plus GST, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

AND FURTHER, that the costs be paid from Service S187 Central Sub- Region Resource Recovery.

RECOMMENDATION #3
That the Board approve the RDCK extending the current Compost Facility Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $122,305 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

AND FURTHER, that the costs be paid from A119 Organics Program – East Subregion.

RECOMMENDATION #4
That staff obtain legal advice on whether or not local government can refuse accepting animal carcasses due to Canada Food Inspection Agency ordered cull or other dead stock arising from natural disasters such as flood or fire.

RECOMMENDATION #5
That the Board approve the RDCK extending the current Landfill Operations and Maintenance contract with GFL Environmental Inc. to a maximum value of $292,938 not including GST for a period of 8 months ending May 31, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents;

AND FURTHER, that the Board approve an amendment to the 2025 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $101,456 and DECREASE Account 59500 Contribution to Reserves by $101,456;

AND FURTHER, that the Board approve an amendment to the 2026 Financial Plan for East Waste Service S186 to INCREASE Account 54030 Contracted Services by $104,100 and DECREASE Account 59500 Contribution to Reserves by $104,100;

AND FURTHER, that the costs be paid from S186 Refuse Disposal - East Subregion.

Regional District of Central Kootenay

EMERGENCY PROGRAM EXECUTIVE COMMITTEE

Open Meeting Minutes

Tuesday, May 13, 2025
1:00 pm
Hybrid Model - In-person and Remote

COMMITTEE MEMBERS PRESENT	Director A. Watson	RDCK Board Chair/Electoral Area D
	Director A. McLaren-Caux	RDCK Board Vice-Chair/Nakusp
	Director K. Vandenberghe	Electoral Areas A, B, C, and Creston Representative
	Director S. Hewat	Electoral Areas D, E, F G, Salmo and Kaslo Representative
	Director T. Weatherhead	Electoral Areas H, I, J, K, Nakusp, Silverton, New Denver, Slocan
	S. Horn	Chief Administrative Officer
	D. Seguin	Manager of Community Sustainability
STAFF PRESENT	S. Sudan	General Manager of Community Sustainability and Development Services
	N. Hannon	Disaster Mitigation and Adaptation Senior Advisor
	I. Briscoe	Emergency Program Coordinator
	T. Pauls	Emergency Program Coordinator
	M. Barden-Shanks	Meeting Coordinator

---

1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Meeting Time:

1:00 p.m. PST

1:00 p.m. MST

Join by Video:

https://rdck-bc-ca.zoom.us/j/92020684639?pwd=nNgaBlyPnR9C8N2JbSnO7YASMY4dAO.1&from=addon

Join by Phone:

855 703 8985 Canada Toll-free

*6 to unmute or mute
*9 to raise or lower your hand

Meeting ID: 920 2068 4639
Meeting Password: 545572

In-Person Location: Board Room, 202 Lakeside Drive, Nelson

2. CALL TO ORDER

Dan Seguin called the meeting to order at 1:00 p.m.

3. ELECTION OF CHAIR

CALL FOR NOMINATIONS (3 Times)

Director Hewat nominated Director Watson.

No other nomination was put forward.

DECLARATION OF ELECTED OR ACCLAIMED CHAIR

General Manager Sangita Sudan ratifies the appointment Director Watson as Chair of the Emergency Program Executive Committee for 2025.

Director Watson assumed the Chair.

4. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

5. ADOPTION OF AGENDA

Moved and seconded,

And resolved:

The agenda for the May 13th, 2024, Emergency Program Executive Committee meeting be adopted as circulated.

Carried

6. RECEIPT OF MINUTES

The November 28th, 2024, Emergency Program Executive Committee minutes, have been received.

7. STAFF REPORTS

7.1 Emergency Management Staff Update

The report dated May 13, 2025, from Dan Séguin, Manager of Community Sustainability, re: *Emergency Management Staff Update*, has been received.

The Board will receive the *Emergency Management Staff Update*, see attached.

8. NEW BUSINESS

8.1 Third Party Wildfire Resources Policy

The Committee Report dated May 13, 2025, from Dan Séguin, Manager of Community Sustainability, re: *Third Party Wildfire Resources Policy*, has been received. ***Note - The Committee Report attachments A, B & C has been received in the addenda.***

Manager Dan Séguin addressed the recent involvement of Wildfire Defense Systems (WDS), contracted by insurance companies to access properties during evacuation orders in the 2024 wildfires. He outlined the associated risks, key considerations, and potential policy responses to guide future practice.

The Board will receive the *Third Party Wildfire Resources Policy report and relevant attachments,* see attached.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Emergency Program Executive Committee recommends the Board direct staff to draft a policy that guides third party resource access to areas under evacuation order within its jurisdiction AND seek legal guidance to inform the policy AND FURTHER bring the policy back to the Board for adoption.

Carried

9. PUBLIC TIME

Chair Watson called for questions from the public and members of the media at 2:13 p.m.

No questions were asked.

10. CLOSED

10.1 Meeting Closed to the Public

The Open meeting will be adjourned after In Camera without reconvening back into the open session unless there is business that needs to be addressed.

Moved and seconded,

And resolved that it be recommended to the Board:

In the opinion of the Board - and in accordance with Section 90 of the *Community Charter* - the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting; AND FURTHER, in accordance with Section 90 of the *Community Charter*, the meeting is to be closed on the bases identified in the following subsections:

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
(n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

Carried

10.2 Recess of Open Meeting

Moved and seconded,

And resolved:

The Open meeting be recessed at 2:13 p.m. in order to conduct the Closed Board meeting.

Carried

11. NEXT MEETING

The next Emergency Program Executive Committee meeting is scheduled for November 10th, 2025 at 1:00 p.m. PST / 2:00 p.m. MST.

12. ADJOURNMENT

Moved and seconded,

And resolved:

The Emergency Program Executive Committee meeting be adjourned at 2:27 p.m.

Carried

Approved by

_____

Aimee Watson, Chair;

Committee Report

May 13, 2025

Emergency Management Staff Update

Author:	Dan Séguin, Manager of Community Sustainability
File Reference:	--
Electoral Area/Municipality:	All RDCK Electoral Areas, Village of Kaslo, Village of Nakusp, Village of Silverton, Village of New Denver, Village of Salmo, Village of Slocan
Services Impacted	A101 – Emergency Consolidated Services

1.0 PURPOSE OF REPORT

To provide an update to the Emergency Program Executive Committee and Board about emergency management activities.

2.0 BACKGROUND AND UDPATE

This report provides an update on key emergency management activities at RDCK and its partner municipalities. The content below highlights strategic priorities and activities through the lens of the four phases of emergency management: preparedness, mitigation, response, and recovery. This is not an exhaustive list, but a high-level update for Committee awareness.

Current Objectives

The team sets its priorities based on seasonal risk and community context. At present, work is focused on preparedness ahead of hazard season and the rollout of seasonal FireSmart and flood readiness initiatives. Prioritized team objectives are:

1. EOC response readiness
2. Effective and efficient ESS program delivery
3. Community recovery and after-action review
4. Meeting legislative requirements under the EDMA and Indigenous Engagement Requirements (IER)
5. Community readiness and NEPP program development
6. The above, while ensuring the sustainability of staff during prolonged or complex emergency cycles

Opportunities

- Various funding and granting options
- Growing tri-regional collaboration with RDKB and RDEK

Context and Challenges

- Balancing preparedness work with operational response readiness
- Unknown response demands during hazard season
- Staffing capacity constraints, including EPC vacancy and onboarding demands

Highlights

Looking Back

Preparedness – Planning and coordinating systems to support readiness:

- Meeting with BCWS to refine Unified Command, Liaison, and Alert/Order processes
- ESS re-energization: new teams, new tech, and expanded volunteer recruitment
- After-Action Review complete – draft report under internal review
- Recovery: RDCK's direct role is nearing completion; final report expected in the coming months
- Community Wildfire Resiliency Plans (CWRPs): Drafts complete and under review for Areas A, B, C, G; Villages of Salmo, Nakusp, and Area J, K
- Exploration of structural flood mitigation projects are ongoing

Looking Ahead

- Preparedness and Readiness – Preparing the organization, partners, and public for action:
    - Response readiness is the team's top priority for spring/summer
    - Staffing: internal assessment of readiness, compensation, scheduling
    - EOC training for Policy Group, GIS, and field staff
    - Emergency policy updates to EPEC for review
    - Continued ESS team development and resource acquisition
    - Field Operations Resource Workers hired
    - Municipal engagement: Emergency Management 101 presentations; delivery of financial and operational packages. Ongoing work with municipalities to define roles in multi-jurisdictional responses, including cross-jurisdictional emergency notification.
- Grant activities underway:
    - CBT Community Readiness Partnership ($230K)
    - 2024 CEPF EOC equipment and training applications
    - 2025 CEPF ESS equipment and convening/training
- Ongoing response-related activities:
    - Hamill Creek log jam: monitoring and EMCR-supported mitigation plan in place
    - ESS Level 1 activations for recent structure fires
    - Other smaller EOC activations
- EMDA
    - Regulations are coming: recent provincial presentation on received feedback
    - Indigenous Engagement Requirements are underway. Phase 1 RFP to be posted within the coming weeks
    - Preparing EOI for *Disaster Resilience and Innovation Funding (DRIF)* for a regional Hazard Risk and Vulnerability Assessment (HRVA) with co-benefits of expanding Neighbourhood Emergency Preparedness Program (NEPP) network and setting the stage for Multijurisdictional Emergency Management Organization (MJEMO)
- Community engagement increasing: Slocan Valley emergency economy coordination, Cooperative Wildfire Response initiatives, NEPP activity in the Lardeau Valley
- Emergency management program review, staffing structure analysis, and hiring plans underway

3.0 NEXT STEPS AND TIMELINE

Staff will continue advancing the above projects as per the Emergency Management Workplan. Unplanned response efforts will impact staff capacity and may delay some deliverables. Priority will remain on life-safety, legislated obligations, and preparedness activities essential to 2025 hazard season readiness.
Respectfully submitted,

Dan Séguin, Manager of Community Sustainability

CONCURRENCE

Chief Administrative Officer – Stuart Horn
General Manager of Development and Community Sustainability Services – Sangita Sudan

Committee Report

May 13, 2025

Third Party Wildfire Resources Policy

Author:	Dan Séguin, Manager of Community Sustainability
File Reference:	--
Electoral Area/Municipality:	All RDCK Electoral Areas, Village of Kaslo, Village of Nakusp, Village of Silverton, Village of New Denver, Village of Salmo, Village of Slocan
Services Impacted	A101 – Emergency Consolidated Services

1.0 STAFF RECOMMENDATION

That the Emergency Program Executive Committee recommends the Board direct staff to draft a policy that guides third party resource access to areas under evacuation order within its jurisdiction AND seek legal guidance to inform the policy AND FURTHER bring the policy back to the Board for adoption.

2.0 BACKGROUND/HISTORY

Since 2024, approximately eight home insurance companies have engaged Wildfire Defense Systems (WDS) to launch a pilot project providing eligible customers in British Columbia and Alberta with wildfire loss prevention and suppression services for their homes when threatened by active wildfires. During last summer's wildfires, the RDCK was the first Local Authority in BC to have WDS request access to several of its areas under evacuation order.

The RDCK EOC was involved because *the Emergency and Disaster Management Act* (EDMA) provides authority for municipalities, regional districts and Modern Treaty Nations ("local authorities") to issue evacuation orders. Further, under provincial guidelines, the RDCK is responsible for managing checkpoints and temporary access into evacuated areas (Attachment A – Managing Temporary Access to Areas under Evacuation Order: Guide for Local Authorities). In the absence of a provincial guideline or pre-hazard-season contact by WDS, in July 2024 during EOC activation, the RDCK EOC Director worked with the RDCK Policy Group and Corporate Officer to understand the situation and weigh the risk of allowing WDS into the areas under evacuation. The decision was made to draft an interim policy allowing WDS access (Attachment B – RDCK Temporary Third Party Access Permit).

The purpose of this report is to determine the RDCK's position and protocols regarding third party wildfire resources working for or contracted by an insurance company.

Interim Standard Operating Guideline for Third Party Wildfire Resources in BC
In mid-August 2024, BCWS provided Local Authorities with an interim Standard Operating Guideline (SOG) for Third Party Wildfire Resources (Attachment C – Interim SOG Third Party Wildfire Resources). The SOG relates generally to the provision of wildfire-related services by entities which are not those of an Authority Having Jurisdiction (AHJ), either directly employed or under contract or other form of agreement.

The third-party resources referred to in the SOG may include wildland engines, tenders, hand crews, fire/liaison officers, and personnel working for or contracted by an insurance company with a mission to mitigate wildfire threats to client structures. Third-party resources are expected to work in compliance with the AHJ and instructions of the Incident Commander, BC Wildfire Service, Incident Management Team, and the SOG.

In April 2025, the RDCK Emergency Management (EM) team confirmed with the BCWS Superintendent of Provincial Operations that the interim guideline was still going to be in place for the 2025 wildfire season.

Wildfire Defense Systems Inc.
WDS provides preventative services to reduce the risk of wildfire damage to homes, specifically in areas prone to wildfires. They are not an emergency service and do not extinguish fires, but instead focus on mitigating risks before a fire reaches a property.

At least eight residential insurance companies have contracted WDS to deploy loss prevention and suppression services to customers when their property is threatened by a wildfire within a certain distance. Services may include but are not limited to:

- Removing materials from around the property that may fuel a fire, including firewood, propane tanks, furniture, and grass clipping;
- Covering exterior vents and closing exterior doors, windows, and garage doors to prevent embers from entering the home and igniting the interior;
- Setting up temporary sprinkler systems to increase humidity and lower temperatures.

Once the threat of wildfire is gone, WDS will attempt to return to the property to check that there is no continuing threat, place items back that may have been moved away from structures and remove any temporary sprinkler systems or coverings.

For insurance policyholders of insurers that have contracted WDS, the service is automatically included with eligible home insurance policies at no additional cost for the 2025 wildfire season.

3.0 PROBLEM OR OPPORTUNITY DESCRIPTION

Problem
Entering evacuated areas can be dangerous. The more resources allowed into an area under evacuation order, the more challenging it is to secure the area and homes within it. Third party resources that provide preventative services to reduce the risk of wildfire damage to homes are unknown entities to BCWS and local fire departments – they do not train together, undertake response preparedness and coordination, and may not share common operational procedures. Further, the RDCK cannot confirm if the insurance policyholders identified by WDS have granted permission for third party resources to be on their private property.

Opportunity
To draft a policy that:

- Clarifies Authority and Process: A regional policy would provide clear, consistent decision-making criteria for when and how third-party structure protection units (SPUs) may access evacuation order areas. This helps the RDCK assert its role as the Authority Having Jurisdiction (AHJ) and ensures alignment with provincial guidelines while maintaining local control.
- Mitigates Legal and Operational Risk: A formal policy, developed with legal input, can help protect the RDCK from liability by establishing transparent, defensible procedures for access authorization, oversight expectations, and safety compliance. It ensures staff, elected officials, and external parties understand their roles and responsibilities.
- Enhances Public Trust and Responder Coordination: By proactively addressing this issue, RDCK can reduce confusion during wildfire events, improve communication with property owners, and build stronger integration with insurance-based resources, without compromising public safety or emergency operations.

The starting point is to seek legal guidance that clarifies what legal risks and liabilities are associated with allowing or not allowing third party wildfire resources, including WDS, access to evacuation order areas under the current provincial Interim SOG.

3.1 Alignment to Board Strategic Plan

- Organizational Excellence: Continue to update our policies and processes to be responsive and adaptable.
- Energy Efficiency and Environmental Responsibility: Proactively prepare for and mitigate the impacts of natural risks, (fire, floods, and slides) including preparedness at the community level.

3.2 Legislative Considerations

The *Emergency and Disaster Management Act* (EDMA) provides authority for municipalities, regional districts and Modern Treaty Nations ("local authorities") to issue evacuation orders. Further, under provincial guidelines, the RDCK is responsible for managing checkpoints and temporary access into evacuated areas (Attachment A – Managing Temporary Access to Areas under Evacuation Order: Guide for Local Authorities).

3.3 What Are the Risks

The risks are not yet understood, but of interest are risks related to:

- Allowing access to private property;
- Data sharing between third party resources and insurance companies;
- Public safety;
- Worker safety, and;
- The regional district's responsibilities as the Authority Having Jurisdiction.

4.0 PROPOSED SOLUTION

To shape a policy that balances community needs, insurance company needs, manages risk for the Regional District.

The starting point is to seek legal guidance that clarifies what legal risks and liabilities are associated with allowing or not allowing third party wildfire resources, including WDS, access to evacuation order areas under the current provincial Interim SOG.

4.1 Financial Considerations of the Proposed Solution

No new funds are requested.

Projected budget: $2,000-$5,000
Service: A101
Work Order: OPR501-100
Currently available budget in 54010 Legal: $5,000

4.2 Risks with the Proposed Solution

The primary risk is delay in policy finalization pending legal review. However, this is outweighed by the benefits of implementing a defensible and clear approach.

4.3 Resource Allocation and Workplan Impact

Who:

- Manager of Community Sustainability (lead)
- Disaster Mitigation and Adaptation Senior Advisor (support)

Projected effort: 5 to 20 hours, depending on the complexity of outcomes from the legal opinion

Prioritization: Project is in staff 2025 workplan

4.4 Public Benefit and Stakeholder Engagement of Proposed Solution

Staff have engaged with BCWS, WDS, and Intact Insurance company.

4.5 Leveraging Technology

N/A

4.5 Measuring Success

The RDCK has a robust policy in place that balances community needs, insurance company needs, and manages risk for the Regional District.

If legal opinion recommends that a policy be drafted, the Board will be presented with the policy for adoption.

5.0 ALTERNATIVE SOLUTION(S)

None available at this time.

6.0 OPTIONS CONSIDERED BUT NOT PRESENTED

None at this time.

7.0 OPTIONS SUMMARY

Option 1:

Recommendation:

That the Emergency Program Executive Committee recommends the Board direct staff to draft a policy that guides third party resource access to areas under evacuation order within its jurisdiction AND seek legal guidance to inform the policy AND FURTHER bring the policy back to the Board for adoption.

Option 2:

None at this time.

8.0 RECOMMENDATION

Staff recommendation:

That the Emergency Program Executive Committee recommends the Board direct staff to draft a policy that guides third party resource access to areas under evacuation order within its jurisdiction AND seek legal guidance to inform the policy AND FURTHER bring the policy back to the Board for adoption.

Respectfully submitted,
Dan Seguin – Manager of Community Sustainability.

CONCURRENCE

Chief Administrative Officer – Stuart Horn
General Manager of Development and Community Sustainability Services – Sangita Sudan

ATTACHMENTS:

Attachment A – Managing Temporary Access to Areas under Evacuation Order: Guide for Local Authorities
Attachment B – RDCK Temporary Third Party Access Permit
Attachment C – Interim SOG Third Party Wildfire Resources

Managing Temporary Access to Areas under Evacuation Order

A Guide for Local Authorities

Ministry of Emergency Management and Climate Readiness

More information
Online: gov.bc.ca/emergencymanagementact
Email: modernizeEM@gov.bc.ca
For specific inquiries, contact your EMCR Provincial Regional Emergency Operations Centre (Appendix A).

The information in this document is for your convenience and guidance only.
It is not legal advice or a replacement for the legislation.

Amendment Record

Version #	Release Date	Description
1	May 27, 2019	Original document with templates
2	June 3, 2019	Changed recommended minimum age for access to 19
3	September 16, 2024	Updated to align with the *Emergency and Disaster Management Act*
4	November 27, 2024	Corrected contact information in Appendix A

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The information in this document is for your convenience and guidance only.
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Introduction

About this Guide

A component of the **Evacuation Operational Guide**, this guide provides a recommended process for local authorities to manage **temporary** access into areas under an evacuation order.

The *Emergency and Disaster Management Act* (the Act) provides authority for municipalities, regional districts and Modern Treaty Nations ("local authorities") to issue evacuation orders in certain circumstances. This guide refers to the use of certain powers (such as making an evacuation order) under the Act by a local authority. The Act does not provide these powers to Indigenous governing bodies, other than Modern Treaty Nations. However, Indigenous governing bodies may have similar powers provided by their own law or federal law. The Ministry of Emergency Management and Climate Readiness recommends that Indigenous governing bodies use a similar approach to managing access to areas under an evacuation order ("evacuated areas") as what is recommended in this document for local authorities.

While this guide is not prescriptive, it provides considerations for local authorities when allowing individuals and agencies into evacuated areas. As each community and emergency event differs, each local authority will need to implement a process that works best for them.

Entering evacuated areas can be dangerous. Local authorities should seek independent legal advice to develop waivers that clarify that any liability for the risks associated with temporary access lies with the individuals or agencies entering the evacuated area. Specific advice on such waivers is not provided in this guide.

Who is this Guide for?

This guide is for any local authority that has issued or is considering issuing an evacuation order for all or part of their jurisdictional area and needs to manage temporary access into that evacuated area. There are a variety of reasons why an individual or agency may request access to an evacuated area. Some examples are provided in the list below:

- Critical infrastructure or utility agencies may require access to service (e.g., refuel, inspect) or make repairs to affected critical equipment and sites.
- Members of the agriculture sector, including small-scale and hobby farmers, may need to provide care for or evacuate their livestock.
- Individuals or agencies may need to travel through the evacuated area to gain access to another area that is not under an evacuation order.

The above list is not exhaustive. The local authority is responsible for determining the specific purposes for authorizing access and should consider the benefits and risks.

Decision-Making Authority

Managing Access to Evacuated Areas

Local authorities that have declared a state of local emergency can potentially use powers under the Act to authorize:

- entry into any structure or onto any land under an evacuation order to take emergency measures;
- temporary access to evacuated areas for persons or classes of persons for specified purposes;
- a designated person, like the Emergency Operations Centre Director, to manage authorization of temporary access into the area for limited, specified purposes; and
- travel to or from any area, or to otherwise control or prohibit it.

See the **EDMA Response and Recovery Powers guide** for information on the exercise of the powers. Municipalities and regional districts are required to consult and cooperate with Indigenous governing bodies before taking certain actions or using certain powers. For more details, please refer to the **EDMA Indigenous Engagement Requirements Interim Guidance**. Both guides and additional resources can be found on the Modernized Emergency Management Legislation webpage.

If at the time of issuance of the evacuation order a local authority is aware of specific access needs, these can be included in the emergency instrument authorizing the evacuation. The **evacuation order template**, located on the Local Emergency Response Operations webpage, includes sample authorization provisions. A local authority should obtain independent legal advice on how to include authorization provisions.

The local authority that has issued an evacuation order is responsible for determining who may be permitted temporary access to that area, and how that access is granted.

BC Wildfire Service Access Controls

BC Wildfire Service Staff

An order made by a local authority has no effect to the extent that it prevents or interferes with an exercise of power related to carrying out fire control under the *Wildfire Act*.

Local authorities do not need to provide authorization for BC Wildfire Service (BCWS) staff, or persons authorized by BCWS, to access evacuated areas.

External Agencies
When BCWS is the lead agency for firefighting efforts, all organizations and people, regardless of affiliation will be coordinated by BCWS. In these circumstances, local authorities should work directly with BCWS to coordinate issuance of passes should they be requested.

Designated Authority

If the local authority wants to designate a person with the authority to grant temporary access, they should be identified by name, title, or position as having that authority in the emergency instrument that authorizes the evacuation, and the specified purposes for which they can grant temporary access (e.g., caring for animals).

To support local authorities with decision-making authority designations related to the exercise of different response powers, a **Local Authority Response Power Designation Matrix** is available. For more information on designated authority, please see the Roles and Responsibilities section in the **Evacuation Operational Guide**.

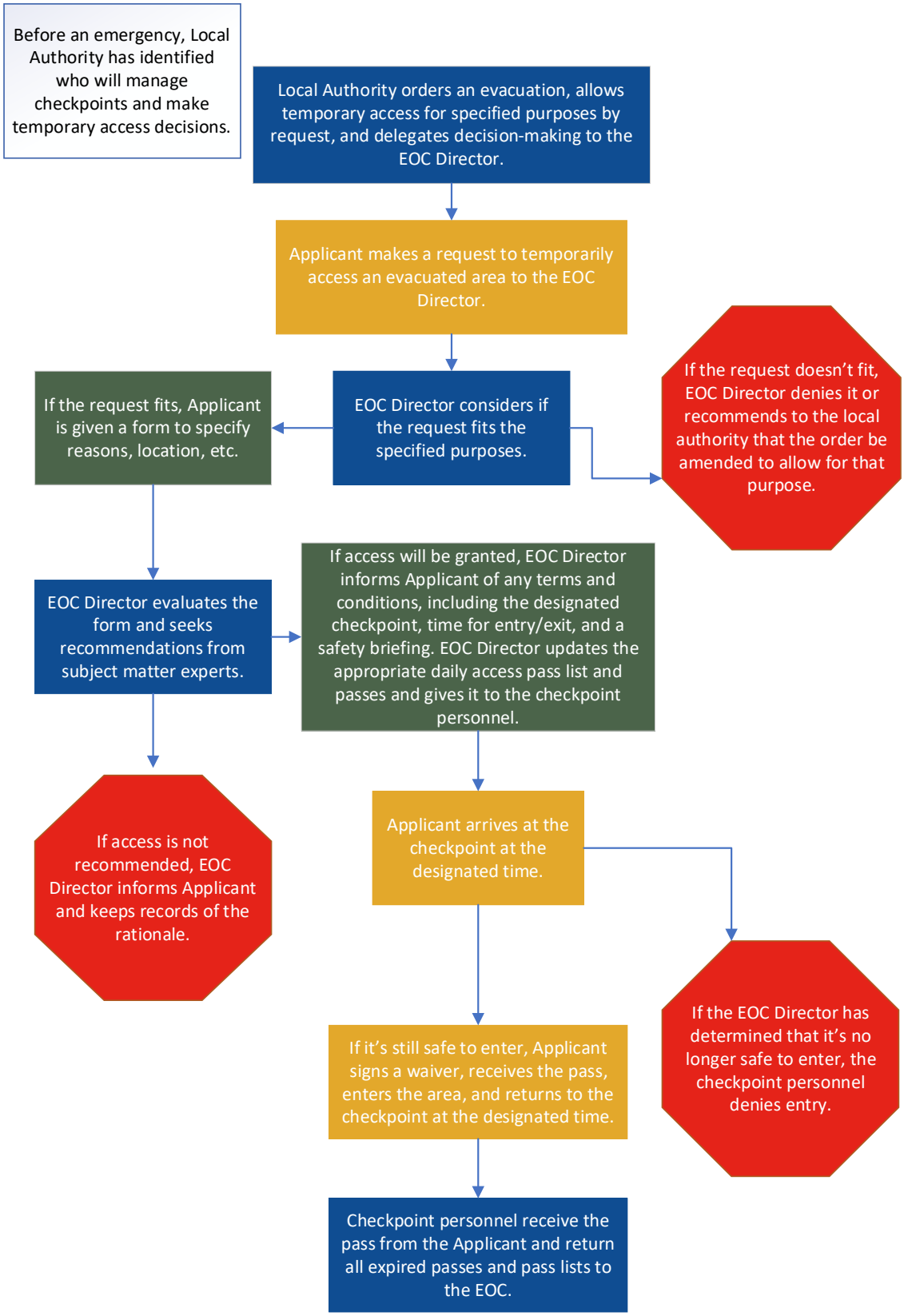
Recommended Temporary Access Process

Local authorities should determine their temporary access processes in advance of an emergency event. This includes identifying what position should be designated with temporary access decision-making authority in an evacuation order, and how passes are distributed and returned.

The pages that follow provide more information on key aspects of the process. Local authorities should always obtain legal advice before taking any actions.

Recommended Process

The diagram below is a recommended approach to facilitate consistent, timely, safe, and effective access into areas under an evacuation order. This process can be done using paper or electronically (email).



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It is not legal advice or a replacement for the legislation.

Requests for Temporary Access

The local authority should designate a staff person in the Emergency Operations Centre (EOC), if activated, or the person in charge of emergency management for the community, to manage requests for temporary access. The EOC is often best positioned to make an informed decision to approve or deny the request.

When considering requests, the person responsible should gather and analyze all relevant information regarding identifiable risks including connecting with applicable agencies and subject matter experts. This might include seeking advice from the Ministry of Agriculture and Food, to determine if any considerations apply, or consulting the BCWS Incident Commander (IC), or Incident Management Team.

If you require access to hazard specific subject matter experts, please contact your Provincial Regional Emergency Operations Centre (PREOC) and ask to speak with a Regional Duty Manager. See Appendix A for contact information.

Conditions for Temporary Access

The following conditions are recommended to support the temporary access process.

General Conditions for Temporary Access

- Must be over the age of 19, unless accompanied by their legal guardian or a person over the age of 19.
- No access is granted to re-enter and *remain* in an evacuation order area; access into the restricted area is only temporary and for a specified purpose and period of time.
- All individuals gaining access must be able to produce government-issued photo identification, or attestation by an appropriate representative.
- Access may require an escort, as determined by a hazard-specific subject-matter expert and/or EOC.
- Individuals authorized to enter (e.g., farmers checking on livestock, etc.) must go directly to the identified property, perform the specified purpose or task and return without deviating to another location and by the specified time if applicable. Individuals are authorized to enter for a specific purpose only. If conditions worsen, authorities must be able to locate all authorized individuals.

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Agriculture Conditions

- Premises ID may be required to validate access to location.

Pass-through Conditions

- Restricted to specific dates and times of travel.
- Restricted to predetermined route and destination.
- Restricted to driver and pre-identified passengers.
- Individuals under the age of 19 may be permitted to pass through an area under an evacuation order when accompanied by their legal guardian or a person over the age of 19.

Waivers

Waivers should be used to clarify that any liability for the risks associated with temporary access lies with the individuals or agencies entering the evacuated area. This will also ensure that the individuals or agencies gaining access understand that they are responsible for their own safety. The person should sign a waiver as a condition of receiving access.

It is recommended that local authorities work with their legal advisors to develop an appropriate waiver for authorizing temporary access into evacuated areas. This will ensure clarity when it comes to liability concerns.

Checkpoints

Where possible, access into evacuated areas should be through strategically placed and pre-identified checkpoints.

Local authorities should confirm the person or entity that will be controlling checkpoints in advance of an event so that they can be identified in the emergency instruments that order the evacuation, and for inclusion in advanced planning and training.

Local authorities should also:

- Establish a single point of contact for both the checkpoint personnel and the EOC for efficient communications.
- Confirm a reporting structure for checkpoint personnel internal to their organization and to the EOC.

The information in this document is for your convenience and guidance only.
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- Provide a Checkpoint One Pager training guide to the entity providing check point services to disseminate to checkpoint personnel. A template for the **Checkpoint One Pager** is located on the Local Emergency Response Operations webpage.

Exiting the Evacuated Area

When individuals exit the checkpoint area, any access passes provided should be returned to checkpoint personnel and the time of departure should be noted on the daily access pass list. The checkpoint personnel should return the daily access pass list and passes to the EOC at the end of the operational period, or at an agreed-upon time.

Should an individual not exit the evacuated area at the time stated on the daily access pass list, and after a previously agreed-upon grace period (e.g., 30 minutes) has elapsed, checkpoint personnel should contact the EOC to report the situation. The EOC will attempt to contact the pass holder before consulting with the hazard-specific subject matter expert to determine any next steps, as required.

Key Considerations

Cross-Jurisdictional Access

There may be times when an individual or agency requires access to an area subject to multiple evacuation orders. For example, an oil and gas pipeline operator may need to perform maintenance checks or repairs on a pipeline that stretches across the province.

To ensure a consistent approach to managing temporary access into evacuated areas, local authorities should coordinate with adjacent local authorities and Indigenous governing bodies when developing emergency management plans, categorical exemptions from evacuation orders for certain agencies or responders (other than BCWS), and temporary access processes. This will assist in facilitating cross-jurisdictional access in a timely and efficient manner during an emergency event.

NOTE: Upon request, EMCR can assist with coordinating the process for temporary access requests when multiple local authorities and Indigenous governing bodies are involved (i.e., by organizing coordination calls). However, EMCR cannot approve access into an area that is subject to a local authority or Indigenous governing body's evacuation order.

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Preparing to Rescind an Evacuation Order

To facilitate rapid community recovery, specific individuals and agencies may be given access to the evacuated area to prepare it for full community reentry. This access would be given once a hazard-specific subject matter expert has deemed it safe for people to return to the evacuated area but before the formal rescinding of the evacuation order or expiry of the state of local emergency to ensure critical services, such as hospitals, are functional.

The goal is to facilitate a gradual and coordinated re-entry into the community by making certain that the necessary preparations have been made before the general population returns. For example, the local authority may want a contractor to remove debris or dangerous trees from the area prior to the general population returning.

If individuals or agencies are allowed to enter for this purpose, the local authority should provide a list of the approved persons to checkpoint personnel with instructions that they can remain within the evacuated area to prepare it for returning residents and it has been deemed safe for them to do so.

During this time, it is important to have consistent communications between the local authority EOC who are managing the re-entry and the hazard-specific subject matter expert to maintain awareness of conditions and potential shifts in the hazard situation to ensure safety of personnel during re-entry preparations.

The following individuals/agencies may request access to support re-entry:

- The health authority: to validate that critical public services are available, such as drinking water, proper sewage, air quality, and food safety.
- Hospital maintenance, inspection, and clinical staff: to prepare the emergency department to ensure services are open and available when the evacuation order is lifted.
- Critical infrastructure agencies: to ensure equipment is operating.
- Utility agencies: to reinstate their services.
- School districts will need to determine if they can open schools within a reasonable period, i.e., by assessing damage and establishing a timeline for repairs.
- Personnel under the direction of the local authority to:
    - conduct rapid damage assessments of properties and hazards;
    - assess and clean contaminated sites, if required; and
    - establish a resiliency centre for evacuees to support recovery.

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For more information on re-entry considerations, please refer to the **Re-entry Guide and Template section** of the Disaster Recovery for Communities webpage.

Note: There are consultation requirements related to permitting evacuated persons to return to an evacuated area.

- Consultation and cooperation may be required with Indigenous governing bodies. For details, please refer to the **EDMA Indigenous Engagement Requirements Interim Guidance**.
- Consultation and coordination with local authorities may be required. For details, please refer to the **Evacuation Operational Guide**.

Additional Resources

For more information, see the following webpages:

- Information on the Emergency and Disaster Management Act
- Local Emergency Response Operations
- Disaster Recovery for Communities

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Appendix A: EMCR Provincial Regional Emergency Operations Centre Contact Information

The following contact information for EMCR's Provincial Regional Emergency Operations Centres (PREOC) is for use by local authorities and Indigenous governing bodies. Members of the public can contact EMCR's Emergency Coordination Centre (ECC) to report an emergency or their EMCR regional office.

For 24/7 support and access to a Regional Duty Manager, contact the Emergency Coordination Centre: 1-800-663-3456		
Vancouver Island Coastal	preoc1.ops1@gov.bc.ca	250-952–5848
Southwest	preoc2.ops1@gov.bc.ca	604-586-4390
Central	preoc3.ops1@gov.bc.ca	250-371-5240
Southeast	preoc4.ops1@gov.bc.ca	250-354-5904
Northeast	preoc5.ops1@gov.bc.ca	250-612-4172
Northwest	preoc6.ops1@gov.bc.ca	250-615-4800



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August 2, 2024

To:
Jake Heckathorn
Fire Officer
Wildfire Defense Systems

RE: Access into the Argenta Fire Complex Evacuation Order Area

As Authority Having Jurisdiction, the Regional District of Central Kootenay (RDCK) grants *Wildfire Defense Systems (WDS)* permission to enter restricted or evacuated areas within the Argenta Fire Complex fire, if approved by BC Wildfire Service (BCWS) daily, based on issue of safety. Future requests from WDS or other third parties seeking to provide similar functions for this or other incident, will be assessed on a case-by-case basis.

Scope
This policy applies to *Wildfire Defense Systems* to grant them permission to enter restricted or evacuated areas within the Argenta Fire Complex to perform activities list in Annex A at the properties listed in Annex B.

This policy does not apply to:
a) Any other agencies, organizations, or groups requesting access to evacuated areas;
b) Any other evacuated area other than the one listed above;
c) Any other event that the fires identified within this scope.

Duration:
For the duration of the Evacuation Order of the Argenta Fire Complex in 2024.

Roles and Responsibilities
RDCK
- Grants temporary access to WDS to the Argenta Fire Complex areas under Evacuation Order;

BCWS
- Approve or deny daily access to WDS based on issue of safety;
- Coordinate and communicate with WDS, as needed.

WDS
- Performs activities listed in Annex A, SOLELY, on properties listed in Annex B;
- Provide BCWS with information they require to inform and align with their Incident Action Plan;
- Follow check in and check out procedures as required by BCWS.

Sincerely,



Dan Séguin
RDCK EOC Director

Annex A – Scope of work WDS

WDS resources working within unrestricted, restricted, or evacuated areas may engage in any or all of the following pre-suppression activities:

- Removal of combustibles from structure exteriors.
- Sealing of windows, doors, vents, and chimneys.
- Emergency fuel mitigation.
- Zone sprinkler system setup.
- Fuel break preparation.
- Retardant application.
- Fire blocking gel application.

WDS resources working within unrestricted, restricted, or evacuated areas may engage in any or all of the following post-suppression activities:

- Removal of sealing and covering materials from structures.
- Wildland engine operations focused on mop-up and extinguishment of residual fires.
- Breakdown of sprinkler systems.

Interim Standard Operating Guideline

For

Third Party Wildfire Resources in the Province of British Columbia, Canada

The following Standard Operating Guideline (SOG) relates generally to the provision of wildfire-related services by entities which are not those of an Authority Having Jurisdiction (AHJ) either directly employed or under contract or other form of agreement. This SOG provides the AHJ defined as being Local Government, First Nations and/or Crown land with objective guidelines to manage third-party private fire prevention resources (hereinafter referenced as 'third-party resources') access to and operational movement on wildfire incidents. Terms used in this protocol but not otherwise defined have the meaning ascribed to such terms by the Incident Command System Canada (ICS).

- Failure to comply with any part of the SOG is grounds for the removal from evacuation order/ restricted zones.
- The AHJ holds the right to request more information and/or documentation than is listed in this SOG.
- The Third-party resource agrees to a non-disclosure of scene details until permission received from AHJ.

I. Scope of Resources

a. The third-party resources referred to in this SOG may include wildland engines, tenders, hand crews, fire/liaison officers, and personnel working for or contracted by an insurance company or other entity as noted above, with a mission to mitigate wildfire threats to client structures. Third-party resources work in compliance with the AHJ and instructions of the Incident Commander, BC Wildfire Service (BCWS), and Incident Management Team, and this SOG. All qualifications, standards, and specifications for personnel and equipment are to be consistent with BC Wildfire Service, Canadian Interagency Forest Fire Centre (CIFFC) and where applicable the U.S. National Wildfire Coordinating Group (NWCG). In particular, the standards for personnel and equipment are outlined in the Memorandum of Agreement for Inter-Agency Operational Guidelines and Reimbursement Rates between the Fire Chiefs Association of BC and BC Wildfire Service. (the IAA).

b. The third-party resources mission is limited to providing loss intervention services to client properties. With AHJ authorization, these activities may occur on the specified properties within geographic areas under an Evacuation Order.

c. Pre-wildfire structure loss intervention services may include property inspection and observation, emergency fuel mitigation, structure ignition zone sprinkler system setup, fuel break construction, fire blocking gel or fire-retardant application, flammable/combustible hazards removal, secure/protect openings in structures, and other similar activities.

d. Post-wildfire structure loss intervention services may include property inspection and observation, return of the property to pre-wildfire loss intervention condition including removal of tape, return of relocated combustibles, removal of sprinkler equipment, securing property from residual wildfire threats, mop-up, and washing away of fire blocking gels and fire retardants.

e. Third-party resources must have been given permission by property owners/insurance provider to access their property. No actions will be taken on property without these permissions in place. Any real or potential hazards on property adjacent to the defined client property must be incorporated into the third-party resource site safety plan.

II. Operating Guidelines

1. Access

a. The AHJ may grant access to any community or properties within evacuated or restricted zones unless any of the following apply:
   i. The AHJ or their authorized designee determines third-party resources do not meet the standards set forth for personnel and equipment, for this SOG, or any Agreement with the Provincial authority,
   ii. The AHJ has determined after receiving a recommendation for the approval or denial of the request based on the perspective of safety from a subject matter expert (SME) and/or BC Wildfire Service on the specific hazard event that it is not safe for third-party resources to operate within a designated evacuation order area/restricted zone.
   iii. The AHJ has determined at their discretion that entry of third-party resources within a designated evacuation order/restricted area does not assist in reducing the consequential impact of the emergency event for the community.

iv. The Third-party resources has failed to provide adequate documentation as laid out in this SOG.

b. The AHJ may utilize the guidelines provided by Emergency Management and Climate Readiness (EMCR) *Managing Access to Areas Under Evacuation Order for Local Authorities and First Nations* for additional information and access templates.

c. As a condition of access, the third-party resources shall comply with all orders from AHJ and/or BC Wildfire Service representatives including orders to vacate an area due to unsafe fire activity and/or any safety risk as per 1(a) ii.

d. When compliant with 1(b) above, third-party resources may be granted timely access to client properties by the AHJ to provide loss intervention services within designated evacuation order area/restricted zones.

2. Incident Oversight of Private Fire Prevention Resources (Third-Party Resources)

a. The AHJ, or their authorized designee, retains oversight of third-party resources in the same manner as other individuals or entities granted access to a designated evacuation order area/restricted zone . As such third-party resources will follow direction to evacuate from any areas that are deemed unsafe as per 1(a)ii.

b. Third-party resources recognize and accept that the AHJ and/or law enforcement are endowed with the statutory authority for command and control of an emergency incident and shall comply with all lawful orders.

c. Third-party resources have no claim or stake in unified command and will not perform in an ICS role, except as set forth in this SOG.

d. Third-party resources will adhere to and comply with parameters laid out within any structure defense/structure protection planning laid out by the AHJ, BC Wildfire Service and/or their designee.

e. Third-party resources shall utilize identified water sources as approved by the AHJ, BC Wildfire Service or their authorized designee and shall follow AHJ safe water handling protocols.

3. **Self-sufficient Operations**

a. Third-party resources shall remain self-sufficient with the ability to operate without relying on the AHJ, BC Wildfire Service or their authorized designee for assistance or resources. This includes the capability to produce and

procure the necessary area authorizations and operational resources at the point of use.

b. Third-party resources shall not utilize any Province supplied camp or facility or taxpayer based public support resources and shall operate self-sufficiently, as above.

c. The grant of access within designated evacuation order area/restricted zones by the AHJ to third-party resources does not imply or create any obligation or responsibility for the operational management or situational awareness of third-party resources.

4. **BC Wildfire Service - Training and Equipment Standards Compliance**
   a. Third-party resources requesting access must be currently trained and equipped to meet the apparatus and personnel standards as set out within the IAA or equivalent for resources and personnel.

   b. The AHJ may recognize the following WUI Position/NWCG equivalencies:

BCWS WUI Position	NWCG Classification
Apparatus Member	Firefighter II, Firefighter I
Structure Protection Crew Member	Firefighter II, Firefighter I
Crew Leader	Engine Boss
Strike Team Leader or Task Force Leader	Task Force Leader
Structure Protection Specialist	Resource Liaison

   c. The AHJ may accept third-party resources personnel incident qualification and certification systems as proof of proper classification for determination of BCWS IAA equivalency.

5. **Third-Party Resources - Resource Identification**
   a. All third-party resources should be identified in a manner such that they do not appear to be a public fire first responder resource and shall not have or use emergency lights or sirens.

   b. The AHJ shall provide some means of credential to facilitate and streamline incident access at checkpoints or law enforcement or military roadblocks. The AHJ shall notify all personnel fulfilling roadblock responsibilities of the presence of third-party resources.

6. **Pre- Incident Communications Protocol**
   a. Prior to or at the time of mobilization of third-party resources towards an

incident, the third-party resources will email both the BC Wildfire Service Provincial Wildfire Coordination Officer (PWCO) and the BCWS Structure Protection Coordination Officer (SPCO) to notify their intention to deploy and destination.

b. These email notifications will be sent to:
    i. BC Wildfire Service Provincial Wildfire Coordination Officer – bcws.pwco@gov.bc.ca , and;
    ii. BC Wildfire Service Structure Protection Coordination Officer (Logistics) – bcws.spplogistics@gov.bc.ca .
    iii. AHJ, if possible

    BC Wildfire Service or the IC will inform the AHJ of Third-Party resources intention to work within evacuated or restricted zones.

    The BC Wildfire Service and the AHJ will work together to determine access with the AHJ having ultimate authority for the decision to allow or deny access.

c. The email notification sent by the third-party resource must include an Incident Submittal Package which shall include:

    i. Client Invitation Letter, including list of properties.
    ii. Geographic location of deployment and AHJ wildfire incident number, if known.
    iii. Responding personnel.
    Description (type and number) of resources being deployed, including equipment manifests with engine designations.
    iv. Dates/time of deployment
    v. Intended Port of Entry if thirs-party resources originate outside of Canada.
    vi. ETA to the Port of Entry
    vii. ETA to the wildfire incident.
    viii. Contact information for the WDS third-party resources representative who will be onsite with resources.

d. Third-party resources shall, in a reasonable amount of time, communicate any changes in the documentation and information provided.
    i. Third-party resources shall acknowledge any site-specific information provided by the PWCO and/or SPCO.
    ii. The PWCO and/or SPCO shall confirm receipt of the information.

7. **Incident Arrival Protocol**
   a. Third-party resources are required to check in with the AHJ and obtain access authorization and credentials before entering any designated evacuation order area/restricted zones .
   b. Third-party resources must provide the AHJ with a list of their responding resources including equipment identification numbers.
   c. Third-party resources must then check in with the Incident Commander or designate at the ICP with proof of approval/permit from the AHJ to access order area/restricted zones and a list of their responding resources including equipment identification numbers.
   d. Third-party resources must receive a safety briefing from the Operations Section Chief, Structure Branch Director or Division Supervisor before proceeding.
   e. Third-party resources shall be considered a cooperating agency by the AHJ and report to the operations section and if established the Structure Branch.
   f. Third-party resources shall be included in the Incident Action Plan (IAP) to indicate that access to the incident has been granted.
   g. Third-party resources will be expected to inform the planning section or Structure Branch Director of their planned activities for the next operational period by filling out ICS 204.

8. **IMT Briefing Guideline**
   a. Third-party resources shall follow the standard check-in and check-out Guidelines required of all resources on the incident.
   b. A message shall be included in the IAP and announced during operational briefings that third-party resources are authorized to operate within the incident and shall be communicating with BCWS Operations Section and/or Structure Branch throughout the course of their operations.

9. **Agency Liaison**
   a. Third-party resources shall provide an agency liaison available to incident command, reporting to the IC, Operations Section Chief, Structure Branch Director, Emergency Operations Centre (EOC) or designate. The liaison must be able to contact third-party resources at any time. If requested by the IMT, this liaison shall attend any planning and operational briefings as required. This liaison may be reached by radio or cellular communication.

10. **Communications**
   a. The third-party resource Commander, or their authorized designee, is responsible for communicating third-party resources location and movements.
   b. Third-party resources shall monitor incident command radio frequencies assigned to a particular incident, where radio network authorizations have

been provided. Third-party resources shall not communicate on incident command radio frequencies without approval from Incident Command.

c. Third-party resources shall have available their own radio frequency for their internal communications.
d. The Third-party resources shall observe and follow the incident communications plan.
e. Third-party resource must abide by all relevant CRTC radio communication rules, policies, and standards.

From: Tammy Tait
To: RDCK Info
Subject: Support for Hope Air Day 2025
Date: Tuesday, May 6, 2025 9:45:24 AM
Attachments: Outlook-lwdwbefd.png

You don't often get email from ttait@hopeair.ca. Learn why this is important

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

Dear Central Kootenay district,

I hope this email finds you well. My name is Tammy Tait, Regional Manager for Hope Air. Hope Air is a national charity with some great history in Rural British Columbia; we are here to help our rural communities. Today's email is to provide you with some information about Hope Air Days as a conversation starter.

We hope for an opportunity to meet with you and talk more about Hope Air Programs in the Province, In the meantime, I hope we can start by sharing this initiative with you.

If there is opportunity for the district to share out the info, we would be appreciative and below is a resource kit for the day!

Below is the Details of the day.

Hope Air Day is a national awareness initiative dedicated to ensuring that all Canadians, regardless of income or location, can access the medical care they need. With your support, we can amplify our voices, advocate for change, and affirm our commitment to ensuring that where you live should not determine if you live. Whether you share a post, display a poster, or engage your network, your support makes a difference. Thank you for acknowledging that every Canadian resident deserves equal access to life-saving medical care.

Hope Air is the national charity providing free travel and accommodations for Canadians who must travel long distances for vital medical care. Thousands rely on our support each year to access life-saving treatments. More details on Hope Air's impact and needs can be found in the attached background document.

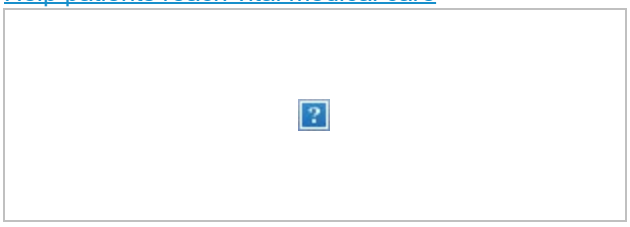
We would love your support in spreading the word! To make participation easy, we have created a **Hope Air Day Media Kit** resource hub **hopeair.ca/hadresources** which includes:

- Social media and digital assets to promote to your network
- Sharing and tagging guidelines
- Downloadable poster to share in your community
- Press release for local media outreach to show your support of Hope Air Day

Hope Air Day will be an action-packed day with activities planned across Canada and featured on Facebook live **on June 6th starting at 12:00PM EST (9:00 AM PST, 1:30 AST) which includes a live** concert aired from Sault Ste Marie and live on Facebook at **6 pm EST (3pm PST/ 7:30PM AST**) featuring country rock musician Cory Marks. Born in North Bay, Ontario, Cory is a rising musical star and pilot and knows firsthand the challenges related to accessing health care. We will be livestreaming this concert with details to follow.

Please let us know if you have any questions or if there's anything we can do to support your involvement.

Tammy Tait
Regional Manager Community Outreach and Partnerships| **HOPE AIR**
| hopeair.ca
Help patients reach vital medical care



Board Report

Date of Report: May 5, 2025
Date & Type of Meeting: May 15, 2025 Board Meeting
Author: Zachari Giacomazzo, Planner
Subject: LAND USE BYLAW AMENDMENT
File: Z2410F – Spearhead
Electoral Area/Municipality F

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to present the public hearing minutes for proposed amendments to RDCK Zoning Bylaw No. 1675, 2004 and Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011. The Subject lands are three existing lots: 4612 Starlight Road, 4614-4616 Starlight Road, and 4643 Highway 3A, at 12 Mile in Electoral Area 'F'.

The purpose of the amendments requested by this application are to amend the land use designation in the Area 'F' Official Community Plan from Country Residential (CR) to Industrial (M) and rezone the subject lands from Country Residential (R2) to Comprehensive Development (CD3) to authorize a significant expansion of the existing wood product manufacturing business.

Staff recommend that Amendment Bylaw No. 3002 being a bylaw to amend the Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 and Amendment Bylaw No. 3003 being a bylaw to amend the RDCK Zoning Bylaw No. 1675, 2004 be given THIRD READING and that ADOPTION be withheld until the following items have been addressed:

- Amendment Bylaw No. 3003 has been approved by the Ministry of Transportation and Transit, pursuant to Section 52 (3)(a) of the Transportation Act.
- Preparation of a S.219 Covenant to the satisfaction of the Director of Development and Community Sustainability, to ensure that the recommendations from the Qualified Professionals for groundwater protection and site development are implemented, prior to the issuance of a building permit.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION
Applicant: Spearhead
Property Owners: 1472719 BC LTD and 596324 BC LTD
Location of Properties: 4612 and 4614-4616 Starlight Road, and 4643 Highway 3A, 12 Mile, Electoral Area 'F'
Legal Descriptions: 4612 Starlight Road, LOT 5 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-282-228) 4614-4616 Starlight Road, LOT 4 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-567) 4643 Highway 3A, LOT 3 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-559)
Property Sizes:

4612 Starlight Road – 0.53 ha 4614-4616 Starlight Road – 0.68 ha 4643 Highway 3A – 0.81 ha
Current Zoning: Country Residential (R2) in Zoning Bylaw No. 1675, 2004
Current Official Community Plan Designation: Country Residential (CR) in Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

SURROUNDING LAND USES
North: Residential
East: Industrial
South: Residential
West: Residential

Site Context

The subject property is located approximately 15 km northeast of the City of Nelson in a predominantly Rural Residential Area with a mix of existing commercial (e.g. self-storage facility, Crescent Beach Resort) and industrial (e.g. existing Spearhead facility) land uses. The subject lands are 3 existing residential lots that are west of the existing Spearhead facility, south of Crescent View Road and directly north of Highway 3A. Access to the subject lands would be from Highway 3A.

Land Use Bylaw Amendments Proposed

The purpose of this Land Use Bylaw Amendment application is to authorize the construction of a large industrial building with an approximate footprint of 5,965 m^2. The building would consist of a 1 storey workshop and an attached 3 storey office and child care facility. The large workshop would allow the applicant to manufacture glue-laminated wood products (glulam) on site.

Phase 1 of the proposal would involve the consolidation of the 3 existing lots and the construction of the 1 storey workshop. Phase 2 would involve the 3 storey office with space dedicated for a child care facility on the west side of the workshop and a supplemental expansion to the workshop on the east side of the building. See Figure 3 for a Site Plan which shows the proposed building footprint of Phase 2 of the proposal. The full-size site plan drawings are also included as Attachment 'F' to this report.

In accordance with the applicant's proposal, the proposed CD Zone (Attachment 'B') was drafted in anticipation of consolidation of the 3 lots and therefore consolidation should either be undertaken before consideration of final adoption or made a condition of approval and secured by S.219 Covenant.

In the event that the Board supports the proposed Land Use Bylaw Amendment a Commercial, Industrial, and High Density Residential Development Permit (CIHDRDP) application would be required in order for RDCK staff to review the proposed landscaping, screening, parking, building design, and site layout details. The development permit would need to be issued prior to the issuance of a building permit for the proposed workshop/office building.

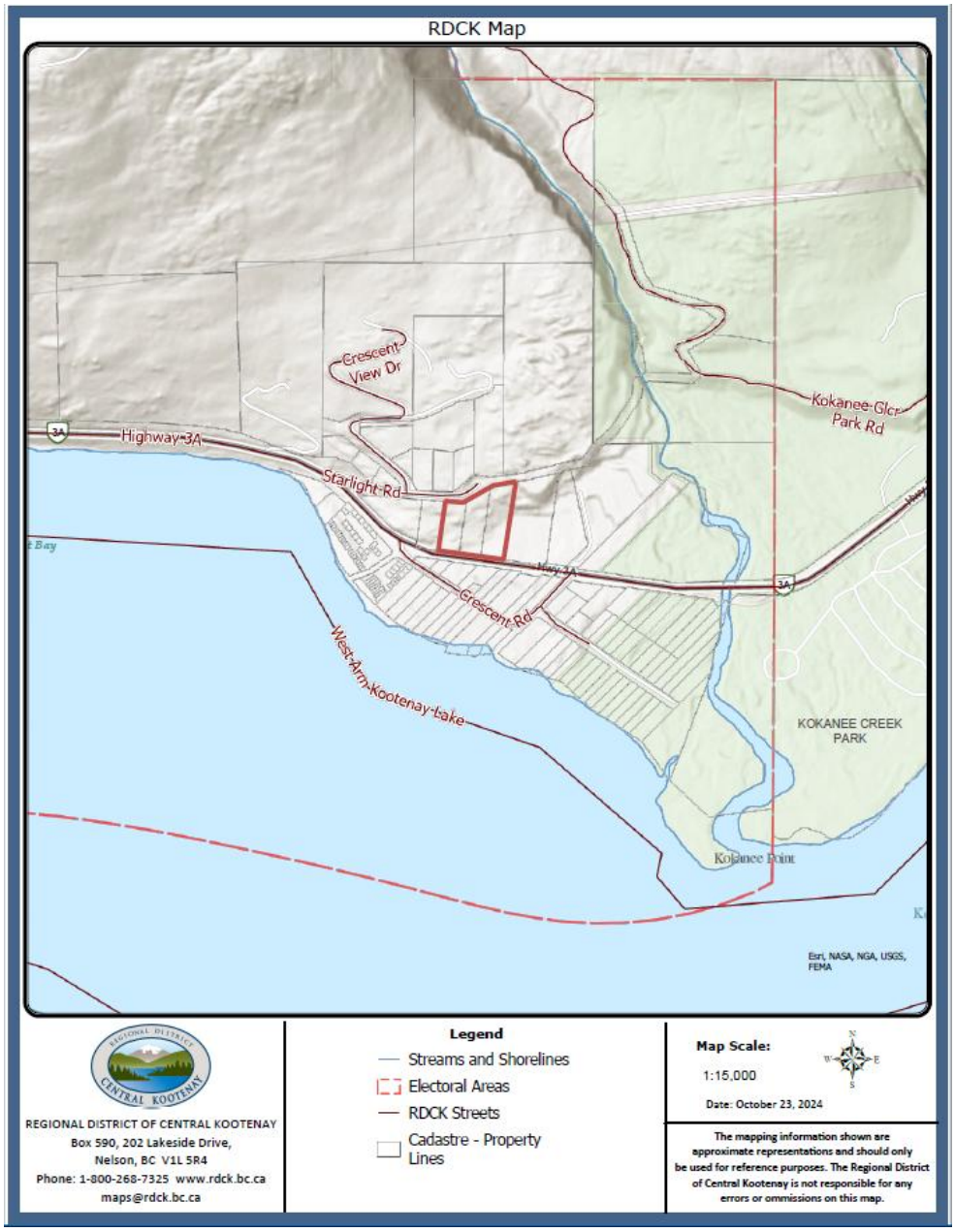


Figure 1 - Location Map

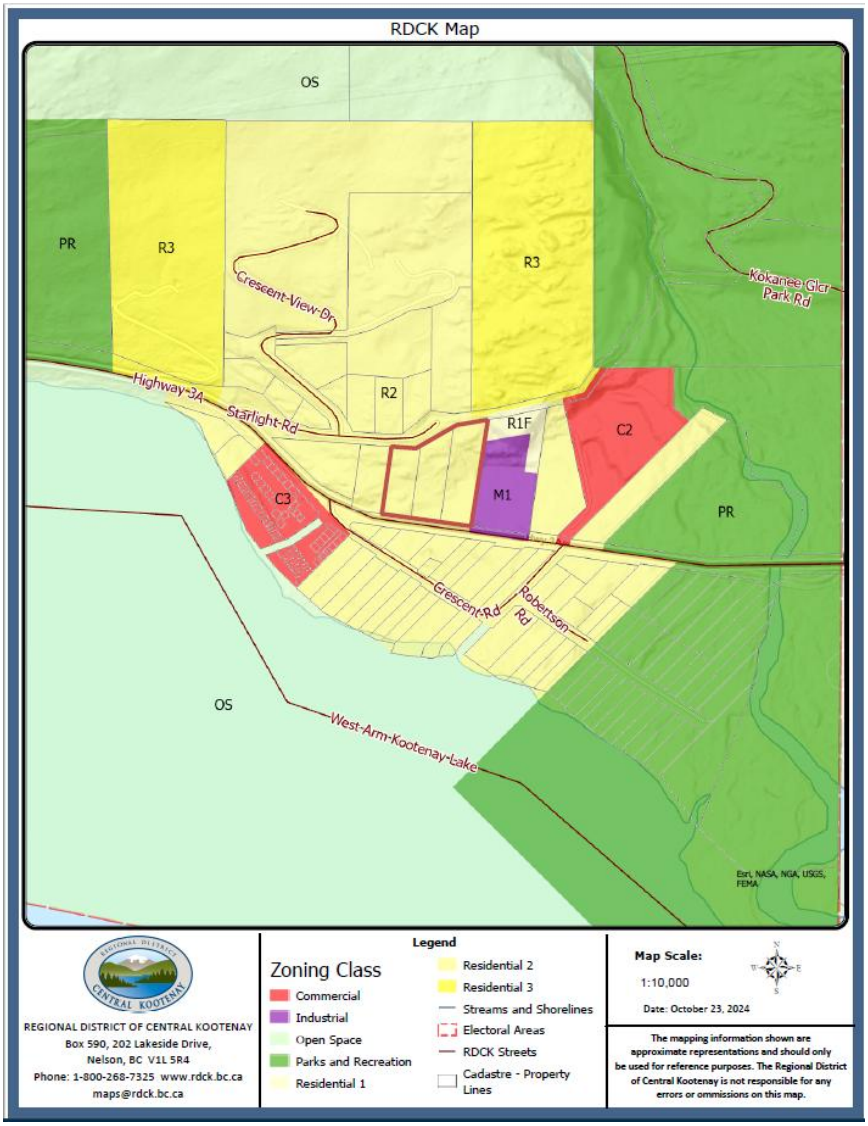


Figure 2 - Zoning Map

Background

At the December 12, 2024 Regular Open meeting the Regional Board resolved to give first and second readings to the proposed OCP (3002) and Zoning (3003) amendment Bylaws, and referred these Bylaws to a public hearing, delegating the authority to chair the public hearing to Director Newell. As part of the resolution to complete first and second readings (resolutions 709/24 and 710/24), the Board also required the applicant to provide 5 supporting studies and reports to address comments from external agencies and concerns from the public (resolution 711/24). The 5 supporting studies that were required are:

- Archaeological assessment prepared by a consulting Archaeologist;
- On-site wastewater assessment prepared by a qualified professional (e.g. ROWP or P.Eng);
- Groundwater impact assessment prepared by a Hydro-geotechnical Engineer or other qualified professional;
- Traffic Study prepared to the satisfaction of the Ministry of Transportation and Infrastructure;

- Noise Study prepared by a qualified professional.

Pre-Public Hearing
In response to the Board's direction, a hybrid public hearing was scheduled for January 9, 2025. An advertisement was placed in the January 2, 2025 edition of the Nelson Star and a "Public Hearing Notice Letter" was mailed to property owners within 100 metres of the subject lands.

Eighteen (18) written submissions were received by the RDCK prior to the public hearing. The written submissions form part of the formal public record and can be found in Appendix A and Appendix B of the public hearing minutes (Attachment 'C'). The public hearing information package was available on the RDCK website, a notice was posted in the lobby of the RDCK head office in Nelson and a hard copy of the information package was available for review at the front desk of the office.

Public Hearing (January 9, 2025)
A hybrid public hearing was held on January 9, 2025 at 6:00 p.m. in the Board room at the RDCK Head Office on Lakeside Drive and remotely via Zoom. Fifty-three (53) members of the public attended the meeting. It is important to note that the 5 reports mentioned above were not provided to the RDCK prior to the January 9th, 2025 Public Hearing. Seven (7) members of the public asked questions related to the impact to the local groundwater supply, the biomass boiler that would heat the proposed building, other options for heating the building, and the procedure for considering feedback received through the public hearing and how the feedback informs the eventual Board decision. The full list of questions and answers are included in the January 9th, 2025 Public Hearing Minutes. Following the closure of the question and answer period, five (5) in-person verbal submissions were made by members of the public. These formal verbal submissions expressed concerns related to:

- The impact of the proposed expansion on residents' quality of life;
- Impact to the ecosystem and wildlife;
- The size/scale of the proposed expansion;
- The incompatibility of the proposed building/use; and
- The timing of the application/notice related to many of the seasonal residents in the area.

Given that staff did not receive the 5 professional studies/reports prior to the January 9, 2025 public hearing the Chair of the public hearing adjourned the public hearing and announced that the hearing would be reconvened in person and via zoom at 6:00pm in the RDCK board room on January 28, 2025. The goal of making this announcement at the end of the meeting was to notify all those attending that the Public Hearing would be continued once staff received the 5 professionals reports and had an opportunity to make them available to the public through the RDCK website prior to the next meeting.

Prior to re-convening the Public Hearing
RDCK staff received the 5 reports/studies that were required as part of Board Resolution 711/24 on January 20, 2025 and the reports were posted on the RDCK website on the same day so that members of the public would have an opportunity to review the information prior to re-convening the Public Hearing.

Where further information was required, staff provided the supporting studies and reports to the respective agencies:

- The Access Study completed by CTS was circulated to Ministry of Transportation and Transit (MoTT) and Staff received confirmation from MoTT that they were satisfied with the Access Study

- The Archaeological Overview Assessment (AOA) prepared by Ursus Heritage Consulting determined that "the entirety of the study area is assessed with low potential for the presence of archaeological sites; therefore, no further archaeological study is recommended for the subject properties."
    - The AOA completed by Ursus Heritage Consulting was sent to Ktunaxa Nation Council (KNC), who requested that an AOA be completed. KNC did not request additional information or identify concerns with the assessment.
- The Noise Study (memorandum) provided by RWDI provided a number of considerations for reducing noise pollution emanating from the proposed building and acknowledged that more site-specific sound source mitigation strategies can be recommended once the proposed building design and equipment have been determined. The applicant has indicated that they are committed to continuing to engage with RWDI in order to minimize any noise emanating from the proposed expansion.
- The "On-site Wastewater Review" prepared by Highland Consulting Ltd. Concluded that "the proposed Spearhead expansion project with a theoretical design flow rate of 5780 L/day. The septic may consist of pressurized distribution Type 1 dispersal field(s) and provided the system is designed correctly by qualified persons, will meet Sewerage System Regulation and not pose a health hazard."
- The Groundwater Impact Assessment (GIA) prepared by Active Earth indicated that "the effects of the development on groundwater quality, and in particular to wells located south of the Site, is expected to be negligible."
    - The GIA prepared by Active Earth was circulated to Interior Health Authority for review however IHA was not able to provide comments on the Groundwater Impact Assessment prior to the re-convening of the Public Hearing on January 28, 2025.

Re-convening of Public Hearing (January 28, 2025)

The Public Hearing was reconvened at 6:00 pm on January 28, 2025 in the Board room at the RDCK Head Office on Lakeside Drive and remotely via Zoom. Sixty-three (63) members of the public attended the meeting. Twelve (12) members of the public asked questions related to how all the information would be shared after the public hearing, the groundwater impact assessment, the access (traffic) study, how the proposed operation would prevent water and air pollution, the construction process and the requirement for bedrock blasting, access and questions about the proposed industrial land use designation and comprehensive development zone. The full list of questions and answers are included in the January 28th, 2025 Public Hearing Minutes. Following the closure of the question and answer period, nineteen (19) in-person verbal submissions were made by members of the public.

A summary of the public hearing record up to and including the January 28th Public Hearing, including written submissions is included in the table below.

Submission Type	Number of Submissions	Support	Opposed	Comments
Written	97	68	29	N/A
Verbal	19	5	12	2
TOTALS*:	**116**	**73**	**41**	**2**

**Please note that some of the public opted to submit responses in writing and by making a verbal submission in person at the public hearing. The numbers in Table 1 reflect all written submissions received prior to and all verbal statements made at the January 28th public hearing.*

Post Public Hearing

On January 28, 2025 staff received comments from Interior Health Authority related to the Groundwater Impact Assessment prepared by Active Earth. IHA indicated that more information was required in the report to confirm *"the potential hazards or risks to the aquifers that may be associated with the expanded operation of the wood manufacturing business (e.g. use and storage of additives, chemicals, etc.), how they will be mitigated or what protective measures are in place from a source water protection standpoint. Additionally, related to some of our specific land use interests (e.g. sewerage disposal), there isn't sufficient detail / information included for us to provide comment."*

This request for additional information was provided to the applicant who engaged Active Earth to prepare a revised report to address the above comments. Further to the revisions to the groundwater impact assessment, RDCK staff provided a copy of the wastewater site assessment prepared by Highland Consulting to address the sewerage disposal portion of their comments. On January 30th, the applicant submitted a revised groundwater impact study prepared by Active Earth to address the IHA's comments. This revised report was subsequently provided to IHA and on January 31, 2025 IHA staff confirmed the following:

"Based on the additional information provided within Section 4 and Section 5 of the Assessment, the potential environmental impact from the proposed wood manufacturing operation has been identified as low risk to impacting the environment, and both aquifers, by the qualified professional. They have also provided some information on how potential risks will be managed or mitigated. We encourage the applicant to include specific safety measures and procedures into their operational or an emergency response plan, and that all staff are aware of and understand them."

Based on this additional feedback from IHA, staff are satisfied that the environmental risk to the groundwater supply is low and that if this proposal moves forward, any additional mitigation measures to protect the aquifers, limit any risk of contamination and monitor the quality and quantity of groundwater can be implemented through the conditions of a building permit application.

Surrounding residents who oppose and/or have concerns about the proposal came together to form the Crescent Beach Community Group (CBCG) who commissioned a groundwater impact assessment that was prepared by McElhanney. The McElhanney aquifer assessment is included as part of the written submissions that were received prior to the March 13th Public Hearing.

Public Hearing (March 13, 2025)

An additional Public Hearing was held at 6:00 pm on March 13, 2025 in the Board room at the RDCK Head Office on Lakeside Drive and remotely via Zoom. Seventy-five (75) members of the public attended the meeting. Twelve (12) members of the public asked questions related to the application, the McElhanney Groundwater Impact Assessment and the RDCK's procedure for considering the same. The full list of questions and answers are included in the March 13, 2025 Public Hearing minutes. Following the closure of the question and answer period, twenty eight (28) verbal submissions were made by members of the public.

A summary of the public hearing record between the closure of the January 28th public hearing and up to and including the March 13th public hearing including written submissions is included in the table below.

Submission Type	Number of Submissions	Support	Opposed	Comments
Written	66	41	25	N/A
Verbal	26	12	12	2
TOTALS*:	**93**	**53**	**27**	**2**

**Please note that some of the public opted to submit responses in writing and by making a verbal submission in person at the public hearing. The numbers in Table 1 reflect all written submissions received prior to and all verbal statements made at the March 13th public hearing.*

Public Hearing (May 1, 2025)

A third Public Hearing was held at 6:00 pm on May 1, 2025 in the Board room at the RDCK Head Office on Lakeside Drive and remotely via Zoom. Eighty-four (84) members of the public attended the meeting.

Four (4) members of the public asked questions related to the application, the grant that was announced by the Provincial Government, the Area 'F' Official Community Plan and the RDCK's procedure for Land Use Bylaw Amendments. The full list of questions and answers are included in the May 1, 2025 Public Hearing minutes. Following the closure of the question and answer period, thirty-three (33) verbal submissions were made by members of the public. The adjournment of this Public Hearing formally closed the public consultation portion of the RDCK's Bylaw Amendment application procedure.

A summary of the public hearing record between the closure of the March 13th public hearing and up to and including the May 1st public hearing including written submissions is included in the table below.

Submission Type	Number of Submissions	Support	Opposed	Comments
Written	79	59	20	N/A
Verbal	33	16	16	1
TOTALS*:	**111**	**75**	**36**	**1**

**Please note that some of the public opted to submit responses in writing and by making a verbal submission in person at the public hearing. The numbers in Table 1 reflect all written submissions received prior to and all verbal statements made at the May 1st public hearing.*

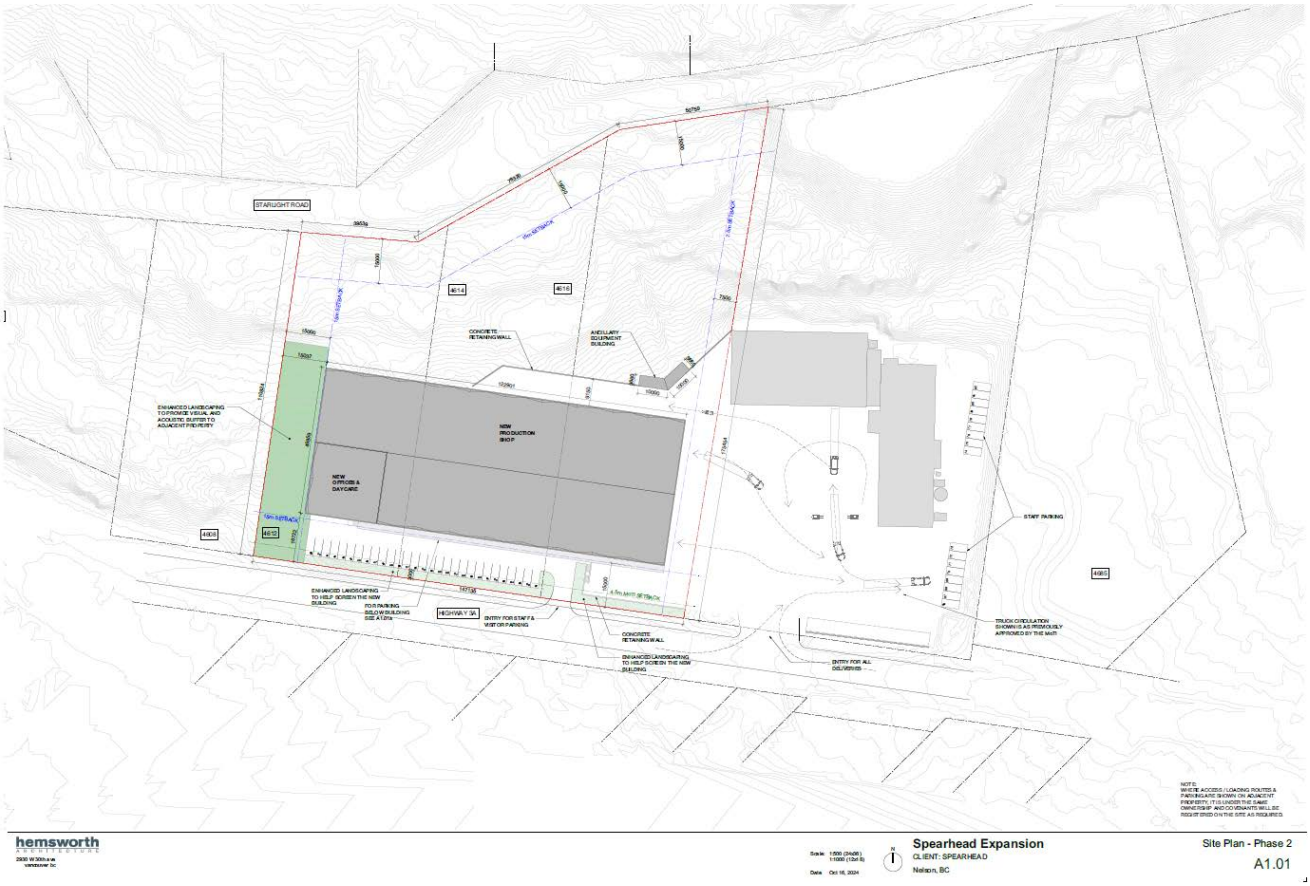


Figure 3 - Site Plan showing the proposed development (note: full size site plan is included in Attachment 'F')



Figure 4 – View from Highway 3A of the approximate location where the proposed building would be constructed.

Planning Policy

5.0 VISION AND GUIDING PRINCIPLES

5.1 Regional Vision

Our underlying goal is that our pristine natural environment and spirited communities provide a peaceful home, balanced economy, and wild recreation experiences for all Kootenay residents and visitors.

5.2 Community Vision

We envision a caring and relaxed rural community that is sustained through creativity, diversity, and collaboration. It is characterized by welcoming neighborhoods and a sense of individual belonging. This vision reflects the broad views and collective voice of the residents of Electoral Area 'F'.

Among aspects of our sustainable future addressed are policies and regulations that reflect a commitment to:

- PRESERVATION OF COMMUNITY HERITAGE AND CHARACTER,
- MANAGEMENT OF GROWTH AND DEVELOPMENT,
- STEWARDSHIP OF NATURAL RESOURCES THROUGH CONSERVATION AND PUBLIC EDUCATION,
- MAINTAINING THE RURAL CHARACTER,
- MANAGING AND ENHANCING COMMUNITY SERVICES & FACILITIES,
- FOSTERING SUPPORT FOR A VITAL ECONOMY.

6.0 BROAD GOALS

6.1 Social

.3 Ensure future development and growth are compatible with community values (e.g. scenic vistas, green space, privacy, quality of life, low population density, rural ambiance)

6.2 Economic

.1 Ensure an orderly level of growth to protect the "rural sense of community", and to ensure that growth does not result in large tax increases

.2 Maintain slow managed growth that fosters the agricultural and small business character of Area 'F', and support for agri-tourism

.3 Promote the area's unique character at the same time as adapting to the business needs as demographics shift

6.3 Environmental

.1 Protect important and sensitive features of the natural environment

.5 Protect the quantity and quality of water resources and waterways

.6 Ensure growth is managed along with the physical nature and natural limitations of the land base

8.0 ECONOMIC DEVELOPMENT

8.1 Background

The current economy of the RDCK is largely based on agriculture and resource-based industries, manufacturing, tourism and hospitality, arts and culture, renewable energies, and health and life sciences. Supporting new and fostering existing businesses in Area F is encouraged.

8.2 Objectives

.1 Encourages economic growth and maintenance of our area's unique character through small business.

.2 Create a strong and sustainable tourism economy within a strong economic mix.

.3 Attract and maintain the operation of responsible, renewable resource based industries to the region.

.4 Minimize conflicts between resource based industries and other land uses.

8.3 Policies

General

The Regional Board:

.1 Supports efforts to diversify and strengthen the local economy.

.2 Continues to support the traditional economic base of the resource sectors, but recognizes and supports the shift towards emerging sustainable resource management opportunities as the new core of the local economy, e.g. tourism, education, value added.

.3 Supports a business friendly environment through streamlined approval processes, improved fee structure, open and responsive governance, efficient use of taxation resources and timely delivery of services.

.4 Recognizes the jurisdiction of the Province over public Crown land.

.5 Promotes growth and expansion of value added forestry, fishing and agriculture.

.6 Encourages the development of high-speed internet in the region.

.7 Supports enforcement of the Noise and Unsightly Premises Bylaws.

9.0 FOOD, ADGRICULTURE & RURAL LAND

9.2 Objectives

.4 Retain and enhance the natural character of rural / country residential areas.

Industrial

The Regional Board:
.30 Shall protect the industrial land base to promote a diversified local economy, healthy tax base and stable, well paid labour force.
.31 Encourages future industrial areas to be located with consideration of the existing and intended uses adjacent to the area and the associated impacts so as to ensure they are context sensitive and harmonize with adjacent land uses. Screening and buffering are required to mitigate land use impacts.
.32 Supports the development of a light industrial sector, including clean/green, technological, sustainable industries and renewable energy opportunities.

11.0 RESIDENTIAL LANDS AND HOUSING
11.2 Objectives
.4 Protect the existing quality of life and character of existing neighbourhoods.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	☐ Yes	☒ No	**Financial Plan Amendment:**	☐ Yes	☒ No
Debt Bylaw Required:	☐ Yes	☒ No	**Public/Gov't Approvals Required:**	☒ Yes	☐ No

Pursuant to Planning Fees and Procedures Bylaw No. 2457, 2015 the applicant has paid the Zoning Bylaw Amendment Application fee of $1800 in full.

Consideration of the RDCK's Financial Plan
It is unlikely that this application will have a significant impact on the RDCK's Financial Plan, however some preliminary things for the Board to consider are changes to overall tax revenue from the subject lands if the proposed zoning and land use designation were to be approved and funds received through the building permit application process. Staff are of the opinion this proposed land use bylaw amendment is consistent with the RDCK's Financial Plan.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

RDCK Planning Procedures and Fees Bylaw No. 2457, 2015
The application was processed in accordance with Planning Fees and Procedures Bylaw No. 2457, 2015.

Official Community Plan Consultation, RDCK Policy No. 400-02-19
The purpose of this policy is to establish a consistent process to comply with Local Government Act (LGA) consultation requirements during a minor amendment to an official community plan. A minor amendment to an Official Community Plan is defined as any official community plan amendment application made by the public for a single property or multiple properties functioning as one site. This application meets the definition of a minor amendment to an Official Community Plan since the proposed OCP amendment affects three existing lots that function as one site and would be consolidated if the proposed development is to proceed. Staff have implemented the consultation requirements for a minor amendment and request the Board consider whether they desire additional consultation, or otherwise confirm this was to their satisfaction.

Local Government Act
Section 475 of the *LGA* outlines consultation requirements when a Local Government (the RDCK) is considering amendments to an OCP. The RDCK must provide one or more opportunities in addition to the Public Hearing it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

Staff have provided the opportunities for consultation in a manner that is consistent with the RDCK's OCP Consultation Policy.

Consideration of the RDCK's Resource Recovery Plan

It is not anticipated that this proposed land use bylaw amendment would have an impact on the RDCK's Resource Recovery Plan. General considerations for the operation of the Resource Recovery Department and their operations are: how the materials from the demolition of existing dwellings on the subject lands would be handled/disposed, if there would be substantial waste generated from the construction project, and if the ongoing operation of the business would increase the total volume of waste that ends up in RDCK operated landfills. Staff are of the opinion the proposed land use bylaw amendment is consistent with the RDCK's Resource Recovery Plan.

Consideration of the RDCK Housing Needs Report

The land use bylaw amendment being considered is proposing to rezone and re-designate 3 existing residential lots to expand an existing industrial operation facilitate the development of a large industrial building. RDCK Zoning Bylaw No. 1675 permits a maximum of 2 dwelling units per lot in the R2 zone, therefore the proposed changes provide a cumulative loss of 6 possible residential dwelling units in Electoral Area 'F'. Staff acknowledge the loss of residential lots through this development proposal, however when considering the recent updates to the Zoning Bylaw applicable to Electoral Area 'F' to remove barriers to building more housing in low density residential areas, staff do not anticipate this will affect the ability to meet housing needs over the 20 year timeframe identified by section 473(1)(a) of the Local Government Act.

3.3 Environmental Considerations

Land Use Bylaw Amendment applications that would allow for the establishment of new industrial land uses or the expansion of existing industrial uses need to be carefully considered. Several environmental issues were considered during the review of this application and the goal of Board Resolution 711/24 was to require additional information from qualified professionals prior to further consideration of the application. The specific environmental considerations and how they have been addressed are outlined below:

Wastewater disposal capability

An on-site wastewater assessment was provided by Highland Consulting Ltd. that confirmed that there is an appropriate area on the lot for a Type 1 disposal system with specific areas dedicated for primary and secondary (back up) septic fields. The Professional Engineer concludes that the proposed design will meet the Sewerage System Regulation and not pose a health hazard. Further to the original wastewater site assessment, additional information was provided from Active Earth and Highland Consulting in response to some of the comments made by McElhanney to identify that effluent will be treated by a Type 2 system

Noise Impacts

Industrial uses have the potential to generate noise which can impact surrounding areas. This issue can be exacerbated when the subject lands are surrounded by residential lands. A noise study was submitted that provided preliminary recommendations and considerations for the proposed operation, however the consultant acknowledged that without having final design and sound equipment data, they are unable to provide specific measures to reduce the impact of noise that would be generated from the site. If this application is supported by the Board, it is anticipated that the consultant will continue to be involved throughout the review of the development permit application.

Groundwater Impact

During the initial referral staff received comments from IHA that indicated the subject lands are within an area that is identified as a moderately vulnerable aquifer (Aquifer 1018) and in close proximity to an aquifer that is

considered highly vulnerable (Aquifer 994). Based on this feedback from IHA, staff requested that the applicants have a groundwater impact assessment prepared by a qualified hydro-geotechnical engineer. An assessment was prepared by Active Earth, and subsequently sent to IHA for further review. Revisions were requested by IHA and a revised report was provided to staff. This revised report was then sent back to IHA who confirmed that their previous comments had been addressed and no further information was requested.

The Crescent Beach Community Group (CBCG) commissioned a separate aquifer assessment that was completed by McElhanney Ltd. CBCG submitted this report to IHA and on April 10th that agency provided updated comments to the RDCK that identified concerns about the proposed development and deficiencies in the original aquifer assessment prepared by Active Earth.

Active Earth provided a response letter, dated April 16th, which was sent to IHA for additional comments. On April 25th IHA provided updated comments to the RDCK which are included in their entirety in the table under Section 3.6 of this report. For convenience, the new IHA comments concluded the following:

> "Based on the above information provided in Active Earth's response, and that these identified measures and steps are being undertaken to effectively manage risks or potential threats to drinking water, our previously identified public health concerns identified related to drinking water and sewerage disposal for this application proceeding have been addressed. Land users demonstrating compliance with recognized best management practices are not likely to be seen as posing a significant risk."

In previous comments provided by IHA, it was recommended that "the conclusions (e.g. Section 9 of the McElhanney report) should be addressed, mitigated or resolved, either prior to the application proceeding, or as a condition of the application's approval." Staff note that the Board may proceed in either of these manners, or it may approve or defeat the application. A S.219 Covenant would allow the Board to make a decision on the land use issue, with the qualified professional's recommendations for site development and aquifer protection measures being implemented thereafter.

3.4 Social Considerations:

Potential impacts to the use and enjoyment of land for neighbouring property must be considered. Upon sending out the original referral for comments, notification of the proposal was delivered to 26 adjacent property owners within 100 metres of the subject lands. Separate notices were subsequently sent out for the respective Public Hearings to property owners and other parties that expressed an interest in the application.

During Staff's review of this proposed Bylaw Amendment and the associated Public Hearings, several concerns were expressed by the surrounding residents and external agencies. These concerns are summarized in the table under Section 3.6 below.

Three public hearings were held, the first of which was held over two separate days (January 9th and January 28th), the second Public Hearing was held on March 13th, and the third Public Hearing was held on May 1st. A detailed summary of the three public hearings is presented in the "Background" section of this report and the complete Public Hearing Minutes are included as Attachments 'C', 'D' and 'E'.

3.5 Economic Considerations:

The proposed development represents an opportunity to enhance the local economy by supporting the production of value-added lumber products. These products, which include items such as engineered wood

products, custom-cut lumber, and finished wood products, offer several economic benefits. The expansion of existing local businesses can be a key driver of positive economic and community outcomes.

3.6 Communication Considerations:

In accordance with Schedule 'C' of the *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, two 'Notice of Proposal' signs were placed in visible locations on the subject property and adjacent property owner notification was mailed to 26 properties within 100 metres of the subject property.

The following responses were received from external agencies, internal departments and First Nations:

Agency/ Department	Referral Response
RDCK Environmental Services	Thank you for the referral. I have reviewed this referral and the three lots in question are not within our water systems, nor are they in proximity to any [RDCK] intakes or wells. Water Services has no concerns with this proposed amendment.
RDCK Building Services	Please see the comments from the Building Department Below. 1. Survey will be required at the time of BP, 3 separate shall be consolidated (a building is not permitted to span across property lines. 2. BPs will be required for the demolition any existing buildings on the existing lot areas. 3. Qualified Professional including Geotechnical Letter of Assurance (LOAs) – Schedule B's are required for the projects including a CRP (Coordinating Registered Professional) 4. Property is located in an area serviced by a volunteer Fire Department – delayed FRT is applicable. BCBC Code Analysis shall comply with all spatial separation requirements with consideration of delayed FRT. 5. NFPA 1270 – applicable for organization and deployment of Fire suppression operations and special operations to the Public by Volunteer Fire Departments. 6. Building shall comply to NECB or Part 10 of the BCBC (for portions of applicable occupancy classifications) <u>Building Code Compliance:</u> 1. Building shall comply with Part 3 of the current BCBC 2. Fire Department access shall comply with BCBC Article 3.2.5.5.5. Access routes shall be provided to a building so that b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m, and c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m <u>3.2.5.6. Access Route Design</u> 1.) A portion of a roadway or yard provided as a required access route for fire department use shall a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, b) have a centre-line radius not less than 12 m,

	c) have an overhead clearance not less than 5 m, d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m, e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions, f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and g) be connected with a public thoroughfare. (See Note A-3.2.5.6.(1).) 2.) For buildings conforming to Article 3.2.2.50. or 3.2.2.58., no portion of the access route described in Sentence 3.2.2.10.(3) shall be more than 20 m below the uppermost floor level A-3.2.5.6.(1) Fire Department Access Route. The design and construction of fire department access routes involves the consideration of many variables, some of which are specified in the requirements in the Code. All these variables should be considered in relation to the type and size of fire department vehicles available in the municipality or area where the building will be constructed. It is appropriate, therefore, that the local fire department be consulted prior to the design and construction of access routes. The Building Department may request more documentation and clarification after the submission of the Building Permits (prior to issuance), upon review of your applications.
RDCK Fire Services	*No comments provided.*
Ministry of Transportation and Transit (MoTT)	Thank you for providing the final report with the requested revision. **The Ministry of Transportation and Transit accepts the report and its findings.** I trust this satisfies the RDCK's requirements of MoTT for the rezoning application. As was discussed in our preliminary conversations, MoTT is not in favor of the proposed access design that uses two access points to Highway 3A. Highway 3A is a Controlled Access Highway, and these highways are legislated under the Transportation Act. Meeting TAC engineering requirements does not necessarily mean a proposal meets design best practices or all MoTT requirements. **Please be aware that MoTT's acceptance of the engineering report and rezoning does not imply MoTT's approval of the proposed access design or setback variances.** Spearhead is still required to apply for a Structure Setback permit for the proposed retaining wall fronting Highway 3A, and Access to a Controlled Access Highway permits for both the access points. Once these applications have been received, Spearhead and MoTT can discuss a suitable access design that follows best practices for Controlled Access Highways. I'm confident there is a solution that will satisfy all parties, and I look forward to continuing to work on this project with all of you.
Ktunaxa Nation Council	As this property has not been included in an Archaeological Overview Assessment (AOA), KNC would like an AOA to be completed for this project. The AOA report should be completed by a professional consulting archaeologist with local knowledge of the area. Once completed, the report will have arch recommendations to follow.

	***RDCK Staff Note**: An Archaeological Overview Assessment was completed by a professional consulting archaeologist and the Assessment was provided to KNC.*
Fortis BC	There are no FortisBC Inc (Electric) ("FBC(E)") facilities affected by this application. As such FBC(E) has no concerns with this circulation.
Nelson Hydro	*No comments provided.*
Interior Health Authority	***RDCK Staff Note:** These are supplemental comments that were received on April 25th and are in response to the McElhanney Technical Memo dated March 12th and subsequent response letter from Active Earth dated April 16th.* Earlier this afternoon I had the opportunity to review the Active Earth RESPONSE TO MCELHANNEY REVIEW – GROUNDWATER AND ENVIRONMENTAL CONCERNS dated April 16, 2025. Further to the comments I comments provided to the RDCK dated April 10,2025, related to Land Use Application File Number Z2410Z , Interior Health is providing updated comments based on our review of Active Earth's most recent response noted above. Regarding the assessments by the 2 Qualified Professionals (Active Earth Engineering Ltd and McElhanney Ltd), is not within Interior Health's scope and role to reconcile the differences between the 2 reports. If there are concerns in this regard, that would be something to pursue with their professional governing body, the Engineers & Geoscientists BC. It is important to note that there is new information (to Interior Health) including additional planning and operational level details related to the proposed expanded wood manufacturing operation that weren't available in earlier versions of the current design, and supplementary information. It was helpful to further understand: • The type, level and scope of sewerage disposal treatment being considered including the reasoning for the proposed location and type of receiving materials being imported; • The planned approach to completing Well B to meet the requirements of the Groundwater Protection Regulation including being licensed; • Operational details of how chemicals associated with the wood manufacturing operation will be managed and the cleaning procedures for areas where those chemicals are regularly used; • The plan to include groundwater monitoring wells along the south property boundary and the intended monitoring that is to be established. Based on the above information provided in Active Earth's response, and that these identified measures and steps are being undertaken to effectively manage risks or potential threats to drinking water, our previously identified public health concerns identified related to drinking water and sewerage disposal for this application proceeding have been addressed. Land users demonstrating compliance with

	recognized best management practices are not likely to be seen as posing a significant risk. I trust this information is helpful to the Regional District of Central Kootenay related to the current land use bylaw amendment application. If you have any further questions or require additional clarity related to our response, please don't hesitate to contact me.
Ministry of Forests – Selkirk District	The Ministry of Forests, Selkirk District have no concerns about this amendment.
Ministry of Water – Land and Resource Stewardship	Permitting Transformation Division (Water Authorizations) staff of the Ministry of Water, Land and Resource Stewardship (WLRS) have reviewed information provided in RDCK Referral Number Z2410F and provide the following comments at this time. 1. A review of the RDCK Public Web Map page indicates the three subject parcels and adjacent Spearhead facility are not located within a water system service area, as such, each of the parcels is responsible for obtaining water to support the land use. 2. Staff advise that use of surface water (including spring water) for any purpose (with a few exceptions) requires a water license in accordance with the Water Sustainability Act (WSA). Additionally, with exception of groundwater for domestic use, use of groundwater for non-domestic purposes (e.g., irrigation, industrial, storage, power, waterworks) requires a license in accordance with the WSA. (Staff note that use of groundwater for domestic purpose does not require a water license, but well owners are encouraged to register their groundwater well to support the management of groundwater quality and quantity.) 3. A review of WLRS water licensing data indicates the Spearhead facility located at 4655 Highway 3A does not hold a surface or groundwater water license to support the existing light industrial use. If the facility was using groundwater prior to March 1, 2016 then it was eligible to submit an "existing use groundwater" (EUG) application by March 1, 2022 to allow the use of groundwater to lawfully continue until such time the application was adjudicated. If an EUG application was submitted, it could be in the application submission portal backlog and hasn't been entered into the water licensing system for WLRS staff to see it. Please have the applicant confirm the water source for the 4655 Highway 3A parcel. If an EUG application was submitted, please have applicant provide the Front Counter BC tracking number for WLRS staff to search the application submission portal. 4. A review of WLRS water licensing data indicates the three residential parcels that are subject of application do not hold water licenses. Please have the applicant confirm the source of water for the three parcels. WLRS staff note the three parcels are currently zoned for residential use and, as discussed above, if water is supplied to these parcels through groundwater then a water license is not required. 5. Should the proposed zoning be successful and the proposed land use proceed as described in the referral package, use and diversion of surface or groundwater water must be in accordance with the requirements of WSA and associated regulations; any non-domestic use of surface water or groundwater will require a water license. If a water license application is required to support existing and future land use, the proponent should place an application with FrontCounterBC as soon as

	possible as Water Authorizations in the Kootenay Boundary Region has a significant backlog and processing of the application may take considerable time. Should you wish to discuss further, please contact Rod Shead, Licensed Authorizations Officer, WLRS at 778-463-5601.
Ministry of Water, Land and Resource Stewardship – Ecosystems Section Head – Kootenay-Boundary Region	The Kootenay-Boundary Ecosystems Section of the Ministry of Water, Land and Resource Stewardship has received your referral request. We are currently unable to provide a detailed review of the referral but provide the following standard requirements, recommendations and/or comments: 1. All activities are to follow and comply with all higher-level plans, planning initiatives, agreements, Memorandums of Understanding, etc. that local governments are parties to. 2. Changes in and about a "stream" [as defined in the Water Sustainability Act (WSA)] must only be done under a license, use approval or change approval; or be in compliance with an order, or in accordance with Part 3 of the Water Sustainability Regulation. Authorized changes must also be compliant with the Kootenay-Boundary Terms and Conditions and Timing Windows documents. Applications to conduct works in and about streams can be submitted through FrontCounter BC. 3. No "development" should occur within 15 m of the "stream boundary" of any "stream" [all as defined in the Riparian Areas Protection Regulation (RAPR)] in the absence of an acceptable assessment, completed by a Qualified Professional (QP), to determine if a reduced riparian setback would adversely affect the natural features, functions and conditions of the stream. Submit the QP assessment to the appropriate Ministry of Water, Land and Resource Stewardship office for potential review. Local governments listed in Section 2(1) of RAPR are required to ensure that all development is compliant with RAPR. 4. The federal Species at Risk Act (SARA) protects Endangered, Extirpated or Threatened species listed under Schedule 1 of SARA. Developers are responsible to ensure that no species or ecosystems at risk (SEAR), or Critical Habitat for Federally listed species, are adversely affected by the proposed activities. The BC Species and Ecosystem Explorer website provides information on known SEAR occurrences within BC, although the absence of an observation record does not confirm that a species is not present. Detailed site-specific assessments and field surveys should be conducted by a QP according to Resource Inventory Standard Committee (RISC) standards to ensure all SEAR have been identified and that developments are consistent with any species or ecosystem specific Recovery Strategy or Management Plan documents, and to ensure proposed activities will not adversely affect SEAR or their Critical Habitat for Federally-listed Species at Risk (Posted). 5. Development specific Best Management Practices (BMPs) should be applied to help meet necessary legislation, regulations, and policies. Current BC BMPs can be found at: Natural Resource Best Management Practices - Province of British Columbia (gov.bc.ca) and Develop with Care 2014 - Province of British Columbia. 6. Vegetation clearing, if required, should adhere to the least risk timing windows for nesting birds (i.e., development activities should only occur during the least risk timing window). Nesting birds and some nests are protected by Section 34 of the provincial Wildlife Act and the federal Migratory Birds Convention Act. Guidelines to avoid harm to migratory birds can be found at: Guidelines to avoid harm to migratory birds - Canada.ca. If vegetation clearing is required during the bird

nesting period (i.e., outside of the least risk timing window) a pre-clearing bird nest survey should be completed by a QP. The following least risk windows for birds are designed to avoid the bird nesting period:

Bird Species	Least Risk Timing Windows
Raptors (eagles, hawks, falcons, & owls)	Aug 15 – Jan 30
Herons	Aug 15 – Jan 30
Other Birds	Aug 1 – March 31

7. The introduction and spread of invasive species is a concern with all developments. The provincial Weed Control Act requires that an occupier must control noxious weeds growing or located on land and premises, and on any other property located on land and premises, occupied by that person. Information on invasive species can be found at: Invasive species - Province of British Columbia. The Invasive Species Council of BC provides BMPs that should be followed, along with factsheets, reports, field guides, and other useful references. For example, all equipment, including personal equipment such as footwear, should be inspected prior to arrival at the site and prior to each daily use and any vegetative materials removed and disposed of accordingly. If noxious weeds are established as a result of this project or approval, it is the tenure holder's responsibility to manage the site to the extent that the invasive, or noxious plants are contained or removed.
8. Section 33.1 of the provincial Wildlife Act prohibits feeding or attracting dangerous wildlife. Measures should be employed to reduce dangerous human-wildlife conflicts. Any food, garbage or organic waste that could attract bears or other dangerous wildlife should be removed from the work area. If this is not feasible and waste is not removed, it should be stored in a bear-proof container to avoid drawing wildlife into the area and increasing the threat of human/wildlife conflict.
9. If this referral is in relation to a potential environmental violation it should be reported online at Report All Poachers & Polluters (RAPP) or by phone at 1-877-952-RAPP (7277).
10. Developments must be compliant with all other applicable statutes, bylaws, and regulations.

School Board of School District #8	No concerns identified by School District #8.
Neighbour Responses	Please see Public Hearing minutes and submissions for detailed responses from surrounding residents both in favour and opposed. The below list highlights some of the main themes that came up in the opposition letters: - Decrease in the value of their properties - Negative impact to the residential/rural character of the area - Concerns related to the proximity of the proposed industrial building to neighbouring residential properties/dwellings - Noise from the expanded industrial use - Potential impact to the aquifers and neighbouring groundwater wells

	- Concerns about the noise/dust pollution and truck traffic associated with the development and construction process - Negative impact to the quality and enjoyment of private property - Overall concerns of increased noise and air pollution - Concerns related to how "waste wood" will be disposed of and if it will be incinerated on-site in a wood fired boiler - Concern about the removal of a significant number of trees - Overall concerns about the compatibility of the proposed industrial use and the surrounding residential properties

3.7 Staffing/Departmental Workplace Considerations:

Should the Board choose to give the amendment bylaw third reading, staff will provide the Zoning Amendment Bylaw to the Ministry of Transportation and Transit (MoTT) for review. Once the bylaw has been approved and signed by MoTT, it will be brought back to the Board for consideration of adoption.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable.

SECTION 4: SUMMARY

PLANNING DISCUSSION

The proposed land use bylaw amendment application to accommodate a wood product manufacturing business has generated substantial discussion within the community, particularly among residents living in close proximity to the subject lands. The primary concerns raised include the environmental impact of industrial activity in a predominantly residential area, the potential contamination risks to the local water supply, emissions from the planned boiler heating system and the size and scale of the proposed manufacturing building.

In response to environmental considerations and specifically the concerns related to groundwater supply, there are Provincial regulations in place (specifically, the Groundwater Protection Regulation and the Water Sustainability Act) to protect groundwater resources and prevent contamination of wells and the associated groundwater resources. In response to concerns regarding the potential impact to the local groundwater supply, the qualified professional for the applicant has proposed various recommendations to mitigate impacts to the aquifer. Staff are recommending that these recommendations be enforced by the means of a Land Title Act S.219 restrictive covenant. This would ensure that the qualified professional's recommendations are implemented prior to issuance of a building permit. RDCK staff would be responsible for ensuring that the recommendations in the aquifer assessments are implemented through the development/construction of the proposed building and if applicable, throughout the ongoing business operations.

Regarding the size and scale of the proposed manufacturing building, staff acknowledge that a large industrial structure within a predominantly residential area raises aesthetic and compatibility concerns. However, if the Board were to Adopt the proposed amendments, the subsequent development permit application will provide an opportunity for RDCK staff to work with the proponent to ensure that the building is designed in a way that minimizes its impact. Thoughtful architectural design, landscaping, and other mitigation efforts can help to integrate the development as much as possible into the surrounding area. The development permit guidelines in the Electoral Area 'F' OCP would guide the review of the proposed development to incorporate the above principles.

While these concerns are valid and require careful consideration, it is also important to consider the broader community benefits associated with this proposed development. The expansion of a well-established value-added manufacturing facility will create local employment opportunities and contribute to the economic diversification of the region. By keeping more processing activities within the community, the local forestry sector can enhance its competitiveness and long-term sustainability. And while those things can still be accomplished if the development was somewhere else in the region, there is merit to it remaining proximate to the existing operations, provided any negative impacts to the surrounding area can be successfully mitigated.

Should the land use bylaw amendments be approved, RDCK staff would ensure that all regulatory requirements and mitigation measures are implemented to address environmental and aesthetic considerations. This approach aims to balance responsible development with the interests of both the local economy and the surrounding community.

Based on the foregoing, Staff are recommending that the Board complete 3rd reading, subject to the applicable conditions being satisfied prior to consideration of adoption. This is outlined in Option 1, below.

SECTION 5: OPTIONS

Option 1: 3rd reading and MoTT to review Zoning Bylaw Amendment

That Regional District of Central Kootenay Electoral Area 'F' Official Community Plan Amendment Bylaw No. 3002, 2025 being a bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 is hereby given THIRD READING; AND FURTHER, That the consideration of adoption BE WITHHELD for Bylaw No. 3002 until the following items have been obtained:

- Approval of Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 by the Ministry of Transportation and Infrastructure, pursuant to Section 52 (3)(a) of the Transportation Act.
- Preparation of a S.219 Covenant to the satisfaction of the Director of Development and Community Sustainability, to ensure that the recommendations from the Qualified Professional for groundwater protection and site development are implemented, prior to the issuance of a building permit.

That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given THIRD READING; AND FURTHER, That the consideration of adoption BE WITHHELD for Bylaw No. 3003 until the following items have been obtained:

- Approval of Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 by the Ministry of Transportation and Infrastructure, pursuant to Section 52 (3)(a) of the Transportation Act.
- Preparation of a S.219 Covenant to the satisfaction of the Director of Development and Community Sustainability, to ensure that the recommendations from the Qualified Professional for groundwater protection and site development are implemented, prior to the issuance of a building permit.

Option 2: No Further Action

That no further action be taken with respect to Regional District of Central Kootenay Electoral Area 'F' Official Community Plan Amendment Bylaw No. 3002, 2025 being a bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2012 and Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004.

SECTION 5: RECOMMENDATIONS

That Regional District of Central Kootenay Electoral Area 'F' Official Community Plan Amendment Bylaw No. 3002, 2025 being a bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 is hereby given THIRD READING; AND FURTHER, That the consideration of adoption BE WITHHELD for Bylaw No. 3002 until the following items have been obtained:

- Approval of Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 by the Ministry of Transportation and Infrastructure, pursuant to Section 52 (3)(a) of the Transportation Act.
- Preparation of a S.219 Covenant to the satisfaction of the Director of Development and Community Sustainability, to ensure that the recommendations from the Qualified Professionals for groundwater protection and site development are implemented, prior to the issuance of a building permit.

That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given THIRD READING; AND FURTHER, That the consideration of adoption BE WITHHELD for Bylaw No. 3003 until the following items have been obtained:

- Approval of Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003, 2025 by the Ministry of Transportation and Infrastructure, pursuant to Section 52 (3)(a) of the Transportation Act.
- Preparation of a S.219 Covenant to the satisfaction of the Director of Development and Community Sustainability, to ensure that the recommendations from the Qualified Professional for groundwater protection and site development are implemented, prior to the issuance of a building permit.

Respectfully submitted,
Zachari Giacomazzo, Planner

CONCURRENCE

Planning Manager – Nelson Wight	Approved
Manager of Development and Community Sustainability – Sangita Sudan	Approved
Chief Administrative Officer – Stuart Horn	Approved

ATTACHMENTS:
Attachment A – DRAFT Official Community Plan Amendment Bylaw No. 3002
Attachment B – DRAFT Zoning Amendment Bylaw No. 3003
Attachment C – January 9 and January 28, 2025 Public Hearing Minutes (including written submissions)
Attachment D – March 13, 2025 Public Hearing Minutes (including written submissions)
Attachment E – May 1, 2025 Public Hearing Minutes (including written submissions)
Attachment F – Architectural plans (site plan, elevations and renderings)

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3002

A Bylaw to amend Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

WHEREAS it is deemed expedient to amend the Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 That Schedule 'Schedule B' of Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 be amended by changing the Land Use Designation of LOT 3 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-559), LOT 4 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-567), and LOT 5 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-282-228) from Country Residential (CR) to Industrial (M), as shown on the attached Map.

2 This Bylaw shall come into force and effect upon its adoption.

CITATION

3 This Bylaw may be cited as **"Regional District of Central Kootenay Electoral Area F Official Community Plan Amendment Bylaw No. 3002, 2024"**

READ A FIRST TIME this 12th day of December , 2024.

READ A SECOND TIME this 12th day of December , 2024.

WHEREAS A PUBLIC HEARING was held on the 9th and 28th day of January , 2025

AND WHEREAS AN ADDITIONAL PUBLIC HEARING was held on the 13th day of March , 2025

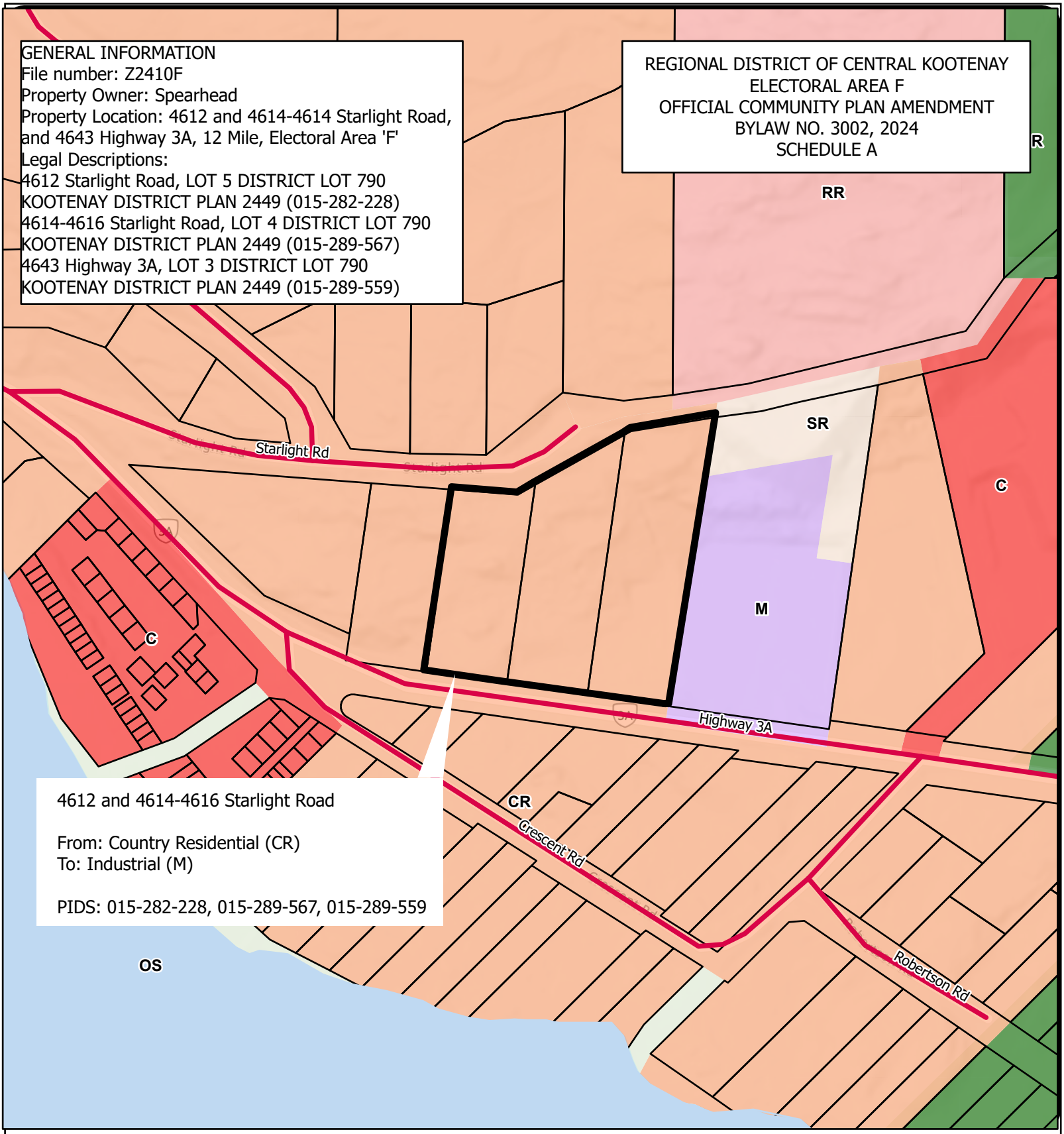
AND WHEREAS AN ADDITIONAL PUBLIC HEARING was held on the 1st day of May , 2025

READ A THIRD TIME this [Date] day of [Month] , 20XX.

ADOPTED this [Date] day of [Month] , 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer


GENERAL INFORMATION
File number: Z2410F
Property Owner: Spearhead
Property Location: 4612 and 4614-4614 Starlight Road, and 4643 Highway 3A, 12 Mile, Electoral Area 'F'
Legal Descriptions:
4612 Starlight Road, LOT 5 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-282-228)
4614-4616 Starlight Road, LOT 4 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-567)
4643 Highway 3A, LOT 3 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-559)
REGIONAL DISTRICT OF CENTRAL KOOTENAY
ELECTORAL AREA F
OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 3002, 2024
SCHEDULE A
RR
R
SR
C
M
C
Starlight Rd
Highway 3A
CR
Crescent Rd
Robertson Rd
OS
4612 and 4614-4616 Starlight Road
From: Country Residential (CR)
To: Industrial (M)
PIDS: 015-282-228, 015-289-567, 015-289-559
Road
Subject Property
Lakes and Streams
Lot Lines
Official Community Plan
Industrial
Commercial
Country Residential
Open Space
Parks and Recreation
Rural Residential
Suburban Residential
Meters
0 250 500
Scale: 1 : 3,000
Plotted: Wednesday, November 27, 2024
Datum/Projection: NAD83/UTM Zone11N
The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3003

A Bylaw to amend Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

WHEREAS it is deemed expedient to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 That Schedule 'E' of Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 be amended by changing the Zoning Designation of LOT 3 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-559), LOT 4 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-567), and LOT 5 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-282-228) from Country Residential (R2) to Comprehensive Development (CD3), as shown on the attached Map.

a. ADDING the following:

DIVISION 55 COMPREHENSIVE DEVELOPMENT (CD3)

Permitted Uses	
5500	Land, buildings and structures in the Comprehensive Development (CD3) zone shall be used for the following purposes only: **Principal Uses:** Commercial Workshops: Machine Shops Construction, Sales, Repair and Storage of: Prefabricated Buildings Wood Product Manufacturing **Accessory Uses:** Day Care Facility Office
Development Regulations	
5501	
1	All development in the Comprehensive Development (CD3) zone shall be subject to the requirements of a Development Permit.
2	The minimum lot area shall be 2 hectares
3	The maximum site coverage shall be 50 percent of the lot area
4	Excepting a fence, no building or structure may be located within:

a.	15 metres of the front lot line
b.	15 metres of the rear lot line
c.	7.5 metres of the interior side lot line
d.	15 metres of an interior side lot line that abuts an agricultural or residential zone
5	The maximum height of any building or structure shall be 15 metres
6	Landscaping shall comply with the requirements of Sections 620 and 621
7	The following parking requirements shall apply:
a.	A minimum of 65 parking spaces shall be provided for the subject property
b.	Required parking spaces are permitted to be provided on the adjacent lot (PID: 029-966-547) in the form of a covenant under Section 219 of the Land Title Act
c.	A minimum of 2 of the required number of parking spaces shall be provided as accessible parking spaces
d.	Minimum Parking Space Dimensions (wxlxh): Above Grade: 2.75 m x 6 m x 2.2 m Below Grade: 3.05 m x 6 m x 2.0 m Below Grade (adjacent to wall): 3.2 m x 6 m x 2.0 m

2 This Bylaw shall come into force and effect upon its adoption.

CITATION

3 This Bylaw may be cited as **"Regional District of Central Kootenay Zoning Amendment Bylaw No. 3003"**

READ A FIRST TIME this 12th day of December , 2024.

READ A SECOND TIME this 12th day of December , 2024.

WHEREAS A PUBLIC HEARING was held on the 9th and 28th day of January , 2025

AND WHEREAS AN ADDITIONAL PUBLIC HEARING was held on the 13th day of March , 2025

AND WHEREAS AN ADDITIONAL PUBLIC HEARING was held on the 1st day of May , 2025

READ A THIRD TIME this [Date] day of [Month] , 20XX.

[Controlled Highway or Exceeds 4500 sq.m] APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month] , 20XX.

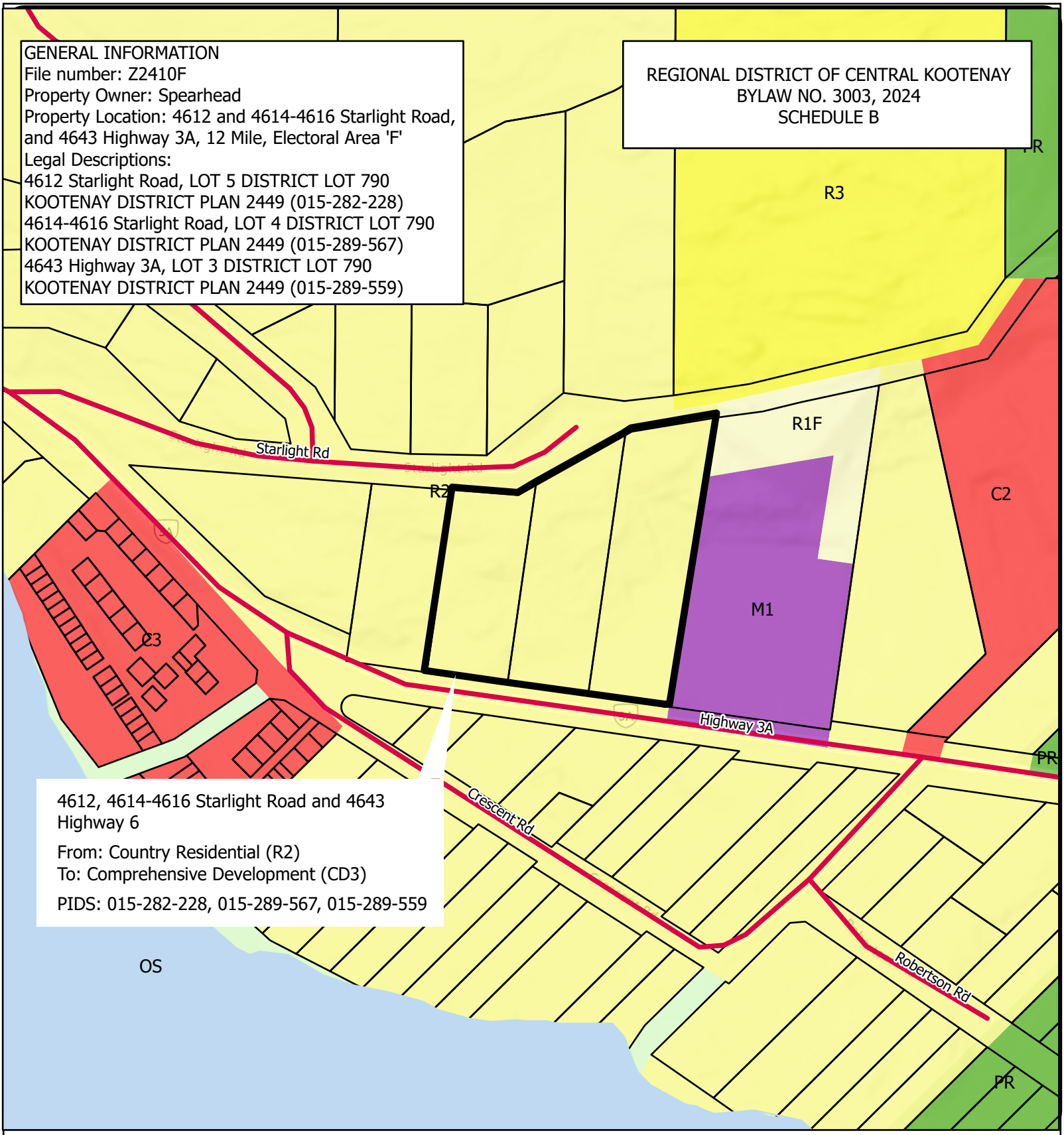
_____

Approval Authority,
Ministry of Transportation and Infrastructure

ADOPTED this [Date] day of [Month] , 20XX.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer


GENERAL INFORMATION
File number: Z2410F
Property Owner: Spearhead
Property Location: 4612 and 4614-4616 Starlight Road, and 4643 Highway 3A, 12 Mile, Electoral Area 'F'
Legal Descriptions:
4612 Starlight Road, LOT 5 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-282-228)
4614-4616 Starlight Road, LOT 4 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-567)
4643 Highway 3A, LOT 3 DISTRICT LOT 790 KOOTENAY DISTRICT PLAN 2449 (015-289-559)
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BYLAW NO. 3003, 2024
SCHEDULE B
R3
PR
R1F
C2
Starlight Rd
R2
C3
M1
Highway 3A
Crescent Rd
Robertson Rd
OS
4612, 4614-4616 Starlight Road and 4643 Highway 6
From: Country Residential (R2)
To: Comprehensive Development (CD3)
PIDS: 015-282-228, 015-289-567, 015-289-559
Road
Subject Property
Lakes and Streams
Lot Lines
Zoning
Industrial
Open Space
Parks and Recreation
Residential 1
Residential 2
Residential 3
Commercial
Meters
0 250 500
Scale: 1 : 3,000
Plotted: Wednesday, November 27, 2024
Datum/Projection: NAD83/UTM Zone11N
The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

REGIONAL DISTRICT OF CENTRAL KOOTENAY

PUBLIC HEARING MINUTES

AMENDMENT BYLAW NO. 3002 and 3003

A Public Hearing for Bylaws No. 3002 and 3003, a proposed amendment to *Zoning Bylaw No. 1675*, 2004 and Electoral Area F Official Community Plan Bylaw No. 2214, 2011 was held on January 09, 2025 at 6:00 p.m. remotely via Zoom and in Nelson, BC at the RDCK Head Office. The Hearing commenced at 6:35 p.m. due to a public hearing for a separate bylaw amendment application (Z2309F) being held prior to this public hearing. There were 53 members of the public in attendance including the applicant.

PRESENT

Director Tom Newell	Chair of Public Hearing
Zachari Giacomazzo	Planner 1
Sadie Chezenko	Public Hearing Secretary

CALL TO ORDER

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

INTRODUCTIONS

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

OVERVIEW OF PROPOSAL

Planner Giacomazzo gave an overview of the proposal.

PRESENTATION BY APPLICANT

The applicant made a presentation to the proposal.

QUESTIONS and ANSWERS

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

Questions and concerns are summarized as follows:

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

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

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

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

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

Formal (verbal) submissions received during the Public Hearing:

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

ADJOURNMENT OF PUBLIC HEARING

The hearing was adjourned at 8:20pm and will be reconvened in person and via zoom at 6:00pm in the RDCK board room on January 28, 2025.

REGIONAL DISTRICT OF CENTRAL KOOTENAY

PUBLIC HEARING MINUTES

AMENDMENT BYLAW NO. 3002 and 3003

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

PRESENT

Director Tom Newell	Chair of Public Hearing
Sangita Sudan	General Manager of Development and Community Sustainability
Zachari Giacomazzo	Planner 1
Laura Christie	Public Hearing Secretary

CALL TO ORDER

Director Newell called the meeting to order at 6:00 p.m.

INTRODUCTIONS

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

OVERVIEW OF PROPOSAL

Zachari Giacomazzo gave an overview of the proposal.

PRESENTATION BY APPLICANT

The applicant did not make the presentation.

QUESTIONS and ANSWERS

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

Questions and concerns are summarized as follows:

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

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

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

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

	too. So the 1st thing, you've got to get with the autonomous Sinixt and with the neighbors, because if your neighbors are feeling upset, this is gonna be a an unraveling is gonna get worse as you go along. So that's that. Just be able to work it out. But my most concern is, and I'm coming to this late. So are you guys, use a rock pit for your waste water? I worked in environmental health and environmental justice for many years and if you don't have the chemicals listed on your products that that you're using. I have worked with healthy building network on toxic chemicals used in manufactured wood. And so you guys seem to do a lot of water based stuff. But if you're using formaldehyde, which is really common? No? Oh, good. Okay. So what I would like the board to request, and what I would like spirit pit to do is to be transparent with the chemicals that you use, so that we know what's there and knows what know what we're dealing with. And if there is a toxic wastewater that it be not in a rock pit, but be in a safe. non corrosive tank, and if that needs to be pumped out, that goes somewhere where we're not dealing with like a hailing spawn situation for generations. So that's those are my requests. And I wish you guys the best. And once you navigate all this stuff. You guys are truly going to be the most awesome company in the world.
Bill Macpherson	Volunteer president of the Harrop Procter Community Co-operative Mill is supportive of the expansion. They already work with Spearhead. My name is Bill Mcpherson. I'm the volunteer president of the Harrop Procter Community Cooperative. The Cooperative has about 250 members. As you're probably aware, there's an issue with the ferry, so I applaud the attendance here, and standing up for what you feel is important, as we do on the other side, but representing our members I would say that the community forest and the attendant mill is quite supportive of the expansion. If the rezoning is approved because it will benefit our our operations. and we already work with spearhead. I'm just gonna give couple of minutes to our Forrester, and he'll elaborate a bit.
Eric Leslie Harrop Procter Comm. Co-op	Hi, everybody. Eric Leslie, I'm the forest manager for the Harrop Procter cooperative, and I manage forest society, and we also have a little sawmill in Harrop which Bill has referenced. We've been locally owned, not for profit communication organization for 25 years and, and, believe me, I understand the issues when you have to consider and address and balance the concerns of local residents, because that's the name of that's what we do, and it's not easy. We work in watersheds. We do wildfire risk all landslide risk all kinds of concerns. So I just want to say that I understand working in community and how challenging the work is, and how important it is. And I think this is awesome, you know, display of public protest. So we have 11,000 hectares high fire risk our forest very dense. We're getting our forest, and no fuel breaks. Just wanna make a connection here, and we produce logs which go with some of our local saw mills, Proctor, etcetera. We also build some of our logs in our proctor to add value, because that's very

	small business. We have to add a lot of value to our wood products in order to be viable. So we mill finished products, custom, timber, decking, siding, paneling that kind of thing as well as rough lumber. We have a small chill, and we deliver retail to Nelson. And truly we've been talking to Spearhead for some months now, the potential for us to become a supplier of their stand facility. Should that happen, and that would be a great opportunity, I think, for connecting the port that we manage to the saw mill that we manage to extra value. Manufacturing goes above and beyond what we're already doing. We take it to like 10 times the industry average of value added with our logs and spearhead takes it to like a 1000 times in terms of the value and the jobs that's produced. For one tree. You know, the our community forest employs 8 to 10 times the financial average of workers. And that's my final point is that we do have to consider for our future generations, like others, were saying, that also includes work in a multi general multi generational facility that cares about people. So you know, we've been doing it for 25 years. Here has been doing it for even longer. We all intend to be here, all of us, for 25 more years, and we have to make sure that we make decisions tough as they might be, that consider having an opportunity for our young people to work here, to not have to move away, have careers, and to be connected to our forests all the way through to, you know our board table and our kitchen table. So I just wanted to make the connection from the forest through our industry, and realize that we have to have a local industry or a local system of people who work in this in this field of wood, which are, you know, natural material, and not be relying on getting this year from the Us. To the Us. That you know we're not working on it here. So that's why I need to just speak on behalf of the Harrop Procter forest and the sawmill in in support of this application would be great for our communities.
Tyler Rice	Tyler rice from 9 mile. Having seen companies such as can filter and Pacific insight move from the area, and the jobs and the individuals that lost their gainful employment within the community of the RDCK I highlight the current geopolitical tension that we're seeing globally with regards to tariffs and other stable rattling around the economic situation. And it just highlights the need to come together as a community and referencing back to the RDCK's official community plan. The purpose as highlighted is that electoral area F, the official community plan is intended to ensure that decisions of the use and development of property within the part of electoral area F are made with regard to land capabilities and constraints, growth trends and interrelationship of land uses and the aspirations of the people for the benefit of the whole community, which is a very key word there, with regards to RDCK, is made up of numerous communities, numerous areas within Area F, there's numerous communities. But we need to step back and ensure that the community of whole is making this decision on the best part of RDCK, so thank you.

Lisa Bramson	It kind of follows these last 2 comments of the last 2 speakers. I consider the Ocp. And Zoning as very serious documents they they are, they are what guide our neighborhood. So what I did was to go through the Ocp. Numerous times, and I found 10 Ocp. Articles. Those are the numbers that go with policies in the Ocp. And there are 10 articles that spearheads, expansion contravenes and I wanna go through them. And I have grouped them so the numbers don't follow. Try to group them, for you know, efficiency sake, the 1st one is 4.0, and it addresses low impact industrial activity. And the new buildings, the cycle spearheads, buildings don't fit the low impact industrial activity. And that's due to documented noise, air, water, light, pollution factors that I and other residents will outline tonight. article 12.0 12.4 and point 5 talks about the developmental scale is supposed to be appropriate to the character of the community and its natural environment, and, it goes on to say, talks about incompatibility and conflict between commercial activities. So this proposal is on a massive scale and out of proportion for maintaining the character of the region. The total buildings would be over 72,000 square feet. That's 5 times the current site. Article 5.2 talks about preservation of community heritage and character. This residential neighborhood was established in 1932 as the residential neighborhood. In the early 2 thousands spirit had applied to reason on the property for a parking lot on Crescent Road. This was not supported by the neighborhood, and spirit had withdrew the proposal for the application. Article 5.2 clearly states our vision of maintaining a local character. And that's really what we're talking. What I'm talking about today. Article 5.3 number 2. Sorry for all these numbers, but there's a reference ensure quality of life for residents by providing a range of housing job and leisure opportunities. So, according to this guideline, all 3 of these residential lots should remain for residential housing. Most jobs that spearhead are not being filled by neighborhood residents. and the proposal has no related leisure opportunities, and the reality is really the opposite. That means reduced enjoyment of the Wildlife corridor connecting this site with Kokane Creek Regional Park, 200 meters away, as well as reduced enjoyment of the quiet rural neighborhood. Article 6, 1, 3, ensure future development and growth are compatible with community values, such as quality of life and rural ambience, and this ties with Article 11 4.3 that supports small scale uses in residential areas providing such uses shall not conflict. shall not conflict with the residential character of the area. Obviously, I'm reading these verbatim from the Ocp. And there are a number of conflicts that I consider Major the Ocp. Noise bylaws, 2, 4, 4 0, and 3, 2, 0, 1 state! This is very quote by halls generally prohibited, making noise that disturbs the public. and that's as much meat as our noise. Bylaw has in actuality, noise from dust, collectors, forklifts, trucks, and other operations currently interfere with neighborhood outdoor activities, diminishing the quality of life and to the point where some residents cannot sit outside on their patios. cool and unfortunately, area F has no decibel measurement enforcement. Some areas do. But this area F. Does not the recent noise report stated that it does

	not have full information at this time on the equipment decibel levels so that they they it's difficult to determine if the generally accepted Decibel level of daytime safety decibels during the day, 15 decibels at night. Would that be exceeded? The report couldn't give that information because they don't have. They don't. They couldn't get those results because they don't have that information. so 30 seconds to wrap it up. Oh, you're kidding. Okay? We got light pollution from the street light that's recommended. we have loss of property, residential property value air pollution will be addressed by someone else. Water will be addressed by someone else we want, it's supposed to manage and direct development where at least negative impacts we connect with Kokanee Creek Park, which is a wildlife corridor, and that ecosystem deserves protection. This number 7 2.3, says. talks about the proposals being supported by the local community. The petition was mentioned that shows a lack of majority support for this proposal. 10 or 12, 3, 12, 3, 4. That the proposal should reflect the needs of the local community and the anticipated demand for tourism, and should analyze its impact on the rural community and other than a possible fire suppression benefit, depending on how that is implemented. There's no need or benefit to the neighborhood for this industrial expansion.
Ursula Lowery	I would like to remind RDCK Planners and our Representatives that *"One prime purpose of zoning is to provide property owners protection against changes in the use of neighbouring parcels of land that may result in a conflict and devaluation of their property, affect their environment, or way of life."* (Official Community Plan Amendment Application *What is Zoning?*) Zoning provides certainty for homeowners on our biggest investment, our house and property. The Guiding Principals of the OCP outline Number *1. "environmental integrity"…"health and well-being of its residents and property owners as well as the natural environment"* and *"integrity for future generations".* Many in our community plan to pass on their homes to their children and grandchildren, and do not want their properties devalued due to being next to large industry. Section 6.1.3 states that *"future development and growth are compatible with community values (e.g. scenic vistas, green space, privacy, quality of life, low population density, rural ambience)".* This Spearhead expansion is NOT compatible with this residential community's values. Zoning should also provide certainty for industry. Spearhead is a successful business – that's why they want to grow. They expanded previously, the last time in 2020, and now they are spending considerable money, time, and energy to diversify again. The proposed manufacturing facility, with a footprint of over 72,000 square feet, would require blasting and hammering out of a large amount of bedrock. This is not in compliance with *Section 6.3.6 "the physical nature and natural limitations of the land base".* As a successful growing industry, Spearhead needs a reliable and compatible land base on which to expand. The Crescent Beach community is NOT it. There are (or should be) designated Industrial Zones for this type of industry in this Region.

	Spearhead can locate their new manufacturing plant elsewhere; we, the many residents of this community, cannot move our homes.
Tyler Snitynsky	So appreciate giving me the opportunity to speak, and I just want to say Good evening, everyone my name is Tyler, and I represent the Sutherland group of companies which does have multiple business divisions that are based in the Kootenai and Nelson area. And you know what our divisions are. Kind of locally known as Sutko transportation summit truck and trailer, BC. Eco. Industrial with multiple divisions. namely, known as a marine division. We've got a drilling and blasting division a forestry division that does include shipping, grinding, and one of our other divisions is actually our aggregate division as well. And you know what with kind of over 30 years experience trying to grow our business rooted in forestry, 250 team members and 16 business line business lines really excited to learn more about spirits proposal and to give you some context, my role and responsibility is growing our business. So I work with the Ministry of Transportation, fortis, Hydro, BC. Timber sales. highway maintenance contractors and heavy equipment companies, including the local and national sawmills in Western Canada. And you know what I can attest to some of the rules and regulations that you brought forward and appreciate and acknowledge your concerns as it relates to drilling, blasting, and civil earthwork regulations and equipment. And appreciate some of the topics you brought forward. But when contractors like me get requested to even provide a scope of work, quote or provide rule suggestions, those decisions don't happen in a vacuum. And despite what the perception or look or Youtube videos, highlight for drilling, blasting or explosives, those decisions don't happen easily. Quickly. We've had a lot of consultations. So just to provide some context as well. But, like many, I had questions about the rezoning application, you know what I had the opportunity to visit it last week through the facility, and really want to take a seek to understand approach. And while many of our team members live in the Nelson and Kootenay area. I want to see firsthand how Spearhead is really taking wood fiber and adding value to each manufacturer inch, and as somebody who is actively trying to grow our business in the world of forestry and attend multiple conferences on the effective use of fiber in Western Canada. The direction for fiber and effective use of wood, fiber, and value add for every inch is extremely challenging and murky, and what I saw is that spearhead is not only started but really showcase their growth. Put Nelson and its community members on the provincial if not world podium for their products, and who they are working with, and growing companies like Spearhead in the wake of tariffs, new administration, and see finding new customers really have options, and without having a great deal of depth and context. Ultimately, when businesses grow like ours and spearhead spearheads, an option to stay planted, the community be true to their roots and help their communities thrive through the growth and expansion, working through communities and consultation. Events like this, or they uproot and move to

	cheaper land, and learning the heritage, history, background, and vision of Spearhead. We are endorsing at the Southern group. This application, because of their commitment to stay rooted in the communities that they operate and during my tour, from what we've seen and our community, our team members working around Spearhead. We've always seen that the property has been extremely well maintained and organized, and I think that's a testament to spearheads. Philosophy of really showing an unwavering commitment to the community that they work in and helping the communities thrive not only within their physical geographic footprint, but really providing through jobs, taxes, and opportunity for future generations. I think it was commented a little bit before. What are future generations going to do? I think the question should be asked, What will our future generations do if Spearhead is not there, and then where will large employers be going? And I I think we would want them in our own backyard. So just in closing by supporting spearhead timber in this rezoning application, you know, we're not only endorsing a responsible and sustainable business, but also reinforcing our shared vision of community development and economic growth. So with that the Southern group endorses the application, and want to thank you for your time.
Tony Maida	born and raised in Nelson long time resident here and worked in the area for quite a long time. Just. I've known Ted since he started back in the day, and I've always witnessed that his dedication and professionalism at spearheads always been number One. Him and his group out there. He does bring a lot of payroll to our community, which is very big, and I want to thank them for that, and also how genuine he is to his employees that work out there and really appreciate what he does, you know, for a guy that's for a family that's been in the business, and can go door knocking door to door. I think that Spearhead will bring nothing but good for our area, and always will continue to do that. So keep up the good work, and thanks for a great job.
Chauncy Blair	I have submitted a written submission. This is my oral submission. My name is Chauncy Blair. I have a degree in biology and a doctorate in clinical pharmacy. I have been a resident of Crescent Beach for 44 years. I'd like to thank the RDCK for allowing me to express my concerns regarding toxicity and health implications that I have identified in the manufacturing process. I have more details and a comprehensive document as submitted to the due to time constraints. I will only be able to speak to the key points tonight. Most of us have heard Spearhead has planned to use a non toxic VOC, free water based polyurethane adhesive. This language is deceiving. There is evidence that components of this adhesive have known concept of that. The polyurethane adhesives that Spearhead uses are primarily composed of methylenexocyanate along with this isomers and homolox which I will refer to as MDI's. According to Australian department of the environment.

	People working in or living near industries that produce point. Polyurethanes containing MDI's may be subject to low or persistent exposure. To these substances. which are transported on dust particles. Residents can also be also subjected to short term High level exposures from industrial accidents or spills. MDI's are classifying the safety data sheets as harmful substances that can cause toxicity through inhalation, ingestion and steam conduct. Inhalation exposure to even a tiny amount can lead to severe consequences. So it's a serious eye and skin irritation, asthma, respiratory inflammation, and possibly lung cancer. Additionally, people develop allergy stamps, and they have dangerous systemic reactions to extremely small exposures. Now, most industry sources state that polyurethane and MDI's are non toxic in the environment. However, there's a scarcity of information on this topic. The environmental impact of MDI's is unknown. What I find problematic is that the research on MDI environment or toxicity was conducted in the 19 sixties. There is a lack of current research, including quantitative risk assessments, the quantitative values of risk and longitudinal studies, the manufacturer of the adhesives revealed that MDI's are highly perishable and degrade relatively quickly in the environment. Although MDI compounds in isolation may be of low risk to the environment, when they encounter water or other substances present in the atmosphere they can produce a myriad of compounds that can bio accumulate living organisms in soil, causing a slow death. The lack of concrete evidence of MDI's harmful effect should not be confused with safety. Due to our knowledge gaps these chemicals be given a great deal of attention, and all control systems should be used to prevent them from entering the ecosystem, they could cause untold damage. It is irresponsible to assume safety based on the physical and chemical properties of a substance alone. Not all MDI's are created equally even at low concentrations the more reactive MDI's is in the adhesive through a series of chemical reactions in the environment. It leads to the formation of carbonic acid, 8 immunes, some of which are carcinogenic and urea. The release of aliens into the environment can have drastic consequences, is damning the environment and endangers animal health. These aiming substances are known to bioaccumulate, affecting the whole food chain. Likewise, Urea can foster excessive growth of algae, damaged seeds and inhibit germination. I can certainly envision scenarios in which the surrounding community environment could be exposed to these substances due to industrial processes done at spearhead. That's from cutting glue on beams Glu-lam waste inadvertently ending up in the biomass, boiler and spillage into the environment are all these examples that come to mind. In the interest of public environmental health of our community the rezoning application should be denied. These toxic chemicals have no place in the residential community. The community is not willing to accept any increased risk to their health and the surrounding environment. Thank you for listening to my concerns.

Michel St. Germain	My name is Michel St-Germain, and I thank you for letting me express my concerns and my neighborhood opposition. I moved two years ago to Crescent Road after my retirement as President of the Canadian Institute of Actuaries where I was supporting the actuaries managing risks for insurance companies, financial institutions and governments. Today, I would like to talk about managing the risk that the Spearhead expansion of its industrial operations would have on the aquifers #1018 and #994, including the risk of contamination to the drinking water of my well and the wells of many of my neighbors. First, I want to recognize the challenges of the RDCK Board in balancing the interests of residents and those of enterprises such as Spearhead. Residents are relying on the RDCK Board to protect their interests , in particular our access to clean drinking water from our wells and the protection of wildlife, the neighboring provincial park and the lake. I recognize that it is not possible for an industrial operation to eliminate completely the risk of water contamination, but proper risk management requires recognition and assessment of the risks. as well as measures to mitigate that risk and to control damage. I have read the documents posted by RDCK, the review comments of BC and RDCK government agencies and the ground water impact assessment prepared by Active Earth. This last report addresses the impact on the aquifers water volume of Spearhead withdrawing 5780 liters per day, and on the location of septic leach fields. But it does not address the risk of contamination caused by the chemicals that will be used as a result of the operational changes at the Spearhead. Spearhead is located hydro-geologically above aquifer #1018 which discharges to aquifer #994 where my drinking water well and the wells of many of my neighbors are located. On page six of the Groundwater Impact Assessment, and in the Appendix stating the classification by BCWRA, aquifer #994 is reported to be highly vulnerable to contamination by surface activity. As we have heard from Chauncy Blair, the proposed Glulam manufacturing process would be using hazardous chemicals with acute toxicity, notably Loctite polyurethane adhesives, which are classified as an Isocyanate, and research on Isocyanates states that this class of chemicals should not be allowed to get into groundwater. In reviewing the documents for the By-law amendments, I have not seen any environmental impact assessments completed which address the risk of water contamination from using these chemicals. In BC, the risk management of hazardous chemicals relies on the Workforce Hazardous Materials Information System (WHMIS) with publication of a Safety Data Sheet. For these hazardous adhesives, it is written in the prescribed data sheet: “Do not allow to enter into drains, surface waters or ground water”. I have not seen any information on how the water affected by those chemicals at the new proposed facility will be treated, nor how the potential risk from spilled or leaching chemicals carried by surface run-off and infiltrating the soil will be addressed. This soil is composed of porous rock and is located directly above the aquifer that supplies water to our drinking water wells. There should be an impact study assessing and addressing this risk.

	Furthermore, I have not seen how Spearhead proposes to monitor the impact of their industrial activities on the aquifers. I am very concerned by the risk resulting from additional unforeseen events that can have irreversible consequences on the ground and surface water quality in the area. When I looked at unforeseen historic spills where industrial operations are involved, human errors are frequently involved. It is not possible to completely eliminate the risk of accidents and human errors, but such risks can, and should be, planned for; and their impacts need to be controlled and managed. Potential risks to the water quality are greater when industrial operations using hazardous chemicals are located in an area where residents rely on water from drinking water wells that draw from a highly vulnerable aquifer. This is why industrial operations should not be directly up-gradient of a designated residential area. Our concerns that the potential impacts to the water quality of the aquifers #1018 and #994, that we use to draw our drinking water, have not been properly assessed, and are significant. This is one of the reasons why we are opposing this project.
Mariette St. Germaine	My name is Mariette St. Germaine. I have recently retired and moved to the Crescent Beach neighborhood. I have a degree in chemistry and a Master's degree in management from MIT. I had a 44 year career in the area of government regulation and business compliance. I have read the documents and assessments that have been made public for the proposed changes to the bylaws for land use and zoning, and I have discussed them with my neighbors. Chauncey, Blair and Michel St. Germain have identified that residents of the Crescent Beach area would be vulnerable to airborne toxins and contamination from groundwater aquifers and drinking water wells. These being risks arising from the use of hazardous chemicals in glue lam manufacturing which is more than an expansion but would constitute a major change in the manufacturing process at spearheads, Crescent Beach location. There are other risks to be noted. The 3 residential lots subject to the rezoning application are located in a heavily tree rural environment and in close proximity to the Kokanee Creek Provincial park. The summer months in this area have been characterized by periods of drought and extreme forest risk. A fire that could start in the surrounding forest or the campground or from operations on the site and if that fire involves the site, the risk of the release of toxic chemicals is high through the air or to the soil, and ultimately into the aquifers and the drinking water. The risk to Kokanee Creek Provincial Park and its campers is also elevated. Sound risk management principles would question whether a manufacturing facility that stockpiles, wood, and wood chips and uses hazardous chemicals should be built in such a location. There is also the risk to emergency responders and firefighters to be considered. The WHMIS safety data sheets, as referred to by Michelle for hazardous adhesives, particularly if containing isocyanates states that every responder needs to wear self-contained breathing apparatus and full protective clothing.

	The North Shore is serviced by volunteer firefighters. If the Balfour firefighters or Nelson emergency responders arrive on site without the protective equipment. Delays will occur before they can respond to a fire, or even to an injured employee. Delays could be catastrophic for this neighborhood. There are additional risks related to the disposal of all containers and residues of hazardous adhesives, as well as any waste contaminated by coming into contact with the adhesives, either through regular operations or accident, cleanup. The BC Hazardous waste regulations, state a person must not deposit or discharge, or allow or cause waste to be deposited, or discharged into any system of waste disposal operated by a municipality or other public authority unless the disposition or discharge is expressly authorized by a permit, approval, order, regulation, or waste management plan approved by the Minister. Spearhead's compliance to separate all hazardous waste is essential to manage the risk or impacts on the surrounding crescent beach environment. Business principles tell us that the assumption of risk must be offset by reward. In the proposal to adopt Bylaw 3002 and bylaw 3003 the risk and rewards are asymmetrical. The residents in Crescent Beach Area are being asked to bear many of the risks while the financial rewards would accrue essentially to a private corporation. I, and on behalf of many Crescent Beach residents who have signed a petition. Together we oppose the bylaw changes on the basis of the increased risks inherent in permitting the building and operating of a glu lam manufacturing facility in a rural residential neighborhood. Thank you.
Greg Johnson	My name is Greg Johnson. I live at 4616 Crescent Road. Looking down my driveway, I will look directly at the proposed facility, and that proposed facility is going to have a footprint of about 66,000 square feet in a residential area. My background is in engineering. I probably made that pretty clear to you guys earlier. I work in heavy, civil, instructional environments and my comment would be, is that your construction period of 13 months. Good luck, Buddy. 3 months for drill and blast and civil works. Good luck. When we're talking in terms of residential zoning What they're asking is to transfer residential land back over to an industrial space with some restrictions. Those restrictions are fairly broad. Like all good businesses, and I want to be very clear, very, very clear, that spearhead is a good business. You guys do amazing work. I support your business. All that. I just live across the street and don't support a big facility. What happens when Spearhead becomes very successful, and somebody else wants to buy them and they go away. Pacific insight, can filter, numerous other businesses. Then what? What if other industries, such as Louisiana Pacific Warehouse, or some of these bigger players, come to the table. I kind of hope that happens to you in some ways, because you'll make a bunch of money.

	And I say, that chair, Chair Newell in a very positive light. But then, what happens? What happens to that land? This is kind of a forever thing. It's not gonna go back to residential at that point. That's important for everyone to consider. When we're talking about resins for glue lam beams, even if glue lam are still manufactured there in 20 years. Maybe the same chemicals are used. Maybe they're not. Maybe we go back to formaldehydes. Then what? Remember? It only takes a little bit to damage the environment. So when we're talking about rezoning in a residential area, we're talking about 3 lots and 5 acres, that makes a combined area that's quite large. It changes the dynamic completely out near Kokanee Creek. 85% of us out there, we all support your business. We all think you do amazing things for most of us at least, but 85% of us are saying, Hey, no, not here. You got too big. It's not, hey? Move on. It's maybe you gotta split it up. There are other areas, regionally that you can build this facility that the Sutherland group can truck from that the community forest can provide wood to. You can conduct business. It might be a little more inconvenient costs may be a little bit higher, but that's the trade off is our lives like we live out there. That's where we breathe. That's where we play. That's where kids grow up. That's literally where we swim those types of things. So there's gonna be light pollution. There's gonna be some noise stuff. That's how it goes. That's how big. So you guys are creating again, I'm not totally against that whole concept. It's just you're doing it in a residential neighborhood, my neighborhood. so I have to oppose it. Not you guys. By no means. But I have to oppose that. I can't live across the street from that. Thank you.
Terry Lowery	I'd like to thank Ben and the folks at Spearhead Ken, who have helped me out with providing any information that I've asked for, and they've been patient with me because I've been in their case a lot. But I really appreciate it. I'm like everyone else. I really. I love the business. I think it's great and want to see. I don't think it's a problem with you becoming successful. That's gonna be a given. But what I'd like to address is that the boiler issue and my concerns around air quality associated with that issue. But to build up to that, I would like to expand just a little bit in that. The way the population of the world is growing, and the way things are just growing in general. The traffic load in the north shore is increasing. There's more vehicle emissions in our area, even with electric vehicles on the horizon. We've got a long way to go before we're there, and what I'm concerned about is a number of air quality issues in our air shed Crescent Beach Road. It appears that we're in what I might call a little bit of a micro climate there in that. The air that we're finding from not just spearhead, but the neighborhood tends to drift across the flats there by the old drive in theater, and then it's picked up by a Down Creek drift from Kokanee Creek, which brings that air. The air emissions down onto the households. And so we're experiencing Diesel exhaust from. I can never, always identify it, but it comes down on us, and it just tends to stay there and hang on us. And the other thing that occurs sometimes is that

	not just associated with spearhead? I can't always say this, but sometimes large transport trucks which are maybe waiting to get into the yard, or something's going on there. They happen on the Park, on Robinson Road, and idle through the night, and this is disturbed. Some of the people that I was hoping might be here tonight, but and the emissions from those are also affecting the neighborhood. But to get to the boiler. So what I've looked into and I've found is that these biomass boilers and co generators there's a lot of I don't want to say smoke and mirrors, but that's about what it boils down to regarding the biomass water. There's a lot of hype around them. Industry likes them because they are a cheap source of heat or energy, and that chips are not expensive, and a pellets, or the primary fuel, I believe, for these devices, and they're not as expensive as buying gas or oil or coal, which we're trying to get away from. But what we're finding is that the benefit to industry from using this stuff is economic in that on that front. But also, if it's an industry that has waste products, it's a benefit for them to burn those waste products on site, and it saves them the money of transporting the products or having to pay to get rid of it. But the drawback is that the emissions that they're creating there is affecting the area around. Now. A lot of people end up. The boilers are considered to be very efficient. There's no question about that, but they're not 100%. And they're not perfect. And so this is from. Think, machine the company that makes the boiler that's being proposed boiler, but they say that the boiler could be estimated to release in the order of 30 to 60 grams of particulate an hour, or just less than a single residential wood spill. Now, the next thing is that when I can't I'll say this, that What I've found is that the boilers are most efficient when burning on pellets when they're using chips. There's not as much energy, intense intensity in the chips as there is in pellets. Also you might have a bit more moisture content in the chip. But what I'm finding is that burning the chips. When think machine gives their best case scenario, let's say, for the emissions from the boilers there are. They tend to always give those best case scenarios on based on pellet burning. Right? So when we're talking about what you're going to be using for Spearhead, we'd have to assume that we'll be at the dirty end of those scenarios. All right. They're still not saying they're that high, but they are higher. So it may be actually in the range of a wood stove, but nevertheless, because of the fuel that's being used, we can expect it to be on the a little bit nastier side, but but through Spearhead I found out that you're expecting to burn 350,000 kg of chips annually, and that equates out to about, and my calculations that I've tried to figure this out, to be exact, but about 260 quarts of wood that's about the equivalent of the 350,000 kg of chips, and that would. That's what's required to heat the building. There seems to be some discrepancy around the size of it. I thought it was around 70,000 square feet. But anyway, this amounts to about 570 metric tons of carbon emissions annually, which a large part of that is Pm. 2.5. Now, what I find is that the waters are really good at scrubbing out particular. But what I find is that what's getting out of the machines is the finer particulates. And that's not

	what's being screened out. So well. So what I'm finding is that that 570 metric tons of carbon emissions is mainly going to be made up of to a small particular matter. Pm. 2.5 or somewhere. The respiratory help from those emissions in our neighborhood is being put into jeopardy. I feel this because that's 270 cord. 260 cords of wood is an immense amount of wood to be burning in our area is the way I see it, and there's no getting around the emissions that come from. It's cleaner than a household would, so for sure. But it's not as clean as it. It's just not acceptable. And opinion this is what I found a lot of the documentation saying, Yeah, no, we've got the okay. I think that we need to look at a different source of heat, or I don't like it, but consider a different location.
Carmen Lazzarotto	Hello, Board members. My name is Carmen Lazzarotto. I am a resident of the RDCK and a business owner here as well. I'm here to speak against the proposed amendments of the OCP and the Bylaws of the RDCK. I am a graduate of the Eco Polytechnique, I have a bachelor and master's degree in architecture, which included 2 years of urban planning and it's my opinion that this proposal asks the RDCK to contravene several fundamental principles of good urban planning. It demands significant changes to the OCP. Official community plans are meant to lend order and stability to a community. hey call these people are calling for industrial activity or sorry OCP's call for industrial activities to be separated from residential areas, often through transition zones. In creating these separations, these risks of noise, air and other environmental contaminations are mitigated. While it may seem generous to move a generous move on the part of the board to embrace the Spearhead project. This proposal does not respect either a short term or long term needs of the Crescent Beach community. Committing these lands to industrial zoning is, it is an omission that these lands are going to be impacted irrevocably. We're accepting that they're going to be polluted and that they have little or no hope of ever being integrated again in the community. These changes disregard the future long term value of these sites for future Lakeview residences for the short term profit of a business a singular business rather than seeking a long term solution for growth and prosperity in a well planned and serviced industrial area. These people are choosing a path that involves irrevocable massive damage and transformation because they're choosing an inappropriate site with potential risks to the environment. They're abandoning multi generational sustainable living of a country residential area. My second concern relates to how this proposal has been initiated because of the substantial risks that it presents to the RDCK planning process in the future. Communities are protected by an official community plan, because previous governments have found that the property rights of the individuals need to be protected from this sort of development we do not owe entrepreneurs the right to expand their businesses on their own properties. They have profited from being in this location. They've grown. and it's your job to protect the individuals and community by adhering to the OCP. Thank you.

Murray Shunter	My name is Murray Shunter and I live on Crystal View Drive. I really appreciate, as mentioned already the position that the directors are in and this public input here is a real galvanization of our neighborhood. But I think the work that the directors have done for the strategic plan is awesome. It's a lot of work goes into that. As a school trustee for our school district here I appreciate the effort it takes to hear the public's voice and implement that in policy and procedures, and as well as the official community plan. Tom, you have to take a lot of credit, I think, for creating that. So I think what's going on here now is we're asking the directors to, they've already listened to the constituents, voices they put in a strategic plan. They put it in OCP, but now we need to enforce it. There's a lot of reasons for that have been mentioned tonight. But I want I just want to talk about the scale of this proposed expansion. So if we look at this this picture here we see these green buildings. They look quite small there, but if you live out there, this one's large, this one's very large. And this one's huge and those are the buildings there. Now they're wedged into a small area and we can see why Spearhead wants to expand and use all that area. But then, when you look at the next building, that's going to add to this, that's it. It's not even comparable to the ones that are there already. This is 1.7 acres. *Someone else interrupted Murray stating the following: "This is an industrial landmark."* Excuse me, this is 1.7 acres of building that's being proposed, and for perspective our community's NHL sized, ice rink atthe complex (NDCC). The big ice is 17,000 square feet. So this is over 4 times the size of that. This would be the equivalent of 72 of those houses all wedged onto that property. And if you look at the official community plan One of the articles is to ensure that all commercial development is at a scale appropriate to the rural form and character of the community and its natural environment. And it's very, very difficult to see how that fits our community plan as well as others. So I think it's crucial that the Board of Directors consider the massive scale of this industrial development and I'm sure most, if not all, directors would be as threatened as we are if this was proposed in their neighborhoods. I know, Tom, you probably would be if there. This was proposed in your neighbourhood, or other directors that was close to them, or right next to them. So you can put yourselves in the place of the residents, your constituents? I think the-the- the decision becomes clearer that way. Now. I don't know. Spearhead makes their own decisions. But I don't see this operation, do you? The current operation, the people, the business people spoke about it. I'm not sure that they're gonna lose anything. Again, not my decision. But I also want to remind people that those people speaking do not live in that neighborhood, and if they did. they may, they potentially could have a different opinion. So I guess my point is that that spirit themselves have offered a solution to this problem. They mentioned the possibility of building the glue-lam plant elsewhere in Salmo or in Castlegar in the original hearing, in the appropriately

	zoned location for this type and size of a business. So it's no longer small business, obviously, and I guess all we're asking is that the directors would please stand up for our neighborhood and our residents, and vote no to this zoning change through option, 3. As outlined by Zach, the RDCK Planner, and option 3 says, send a signal to the applicant to consider citing this facility in an alternate location with existing land uses more compatible with the activity proposed. Thank you.
Linda Blair	My name is Linda Blair and I have lived in the Crescent Beach Community for 52 years and taught school on the North Shore for 35 years. My immediate neighbourhood and larger school community have chosen to live a rural life style that supports neighbourhood amenities such as coffee shops, restaurants, home based repair shops, etc. At the last public hearing, I became very alarmed at the long list of mitigation Spearhead proposed to address due to the impact of rezoning. And while they seem to have a solution for everything, it quickly became clear to me that no amount of mitigation could fully offset the massive changes to our pristine, safe, clean and healthy living space should this industrial development go forward. The word mitigation is defined as the reduction of something harmful or the reduction of its harmful effects. In my mind, I wondered why we were considering introducing an industry that requires mitigation into the heart of our long established rural residential community. I also wondered why the RDCK was putting forward a proposal that was not honouring our Official Community Plan. After the meeting I sat down and read Interior Health's official report and I discovered that I and my neighbours live on a highly vulnerable aquifer 994 and that Interior Health had "some concerns". I would like to read some of these concerns directly from Interior Health's report: -We note that the proposed expansion of the existing wood product manufacturing business (industrial operation) is located in an area primarily zoned and designated residential with some limited commercial. This would be a significant change to the local community/ neighbourhood area and may create conflict between the different land users because of their incompatibility. Ensuring source water is free from contaminants is a very important safeguard. We note that in the case of this application, this consideration would appear to be even more paramount from a community planning perspective, understanding that there are 2 groundwater aquifers located in the proposed development, one Aquifer 1018 being considered moderately vulnerable, while the other Aquifer 994 being highly vulnerable. We note that with the Aquifer identified as 994 being highly vulnerable, any additional development should be carefully assessed.

	The results of the first public hearing lead to forming a strong unified Crescent Beach Community voice. Our community meetings opposed the rezoning for many reasons including increased air, light, and noise pollution, plus the risk of our wells being contaminated. Neighbours in close proximity to Spearhead voiced the negative impacts Spearhead currently imposes on their quality of life. They voiced concerns of what this massive proposal would further bring. We are not just opposing the rezoning……..we are standing up for the life we have built here and for the future we want for our children and grandchildren.
Peggy Hinitt	My name is Peggy and I live on Robertson Road and I've lived there for 45 years and our property has been in our family for generations. My house is diagonally across the Road from Spearhead. We've been dealing with noise pollution from spearheads. Since they started 25 years ago, we've been in direct contact with the owner as well as the GM. About noise concerns. We've had to deal with industrial noises from saws, cars coming and going, trucks idling all night, backup beepers, and most of all the dust collectors. The dust collectors produce a constant humming noise that can be heard throughout a well insulated house. The noise starts 1st thing in the morning, and can go well into the evening Monday through Friday and the occasional Saturdays. Since the expansion in 2021 desk collector has been replaced with the state of the art desk collector. Unfortunately, we're still dealing with the older one, which continues to produce an annoying sound. Spearhead industry is incompatible with peaceful rural living, and I feel that the massive expansion would further deteriorate the quality of life for myself as well as well as the neighbors. Thank you.
Mike Siegenford	My parents live on Crescent View Road and they're really concerned. I didn't wanna talk because I know you guys and I think you are fabulous as a business and company. Ironically, I have a business, and I'm quoting you for more work, so we'll see how this goes. Not opposed, or for… but I do have some questions, but one of the things is they're now so concerned. At their age they just retired, and they're in a place that they really like. And they're talking about moving again and there's nowhere for them to go financially. So it's pretty tough to you know. When you're younger it's easy I can move with, you know. I'm not as rooted I can. I can go somewhere else. I'm not that bothered by that I've moved a lot, but these folks are 50 years, 40 years, you know these guys, too. That's a long time. They're there for 5 years now, and they're talking about going somewhere else in there.

	You know. They like the quiet they like where they are. They're private people, there's not properties like this elsewhere around the Kootenays I can think of. So I have a couple of questions for you guys. And it's really just because I know you're a strong business, and I know you make a lot of money and I know you're not driven by money. You're driven by the solutions and you're good at what you do but I think you get to a point where you it's not about money so when you get to stay with certain business. Once you're successful, you're successful. Whether or not you make this 1 million, or many or 1 billion, it doesn't matter. It's about the journey, and I feel like spearhead is a very good business, and their journey is very strong. But I do have 2 questions. One is, you know, how many jobs are we talking about creating? I think it was 63 new jobs. So 70 jobs versus the community's concerns. I don't know how many people we have in the community, but 300 200. I don't know if that trade off, you know it's a it's a trade off you have to consider and then there's also a question about, why here? It's a complicated site, right? You have blasting every time you bring up the word blasting. That means it's a complicated site. And there are, you know, watershed things to consider in the terms of. You know. you're going to change the way water runs off. It's just how it happens when you dig into the land. Watershed changes right? I think this expansion should happen. I'm just not sure if this is the location. They had previous land that they already own. So they expanded until they got so successful with their business that now they're doing prefabs. But they have no room after building a hundred 20,000 square facility. They didn't have the room, so now they had to go get more land to build another. I think it's another 80 or 100,000 square foot facility to put them together. Take them apart and truck them all. But that's a lot of trucks like now they're trucking, you know, wood from their mill over over to Kmt. And then they're they're putting all the value added, and then they're trucking it from there to the other location near the airport, and then they're gonna bring it to the customer all over the place. That's a lot of trucks that's a lot of back and forth. You know, this is basically a park, you know. For me, this community is an extension to what is basically Gluten Park. As well as a residential neighborhood that's considered rural. It's not, you know, R. 2 or 3 or 4. We're not talking density here at all. We're going pretty extreme. and I'm wondering if, even for your business there's not something that logistically makes just more sense as well like I mean in the in the most positive way. You know, and if the Board decides that this rezoning should happen, and everything else, I feel like you as a business would be wholeheartedly invested in making it right. I believe that 100% there is no question in your mind. There is, of course, concerns about what if it's not you? At some point you might be like, hey, we got a billion dollar offer, whatever you're probably gonna say, sure. And then we don't know what's gonna happen after that the problem is zoning. And this is what I feel is a comment about the actual planning process. Probably the issue with zoning is

	that once the rezoning happens, even if it's a city rezone is you're going to have some restrictions on that rezoning. But that said, those uses are then validated, and they can happen. So if your proposal is phase one phase, 2 great, you're successful again. But now it's rezoned. So you could do phase 3 phase 4, phase 5, phase 6, or it gets sold. Then we have other things happen where you know some facilities that they were mentioned earlier. They go empty. And now you have this empty facility there. Who knows what it's gonna do? After that we don't know the second life right? But coming back to the economics for you. I really wonder like, maybe there is just something better that can be arranged. You know, something more convenient, because that's a that's a tough building site you're looking at there, too.

Final Questions and Comments:

Question from Resident
Will any other agencies or the applicant be adding additional information?

Response from Planner
There is potential for agencies to provide additional information. Revisions, supplemental information or further details may be possible. This is the end of this public consultation stage of the process and the goal is to move on with presenting it to the Board.

Murray Shunter
Made a suggestion that the Directors that vote on this application should go out and have a look at the site to understand the context of the properties and the surrounding residential uses.

Lisa Bramson
Wishes Spearhead well and hopes that the RD and Spearhead can work to find a location for the expansion.

Carmen Lazarotto
Other people can occupy the site in the future. Future occupation of the site needs to be considered – it won't always be Spearhead.

Josh Hall from Spearhead offers to attendees to attend the site for a tour

ADJOURNMENT OF PUBLIC HEARING

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

Approved on March 31, 2025

Tom Newell, Director, Electoral Area F

Zachari Giacomazzo

Zachari Giacomazzo, Planner

Hello,

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

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

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

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

This contravenes multiple articles in the RDCK Official Community Plan.

5.2 Community Vision

- Maintaining the rural character

Article 8.0 Economic Development
- 8.2 Objectives
- .i Encourage economic growth and maintenance of our area's unique character through small business.

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

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

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

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

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

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

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

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

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

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

Thank you.

Murray Shunter

4617 Crescent View Drive

January 16, 2025

RDCK File #Z2410F

Zachari Giacomazzo:

With further reference to the proposed Spearhead expansion.

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

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

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

This expansion is ONLY about Spearhead’s bottom line.

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

residential area cannot buy up neighbouring land for expansion.

C. Bell

4719 Robertson Rd.

January 20, 2025

Regional District of Central Kootenay

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

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

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

Kind regards,

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

January 18, 2025

Regional District of Central Kootenay

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

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

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

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

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

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

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

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

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

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

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

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

.

Please vote against these amendments.

Kind regards,

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

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

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

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

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

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

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

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

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

Thankyou, Barbara Ryll

Zachari Giacomazzo

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

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Sent from my iPad

Begin forwarded message:

> **From:** David Elliott [redacted]
> **Date:** January 23, 2025 at 12:03:46 PM PST
> **To:** tnewell@rdck.bc.ca
> **Subject: Objections to the expansion of Spearhead to 3 times its current size**
>
> I object to the current proposal by Spearheads expansion for the following reasons:
>
> -Disregard for the OCP values and principles.
>
> - Highly Vulnerable Aquifers
>
> -Health risks from Biomass emissions.
>
> - Noise pollution in a residential area.
>
> -Light pollution.
>
> - Property Values and loss of residential property
>
> This is not an industrial neighbourhood and we would like to keep it that way.
> Regards, David and Cheryl Elliott
> 4682 Crescent Road

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

To <rdck.ca/landuseapplications>

Dear Sirs,
Attention: Zachari Giacomazzo

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

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

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

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

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

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

Zachari Giacomazzo

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

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

Re: Spearhead and Crescent and Starlight neighborhood expansion response

Regional Planner and Directors

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

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

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

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

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

Gusti Callis

Robertson Road

Nelson north shore

Zachari Giacomazzo

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

Some people who received this message don't often get email from [redacted] Learn why this is important

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Dear Zachari and Directors,

My family and I live at 4714 HWY 3A.
We greatly oppose Spearheads proposed development and rezoning of our area.
This development will not only affect the everyday lives of my family and our community but also the wildlife and the provincial park.
Most concerning is the disturbance of the aquifer which could affect our water quality and supply. Also, not to mention all the air and noise pollution that will take place before and after this development is completed. The abundance of wildlife in the area will be displaced and the traffic noise will increase.
This development will ultimately affect our communities property values as it will be less appealing to purchase a house next to an enormous manufacturing plant.
Please take into consideration these reasons to stop the development from taking place in our peaceful community.

Thank you for your time,
The Peters family

Get Outlook for Android

Zachari Giacomazzo

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

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Hello Zachari,

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

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

I do not support rezoning for increased industry.

Thank you,

North shore resident.

Zachari Giacomazzo

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

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

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

[redacted]

About Me:

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

Sara Markin
Current Queens Bay resident

Former Crescent Beach resident for 33 years
[redacted]
January 9th 2025

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

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

Dear Members of the Planning Department,

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

Environmental Impacts & Disruption of Ecological Ecosystem

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

Proximity to Kokanee Park

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

Noise Concerns

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

Air Quality Disturbances

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

Impact on Residents

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

Long-Term Implications

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

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

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

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

Sincerely,

Sara Markin

Zachari Giacomazzo

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

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

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

Zachari Giacomazzo
Planner
We are strongly opposed to the proposed amendments to the Electoral Area "F" OCP Bylaw No. 2214, 2011 and RDCK Zoning bylaw No. 1675, 2004.
We have owned the property and have lived here for 35 years. Our children have grown up here and our grandchildren love and enjoy the summers here, eating the fruits and vegetables from the three organic gardens and a greenhouse, all watered by the drinking water well filled by the "highly vulnerable to contamination aquifer #994"…as identified by Province of British Columbia—Ground Water and Aquifers and HBE-Interior Health. This Crescent Bay area of aquifer #994 is a "delta where a stream or smaller river (Kokanee Creek and Salmon spawning grounds) flows into a standing body of water (Kootenay Lake). Recharge: It is estimated that recharge to this aquifer is from the infiltration of precipitation and discharge from bed rock aquifers to the north (Spearhead property). #994-permeability of the aquifer is high… the aquifer is highly vulnerable due to the lack of confining deposits." We live on a delta. The Electoral Area "F" OCP has wisely identified this Crescent Beach delta area as Country Residential (R2). Industry with pollution should not be on this land.
The business Spearhead began as a small timber frame operation hiring craftsmen, working with hand tools and it was supported by the community in good faith. Spearhead expansion has faced difficulties in the past with the community and has attempted to meet complaints. However, when Spearhead attempted to rezone a Country Residential lot in the Crescent Beach area to Industrial, they were met with strong opposition and withdrew the application.
The Industrial expansion now planned by Spearhead is NOT suitable for this Country Residential community developed in 1932! The proposal disregards Area "F" OCP section 5.0 values and principles to preserve community heritage and character, stewardship of natural resources, and maintain rural character.
The health risks of industrial pollution to the water, air, land, residents, and wildlife from glulam (resin)manufacturing and biomass generation is not acceptable.
The noise and light pollution to a rural country community is not acceptable.
Spearhead must be advised to find suitable, already zoned industrial land for their expansion. The residential lots owned by Spearhead could be used for RESIDENCES of which Nelson is in need of.
The population of Crescent Beach area (Crescent Road/Robertson Road) is exponentially higher from early summer to late fall. If given the information and opportunity, there would be greater numbers opposing Plan Z2410F.

Thank you for your thoughtful care in managing this hearing.

Patricia and Roger Luckey

Sent from my iPad

Zachari Giacomazzo

From: Linda Blair [redacted]
Sent: January 23, 2025 8:16 PM
To: Zachari Giacomazzo
Subject: Updated formal letter as requested ....thank you

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

Linda and Ken Blair
4622 Crescent Road
Nelson, BC V1L 6N3
January 23, 2025

RDCK File No. Z2410F

RDCK Board Members and Zachari Giacomazzo,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,
Linda and Ken Blair

Sent from my iPad

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

Mr. Zachari Giacomazzo,

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

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

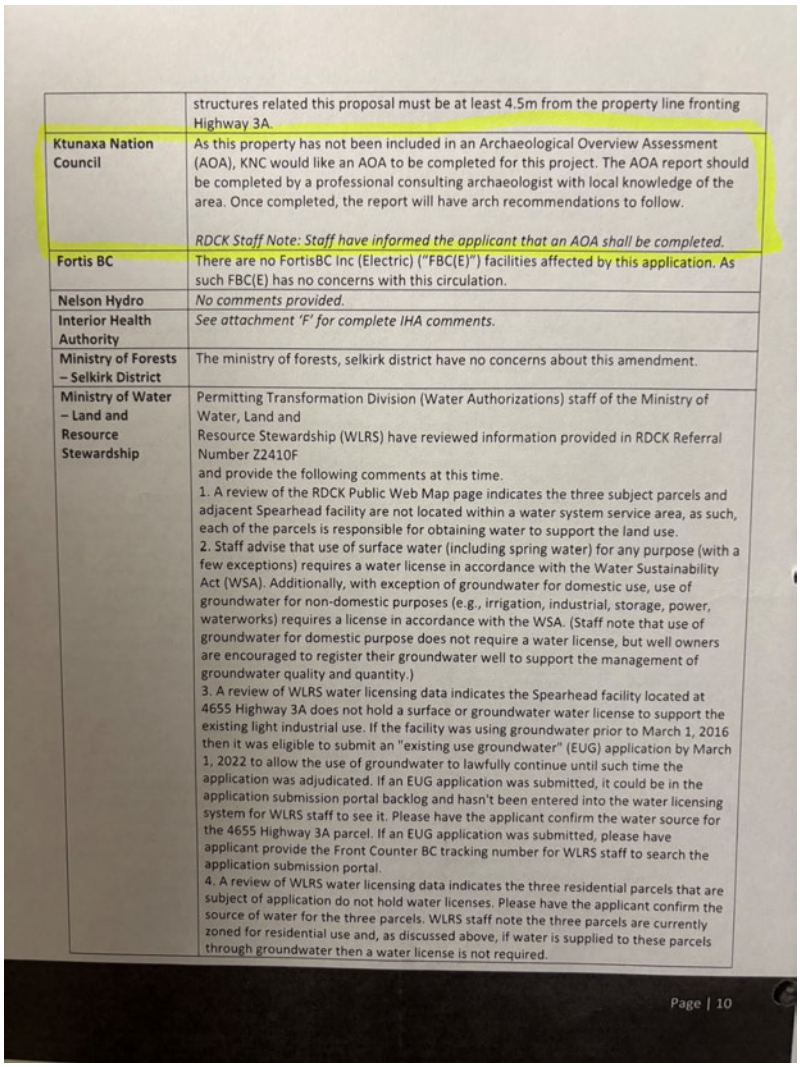
As a key example, Okanagan/Sylix and Ktunaxa Peoples did not utilize pithouses.They are not in a position to provide cultural knowledge on pithouse sites. These are not "shared territories" and centuries old pithouses demonstrate this fact, as well as archaeological work done by experts who are not part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

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

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

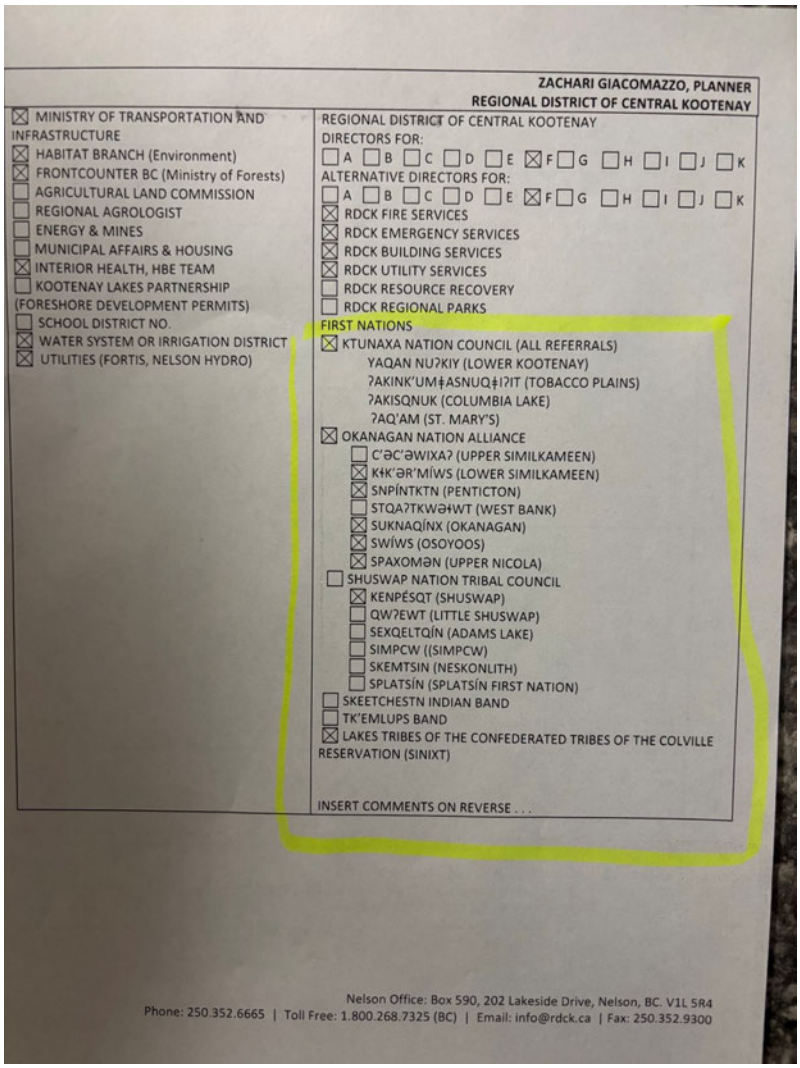
Please contact me at your earliest convenience to begin this process.

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



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

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ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

☒ MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
☒ HABITAT BRANCH (Environment)
☒ FRONTCOUNTER BC (Ministry of Forests)
☐ AGRICULTURAL LAND COMMISSION
☐ REGIONAL AGROLOGIST
☐ ENERGY & MINES
☐ MUNICIPAL AFFAIRS & HOUSING
☒ INTERIOR HEALTH, HBE TEAM
☐ KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS)
☐ SCHOOL DISTRICT NO.
☒ WATER SYSTEM OR IRRIGATION DISTRICT
☒ UTILITIES (FORTIS, NELSON HYDRO)

REGIONAL DISTRICT OF CENTRAL KOOTENAY
DIRECTORS FOR:
☐ A ☐ B ☐ C ☐ D ☐ E ☒ F ☐ G ☐ H ☐ I ☐ J ☐ K
ALTERNATIVE DIRECTORS FOR:
☐ A ☐ B ☐ C ☐ D ☐ E ☒ F ☐ G ☐ H ☐ I ☐ J ☐ K
☒ RDCK FIRE SERVICES
☒ RDCK EMERGENCY SERVICES
☒ RDCK BUILDING SERVICES
☒ RDCK UTILITY SERVICES
☐ RDCK RESOURCE RECOVERY
☐ RDCK REGIONAL PARKS
FIRST NATIONS
☒ KTUNAXA NATION COUNCIL (ALL REFERRALS)
YAQAN NUʔKIY (LOWER KOOTENAY)
ʔAKINK'UM‡ASNUQ‡IʔIT (TOBACCO PLAINS)
ʔAKISQNUK (COLUMBIA LAKE)
ʔAQ'AM (ST. MARY'S)
☒ OKANAGAN NATION ALLIANCE
☐ C'əC'əWIXAʔ (UPPER SIMILKAMEEN)
☒ K‡K'əR'MÍWS (LOWER SIMILKAMEEN)
☒ SNPÍNTKTN (PENTICTON)
☐ STQAʔTKWə‡WT (WEST BANK)
☒ SUKNAQÍNX (OKANAGAN)
☒ SWÍWS (OSOYOOS)
☒ SPAXOMƏN (UPPER NICOLA)
☐ SHUSWAP NATION TRIBAL COUNCIL
☒ KENPÉSQT (SHUSWAP)
☐ QWʔEWT (LITTLE SHUSWAP)
☐ SEXQELTQÍN (ADAMS LAKE)
☐ SIMPCW ((SIMPCW)
☐ SKEMTSIN (NESKONLITH)
☐ SPLATSÍN (SPLATSÍN FIRST NATION)
☐ SKEETCHESTN INDIAN BAND
☐ TK'EMLUPS BAND
☒ LAKES TRIBES OF THE CONFEDERATED TRIBES OF THE COLVILLE RESERVATION (SINIXT)

INSERT COMMENTS ON REVERSE . . .

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4
Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

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

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

Zachari Giacomazzo

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

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January 24, 2025

PO Box 281

Inchelium, WA 99138

To: Tamara Davidson,

ENV.Minister@gov.bc.ca

Commissioners:

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

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

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

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

RDCK File Number: Z2410F

RDCK Planner: Zachari Giazomazzo

ZGiacomazzo@rdck.bc.ca

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

s/

Lou Stone,

Autonomous Sinixt Representative

PO Box 281

Inchelium, WA 99141

[redacted]

[redacted]

Zachari Giacomazzo

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

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

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Hi Zachari

After attending the public hearing on January 9th, 2025 regarding the rezoning and proposed expansion of Spearhead Timberworks, I have come to the realization how huge this expansion will be and the detrimental cause it will have on the neighbourhood.
If this project is passed, how long will it be before the next phase or rezoning is requested. There was one already just a short time ago, 3 years.
They state that this project will provide significant benefits to the immediate neighbours. What are these benefits? The highway traffic will increase with the loading and unloading of trucks. The noise will increase with forklifts, back-up sound from vehicles and the overall construction. How is this a benefit to us.
They also stated a much needed childcare program to the Nelson area but in the meeting they stated it would be for 12 spots and only for Spearhead Employees. The parking will become a problem during construction. During the last expansion, numerous cars were parked along Crescent Road and Robertson Road which increased congestion as Crescent Road is a main route for the #10 bus as well as school bus.
The biomass cogeneration plant to burn waste wood and possibly supplementing waste wood from Harrop Sawmill (and how many other sawmills) will increase the traffic flow as well as noise, not to mention risk of poor air quality. As with any biomass cogeneration unit, when demand is reduced, the boiler burns cooler and is more polluting.
With this expansion, will there be more hours of scheduled work? Spearhead has obeyed the noise bylaw but occasionally you will hear the start up prior to the 7 a.m. bylaw restriction.
This will be an ongoing project of noise, construction, pollution and general disruption in the neighbourhood.
I am not opposed to the expansion, just not in our neighbourhood.

Thank you, P. Hinitt
Sent from my iPad

Zachari Giacomazzo

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

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To Zachari Giacomazzo, Regional Planner and RDCK Board Members,

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

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

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

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

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

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

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

Please vote against the rezoning of these lots.

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

Zachari Giacomazzo

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

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Jan. 28, 2025
Dear Sirs,

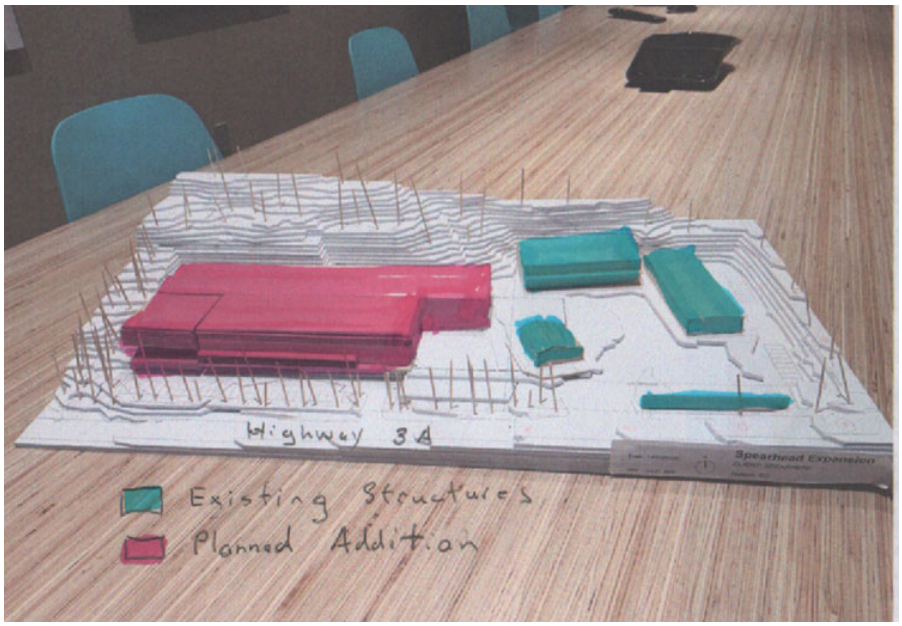
I do NOT approve of Spearhead Timber Works' Application to Rezone three Country Residential (R2) Lots: RDCK File #z2410F.

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

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

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

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



Thank you for your consideration.

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

Zachari Giacomazzo

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

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

Dear Members of the Planning Department,
Tom Newell

I am writing this to express my opposition to the proposed land application to the rezoning of RDCK Z2410F. I am concerned about the environmental impacts and the disruption of the ecological ecosystem. High risk of environmental degradation, contamination of the local ecosystem.
The size of the development and the industrial use will destroy the natural habitats and the increase of pollutants filtration into the soil, groundwater, and spawning channel.
Noise and night lights have always been a problem for the neighbors. If the amendments are approved more noise and night lights will affect residents.
If other areas welcome this proposal Spearhead should build their development where it is welcomed.

Sincerely,

Jody and Jack Markin

Zachari Giacomazzo

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

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Zachari Glacomazzo, Planner

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

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

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

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

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

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

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

Regards,
Michel and Mariette St-Germain
4634 Crescent Rd

Zachari Giacomazzo

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

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To: Zachari Giacomazzo,Planner

Development and Community Sustainability services

R.D.C.K

November 11, 2024

Re: Re-zoning proposal.

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

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

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

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

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

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

Anne Desjardins

Jack Starr

4609 Starlight Road.

[redacted]

Date: January 27, 2025

Dear Planner Zachari Giacomazzo and Board Members,

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

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

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

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

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

Thank you for your attention to this matter.

Sincerely,
Silvia and Wolfgang Siegmund
4613 Crescent View Drive

January 26, 2025

To: The Regional District of Central Kootenay Board Members

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

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

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

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

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

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

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

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

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

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

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

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

Better Places to Expand

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

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

Conclusion

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

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

I am opposed to the rezoning.

Sincerely,

Andrea Lazzarotto
4626 Crescent Road
Nelson BC
V1L 6N3

January 25, 2025

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

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

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

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

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

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

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

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

I oppose this rezoning application.

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

January 25, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

References:

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

Australian Government Department of Climate Change, Energy, the Environment and Water. *Methylene bis (phenylisocyanate)*, 2022. https://www.dcceew.gov.au/environment/protection/npi/substances/fact-sheets/methylenebis-phenylisocyanate Accessed January 24, 2025.

Safety Data Sheet

Revision Number: 001.1

Issue date: 08/03/2020

1. PRODUCT AND COMPANY IDENTIFICATION

Product name: LOCTITE HB X602 PURBOND TO 1100KG
IDH number: 2863067
Product type/use: Adhesive
Restriction of Use: This product is for industrial use only.
Region: Canada
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
SKIN IRRITATION	2
EYE IRRITATION	2A
RESPIRATORY SENSITIZATION	1
SKIN SENSITIZATION	1
REPRODUCTIVE TOXICITY	2
SPECIFIC TARGET ORGAN TOXICITY - SINGLE EXPOSURE	3
SPECIFIC TARGET ORGAN TOXICITY - REPEATED EXPOSURE	1

PICTOGRAM(S)



Precautionary Statements

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

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

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

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

See Section 11 for additional toxicological information.

3. COMPOSITION / INFORMATION ON INGREDIENTS

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

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

4. FIRST AID MEASURES

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

5. FIRE FIGHTING MEASURES

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

Special firefighting procedures:	Wear self-contained breathing apparatus and full protective clothing, such as turn-out gear. Keep unnecessary personnel away.
Unusual fire or explosion hazards:	Sealed containers at elevated temperatures or contaminated with water may rupture explosively. In case of fire, keep containers cool with water spray.
Hazardous combustion products:	Irritating and toxic gases or fumes may be released during a fire. Isocyanate vapors. Oxides of carbon. Oxides of nitrogen. Oxides of sulfur. Hydrogen cyanide.

6. ACCIDENTAL RELEASE MEASURES

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

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

7. HANDLING AND STORAGE

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

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

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

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

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

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

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

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

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

9. PHYSICAL AND CHEMICAL PROPERTIES

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

10. STABILITY AND REACTIVITY

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

11. TOXICOLOGICAL INFORMATION

Relevant routes of exposure:	Skin, Inhalation, Eyes

Potential Health Effects/Symptoms

Inhalation: Causes respiratory tract irritation. This product may cause sensitization by inhalation and skin contact. Overexposure to isocyanates may cause burning sensation of respiratory tract, cough, shallow breathing, burning sensation, tightness in chest, reduced lung function. As a result of previous repeated overexposures or a single large dose, certain individuals will develop isocyanate sensitization (chemical asthma) which will cause them to react to a later exposure to isocyanate at levels well below the TLV. Chronic overexposure to isocyanates has been reported to cause lung damage.

Skin contact: Causes skin irritation. May cause sensitization by inhalation and skin contact. Isocyanates react with skin protein and moisture and can cause irritation which may include the following symptoms: reddening, swelling, rash, scaling or blistering.

Eye contact: Liquid or vapor can cause moderate to severe irritation. Symptoms can include irritation, redness, scratching of the cornea, and tearing. Conjunctivitis.

Ingestion: Ingestion can cause gastrointestinal irritation, nausea, vomiting and diarrhea. Not expected under normal conditions of use.

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

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

12. ECOLOGICAL INFORMATION

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

13. DISPOSAL CONSIDERATIONS

Information provided is for unused product only.

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

14. TRANSPORT INFORMATION

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

Canada Transportation of Dangerous Goods - Ground

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

International Air Transportation (ICAO/IATA)

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

Water Transportation (IMO/IMDG)

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

15. REGULATORY INFORMATION

Canada Regulatory Information

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

United States Regulatory Information

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

16. OTHER INFORMATION

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

Prepared by: Product Safety and Regulatory Affairs

Issue date: 08/03/2020

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Zachari Giacomazzo

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

Some people who received this message don't often get email from [redacted] Learn why this is important

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

Greg Johnson
4616 Cresent Road
Nelson, BC V1L 6N3

January 28, 2025

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

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

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

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

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

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

Key concerns include:

1. **Noise and Light Pollution**: Industrial operations of this scale typically generate continuous noise from machinery, equipment, and transportation. Additionally, bright outdoor lighting required for nighttime operations and security will be directly visible from my house and can disrupt wildlife habitats, interfere with natural circadian rhythms, and negatively impact the well-being of residents. These forms of pollution not only degrade the area's livability but also undermine the community plan's commitment to fostering a peaceful and healthy environment.

2. **Environmental Degradation**: Glulam timbers include glues containing formaldehydes and other chemicals, which pose risks of air, water, and soil contamination.

3. **Health and Safety Risks**: Emissions from the manufacturing process, such as particulate matter from wood burning and glues, could exacerbate respiratory illnesses and other health conditions, particularly for vulnerable populations such as children and the elderly.

4. **Economic and Social Impacts**: While job creation is a benefit and will happen no matter where this facility is built regionally, the broader consequences of reduced property values, increased pollution, and diminished quality of life in our neighbourhood far outweigh the rezoning proposal. Other industrial areas in the region away from residences can more appropriately support this facility. While this might inconvenience Spearhead, it does not outweigh the impact on our neighbourhood residents.

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

Regards,

Greg Johnson

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

POTENTIAL FOR WATER CONTAMINATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

January 12, 2025

Re: RDCK Planning File No.Z2410F

To: Zachari Giacomazzo and the RDCK Board

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

Please stop this rezoning proposal.

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

January 12, 2025

To: Zachari Giacomazzo and the RDCK Board

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

Please stop this rezoning proposal.

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

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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Dear RDCK Board,

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

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

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

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

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

Thank you.

Sincerely,

Andrew Kyle
1582 Hwy 3A Nelson BC

f2a
architecture
construction

austin hawkins
architect AIBC

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

january 23, 2025

RDCK
c/o Zachari Giacomazzo

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

Good Day Zachari, RDCK planning, and Kokanee neighbours,

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

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

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

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

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

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

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

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

Sincerely,



Austin Hawkins
Architect AIBC

Ken Foot

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

Hi Ken,

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

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

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

---------- Forwarded message ---------
From: **Carl Olson** [redacted]
Date: Tue, Jan 21, 2025 at 9:16 PM
Subject: Fwd: Spearhead Rezoning Efforts
To: [redacted]

---------- Forwarded message ---------
From: **Ken Foot** [redacted]
Date: Mon, Jan 20, 2025 at 4:40 PM
Subject: RE: Spearhead Rezoning Efforts
To: [redacted]

Hey Carl,

Meant to attach this to the email below.

Ken

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

Hello Carl,

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

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

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

1. Note where you live and your experience to date living in proximity to Spearhead.

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

3. If you feel inclined you could note any benefits you see to your business, our local and regional economy and our community.

4. **Submit to:** ***Please send directly to me via email and I will forward to RDCK***
    a. You can address the letter to Regional District of Central Kootenay
    b. Reference Spearhead land use bylaw amendment application

5. **Submission Date:** If possible, please complete by **EOD Tuesday, Jan 21**

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

Ken

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

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

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

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

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

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

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

Regards,

Bicki and Jonathan Rogers
Crescent Beach Resort
[redacted]

JY CONTRACTING

4195 Blewett Road
Nelson, BC, V1L6X2
[redacted]

January 20th, 2025

To whom it may concern,

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

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

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

Thank you for considering our perspective,

Sincerely:
Brady Wright

Alex Cherry

November 29, 2024

RDCK PLANNING DEPARTMENT FILE Z2410

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

K Brian Strongman

Donna L Strongman

4615 Starlight Rd. Nelson BC V1L 6N4

[redacted]

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

Brian McCullough B.A, BSc, LLB
4662 Crescent Road
Nelson, B.C. V1L 6N3
[redacted]
Cell: [redacted]

Cell: [redacted]
Fax: [redacted]

January 23, 2025

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

Dear Board Members,

Subject: Endorsement of Spearhead Advanced Timber's Expansion Initiative

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

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

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

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

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

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

Yours sincerely,

Brian McCullough

Zachari Giacomazzo

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

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Mr. Giacomazzzo (Planner):

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

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

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

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

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

In short Spearhead have my support.

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

Best regards
Bryon Brideau
4605 Starlight road

Nelson,BC
V1L 6N4

Cel [redacted]

Sent from my iPad

Zachari Giacomazzo

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

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

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

To Whom It May Concern,

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

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

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

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

Thank you.

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

Zachari Giacomazzo

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

You don't often get email from tomayorjohn@gmail.com. Learn why this is important

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Zachari here is the CB feedback to the Spearhead proposal

Spearhead Land-use Bylaw amendment Application
File Z2410F
4612 4614 4614 Starlight road
4643 Highway 3A 12 mile Area F RDCK
On behalf of the Board of directors of Crescent Beach resort # Highway 3 A . We have reviewed the Application from Spearhead including the staff report from RDCK Planning department

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

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

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

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

The Board passed the following motion

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

Chuck Brind'Amour
Chair of the Crescent Beach Resort Board of Directors

John Dooley

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

January 23, 2025

To Whom It May Concern,

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

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

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

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

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

Sincerely,
Damon & Tricia Poole

Retired North Shore residents

January 21, 2025

To Whom It May Concern,

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

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

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

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

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

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

In kindness,

Dana and Tom Magree

4172 Hyw 3a, Nelson BC V1L6N1

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

To the RDCK board:

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

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

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

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

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

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

Sincerely,
[redacted]

Outlook

Re: Vouching for Zoning/Expansion

From Eric Beckstead [redacted]
Date Fri 11/29/2024 11:21 PM
To Ben Hall [redacted] Ted Hall [redacted] Josh Hall [redacted]

To all whom it may concern,

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

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

Sincerely,

Eric Beckstead

ERIC BECKSTEAD

MEDIA ARTIST
[redacted]



January 21, 2025

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

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

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

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

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

Thank you for considering their application,

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

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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Dear Members of the RDCK,

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

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

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

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

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

Spearhead is now a generational company, deeply rooted in Nelson. The only foreseeable threat to their continued success is excessive red tape that stifles their ability to invest in critical areas. We cannot afford to lose a company that contributes so profoundly to our local economy, community, and environment.
I urge you to approve the Spearhead land use bylaw amendment application Z2410F. Supporting their growth is an investment in the future of the RDCK.
Thank you for your time and consideration.
Sincerely,

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

Spearhead

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

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

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

Heinz Schoch
4635 Crescentview drive
Nelson

Home hardware building centre
Nelson Home Hardware Building Centre
101 McDonald Drive, Nelson, British Columbia V1L 6B9
T 250 352 1919 F 250 352 1916

January 21, 2025

To who it may concern,

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

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

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

Sincerely,

Randy Horswill,
president

January 20, 2025

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

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

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

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

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

Sincerely,

Jennifer Townsend

Ken Foot

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

Spearhead application

Pat and I are in full support of the application from Spearhead to expand their business next to their existing operation on to 4612 4614 - 4614 straight road and 4643 Highway 3A 12 mile Area F
Pat and I are share holders at Crescent Beach Resort 4596 Highway 3 A and spend most of our time at our cabin there in spring, summer and fall .
We believe Spearheads application checks all the boxes, including meeting or exceeding the requirements of the RDCK planning department for the proposed rezone .
Spearhead has been a very good neighbour a few examples would be.
In their previous expansion as well as the current proposal they made decisions to build in a manner that their machinery is contained indoors in order to reduce impact of dust and noise. Their site cleanliness is exceptional . They use every piece of wood in some manner either in there end product or using scraps to heat their building. Recently they were complemented by Nelson Hydro for conservation with their the initiatives to reduce their hydro consumption .
They have demonstrated a committed to be a leading value added company . They are a caring company. They are an employer of choice in our region , demonstrated by their commitment to add a Child care facility to their proposed project . We would urge the RDCK to approve the Spearhead application and support the retention and expansion of a local owned and operated value added Business, local business with a World wide reputation for quality craftsmanship and a source of pride in our area

John & Pat Dooley John Dooley
Nelson BC
[redacted]

BLUE ROCK LAW

January 21, 2025

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

Attention: Mr. Ken Foot

Dear Sir

Re: Spearhead Land Use Bylaw Amendment Application Z2410F

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

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

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

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

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

Yours very truly,

BLUE ROCK LAW LLP

Per: _____

Zachari Giacomazzo

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

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L.R Donaldson
4662 Crescent Rd
Nelson, British Columbia V1L 6N3
[redacted]
Phone: House: [redacted]

January 22, 2025

Regional District of Central Kootenay Planning Department

ATTN: Zachari Giacomazzo, Planner
Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4

Reference Z2410F – Bylaw No. 3002 and 3003

Dear Mr Giacomazzo and Board Members,

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

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

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

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

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

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

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

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

Sincerely,

L R Donaldson

Leanne (Lani) R Donaldson

CATHRO Consulting Ltd.

Box 1193
Kaslo, BC.V0G 1M0

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

January 20, 2025

Re: Land Use Application Z2410F, Ben Hall, Spearhead

Dear Planning Department,

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

I do so for the following reasons:

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

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

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

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

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

Sincerely,



John Cathro, President

[redacted]

Ken Foot

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

Regional District of Central Kootenays

re: Spearhead land use bylaw amendment application.

I am a 27 year resident of Queens Bay. I own and operate a small custom wood supply business from my property within my community. As I've grown my business I've had the pleasure to conduct business with Spearhead and watch them grow. I've watched them take measures to minimize their impact on the surrounding neighborhood. From insulating their dust collection system to reduce noise to restricting it's hours of operation they are considerate of the surrounding homes. The recent addition of roadside lumber storage that serves dual purpose as a visual screen makes it easy enough to pass the facility in a vehicle without actually realizing it. The newest building at the rear of the facility is black and blends in nicely against the hillside. Spearheads property is extremely tidy and has been this way from the beginning. The most recent expansion has been a further improvement as the yard is now paved which controls dust, run off and stops mud from getting on to the highway. Much like the facility parking is well organized and contained within the property.
Wood is a renewable resource but needs to be managed sustainably. Spearheads prosed expansion aligns with the values that companies need to endorse to keep our resources viable.
Growth, employment, planning for the future and consideration for the community and environment.....how much more can we ask from a local business?
The Kootenays is a special area and the residents want to keep it that way. Spearhead employees are educated, active, interesting people that are actively involved in their communities. More job opportunities that require skill and education enhances our community and celebrates this areas beauty.

Craig Campbell

The Cube Climbing Centre
820 Tenth St.
Nelson, BC, V1L 3C7
Tel.: [redacted]
www.cubeclimbing.com

The Cube Climbing Centre

January 15, 2025

Dear Regional District of Central Kootenay,

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

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

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

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

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

Sincerely,

Jayme Moye

Jayme Moye
Vice President
Kootenay Climbing Association

BlueTree MORTGAGES

Derek Diener
7468 Highway 3A
Balfour, BC
[redacted]
January 18 , 2025

Attention: RDCK

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

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

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

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

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

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

Thank you for your attention to this matter.

Sincerely,

Derek Diener

DOMINION LENDING CENTRES

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

Attention Regional District of Central Kootenay.

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

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

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

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

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

Sincerely,

Kelly Robertson, RFT

Cell: [redacted]

Email: [redacted]

HARROP PROCTER COMMUNITY CO-OPERATIVE

202-284 3rd Avenue, Procter BC V1L 0B8
[redacted] www.hpcommunityforest.org

January 17, 2025

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

Attention: Zach Giacomazzo
Re: Rezoning Application Z2410F

Dear Mr. Giacomazzo:

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

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

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

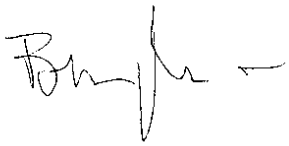
Like Spearhead, HPCC is a multi-generational business. We both understand the importance of creating jobs for our young people and families. We want our youth to be

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

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

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

Sincerely,



Bill Macpherson
President, HPCC



Erik Leslie
Manager, Forest Operations
HPCC

KAYS CONTRACTING

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

January 20 2025

To whom it may concern,

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

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

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

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

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

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

Thank you for your consideration,

Sincerely,

Matt Hanlon
Partner/ Founder
Kays Contracting Ltd.

Ken Foot

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

Attn Ted & Ben

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

Aaron Seminoff
Main Jet Motorsports Inc.
708 Hwy 3A
Nelson B.C.
V1L 6M6
[redacted]
www.mainjet.ca

www.mainjet.ca

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

January 21st 2025

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

RE: Application Z2410F Letter of support

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

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

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

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

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

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

Sincerely,

Kevin Westerhaug
General Manager/Partner
Main Jet Motorsports Inc.

Nelson Waldorf School

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

December 5, 2024

To Whom it may concern,

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

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

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

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

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

Sincerely,

KTucker

Kiomi Tucker
Chair of the Board
Nelson Waldorf School

To the Regional District of Central Kootenay,

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

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

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

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

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

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

Thank you for your time and considerations. Respectfully,

Nick Diamond
Owner/Operator Main Street Diner

Selkirk College | SELKIRK INNOVATES

Wednesday, August 21, 2024

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

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

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

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

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

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

Sincerely,

Terri MacDonald

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

Stanley Office of Architecture (SOA): 709 Gore St, Nelson, BC. V1L5C7 (t) [redacted] (e) [redacted]

LETTER OF SUPPORT - Rezoning Application, RDCK File Z2410F

Date: January 24, 2025

To: Regional District Central Kootenay
Attention: Zachary Giacomazzo, Planner

Zachary,

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

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

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

Sincerely,



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

Ken Foot

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

To Zachari Giacomazzo, RDCK Planner

Support Spearhead's rezoning application Z2410F

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

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

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

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

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

Warm regards,

Tony Maida

[redacted]
Tony Maida
General Manager, Aggregate Division



201-520 Kootenay St, Nelson, BC, V1L 5W4
TEL [redacted]5
TOLL FREE: 888-357-2612
[redacted] | www.bceco.ca
www.TheSutherland.Group

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

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

To Whom It May Concern,

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

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

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

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

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

Thank you for considering our endorsement of this important initiative.

Blair Satterfield
Director pro tem, School of Architecture and Landscape Architecture
University of British Columbia
xʷməθkʷəy̓əm Musquem Territory

Zachari Giacomazzo

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

You don't often get email from [redacted]. Learn why this is important

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

Hello Zachari,

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

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

Thanks,

--
Linden Horswill, CPA
Nelson Home Hardware Building Centre

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

www.facebook.com/nelsonhomehardware

January 23, 2025

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

To Whom It May Concern;

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

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

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

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

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

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

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

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

Sincerely,



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

E-mail: [redacted]

MARTIN HOSPITALITY GROUP

January 23, 2025

Re: Bylaw Amendment Application Z2410F

To the Regional District of the Central Kootenay:

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

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

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

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

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

Sincerely,

Ryan Martin
Managing Partner
[redacted]

422 Vernon Street, Nelson BC V1L 4E5

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

To Zachari Giacomazzo [Planner - RDCK]

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

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

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

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

Thank you for your time.
We support Spearhead's rezoning application.

Martin & Jody Howard

Zachari Giacomazzo

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

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.

Pre-Written Statement of Support

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

Dear RDCK Board,

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

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

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

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

Sincerely
Matt Ander
North Shore Builders

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

January 23, 2025

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

RE: Z2410F Bylaw Amendment Application
Spearhead

Greetings:

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

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

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

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

Sincerely,

Michael McNally

President
McNally Excavating Inc

Midway Express Ltd.

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

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

January 20, 2025

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

To whom it may concern,

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

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

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

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

Thank you for your consideration of this rezoning for expansion.

Sincerely,

Andrea Johnson, Manager
Midway Express Ltd
Nelson BC

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

Dear Zachari,

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

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

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

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

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

Kind Regards,

Mike Lazier.

MIKE LAZIER
General Manager, BC
[redacted]
IMPORTANT NOTICE: F12 Disclaimer

Ken Foot

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

Subject: Support for Spearhead's Proposed Expansion

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

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

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

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

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

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

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

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

Sincerely,

Mike Schoonhoven
Shareholder, Crescent Beach Resort

Ken Foot

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

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ken,

Further to our conversation this morning, this email is to express our support for Spearhead's expansion project, and support for your re-zoning application.
Our favourable view of the project touches on a number of elements that are of benefit to our local and regional communities.

1. Value added to our timber resource. This effort of yours, and also including the Kalesnikoff Mass Timber and PreFab projects, sends out finished product rather than raw commodities.
   Why ship jobs away to other places? This type of project is exciting because it offers real opportunities, not "snake oil".
2. Local workforce and skilled trade opportunities. Our community's adults, children and grandchildren will now have more, and varied options for what to do to make a living. And they can do these things here.
   Creation of scores of new jobs is not insignificant in a region with a relatively small population, and historic high levels of unemployment.
3. A "Clean" industry. No smokestacks. Not a bad thing for a residential site in close proximity to a well-regarded Provincial Park.
   Our front porch steps are 150 metres from Spearhead's Office building, and we are not inconvenienced in any way by the presence of the existing facility. We do not see that the planned expansion would make any difference.
   The zoning change that you are requesting appears to effectively limit future uses of the property, avoiding potentially nasty alternatives.
4. Embracing innovation and industry - leading development of effective use of our local resources that can be sold not only locally, but anywhere in the world.
5. Education opportunities. Project like this would appear to provide incentive for institutions like Selkirk College to become leaders in development of programs for design, equipment
   operations, and plant maintenance trades, as well as local-based sites for internships. How nice that a person could receive education and training opportunities in their home community.

Best wishes for successful approvals and implementation of your project.

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

4711 Robertson Road
Nelson, BC
V1L 6N4

Cell [redacted]
[redacted]

January 23, 2025

To:

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

Regarding:

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

Hi Zachari,

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

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

Sincerely,

Pedram Sheirzad

Zachari Giacomazzo

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

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

Zach

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

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

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

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

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

Sincerely

Peter Muirhead

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

January 15, 2025

Regional District of Central Kootenay
Nelson, BC

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

To Whom it May Concern,

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

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

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

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

Respectfully Submitted,



On behalf of the Pigeon Family.

RAMM
CUSTOM BUILD LTD.

409-622 Front Street
Nelson, BC V1L 4B7

Date: January 20, 2025

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

To Whom it May Concern,

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

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

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

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

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

Regards,

Justin Richards and Tom Magree

www.rammcustombuild.com

Zachari Giacomazzo

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

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

Hi Zachari

I have had a change in direction as to the proposed expansion of Spearhead Timberworks. I now support the expansion. My reasoning for this is as follows.
Following the January 9th RDCK meeting, I have been in contact with Ted Hall and he has committed to me and will put in writing including the completion date of decommissioning of the existing dust collection system on the timber frame shop, that it will be replaced by the state of the art dust collector.
Since Spearheads arrival into the neighbourhood, I have been listening to the moaning of two dust collectors. Due to the proximity of our home, we like no other neighbour, have been affected by the extent of the noise from the dust collectors. Since the last expansion, they did replace one of two dust collectors with the state of the art system. This has made a significant decrease in noise.
This hopefully will improve the quality of our life if this expansion goes through.

Thank you, Rob Hinitt

Sent from my iPad

Zachari Giacomazzo

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

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

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

Jan 27, 2025

Dear Zachari Giacomazzo

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

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

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,

Sabrina & Freddy von Harling

4008 Highway 3A (9 Mile)
Nelson BC

Selkirk College | OFFICE OF THE PRESIDENT

January 15, 2024

Regional District of Central Kootenay,

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

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

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

Sincerely,

Maggie Matear

Maggie Matear, PhD, MBA
President & CEO

301 Frank Beinder Way, Castlegar BC V1N 4L3 Canada
mmatear@selkirk.ca
1.888.953.1133 selkirk.ca

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

Mr. Giacomazzzo (Planner):

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

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

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

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

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

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

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

Best regards

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

Hi Zachari,

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

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

~Tom

On Sun, Jan 26, 2025 at 8:27 PM Tom Klein [redacted] wrote:

> To the RDCK.
>
> I am writing to add my comments to the Spearhead expansion project. I live at 4608 the adjacent property to the west of the expansion. I have put much thought into the proposal and am left feeling positive about the change it will bring.
>
> When you look at a development like this there are alot of things to consider. It is easy to be opposed to this as nobody wants industry in their backyard. I do not think you can classify Spearhead as the typical industry that one would want to keep out. I think they are an active part of the community and trying to give back. The expansion project will create a unique structure that will produce a specific product. I do not see it as being a busy industrial site. After all I have now heard and seen about this expansion project I am left feeling that the board should vote in favor and allow Spearhead to build this facility and expand their business.
>
> All the concerns raised are valid. I think they can all be mitigated and I do see the impact being negative on people's lives. In fact I think that the innovative and cutting edge building will be a positive change to the 12 mile strip and bring value to the neighbourhood. The new landscaping that will happen to the west and north of the building will look great for everybody on Starlight rd and add to the appeal of our property.
>
> I think Spearhead has good values and they are giving back to the community. They are doing things in the forestry industry that are helping our forests. They have the ability to bring change to our world. These are people that you want in your neighbourhood.
>
> I believe that denying Spearhead to expand is not forward thinking. It would be denying an opportunity for a local company to set a mark globally and help put Nelson on the map. They are good people setting an example of how industry can happen in a responsible way that protects our resources.
>
> So as the direct neighbour to Spearhead I welcome them. I am happy that they are my neighbours and support the expansion project.

Take care,
Tom

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

January 24, 2025

Re: Reference Z2410F - Bylaw Nos. 3002 and 3003

Dear Mr. Giacomazzo,

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

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

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

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

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

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

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

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

Certified B Corporation
This company is committed to accountability, transparency, and continuous improvement.

2. **Community Enhancements:** The inclusion of a childcare program and advanced fire suppression infrastructure addresses pressing local needs, while their thoughtful architectural design preserves the character of the North Shore.

3. **Sustainability and Innovation:** By promoting sustainable forestry and utilizing underutilized species, this project aligns with Nelson's reputation as an environmentally conscious community and highlights the potential of value-added timber fabrication in British Columbia.

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

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

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

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

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

Regards,



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

Starlight Tool Services Ltd

Walter Townsend, TTDr

4655 Crescent Road

Nelson, BC, V1L 6N3

Ph [redacted]

Email [redacted]

January 17, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thanks

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

Ph [redacted]
Fax
email [redacted]

Zachari Giacomazzo

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

You don't often get email from [redacted] Learn why this is important

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

Dear RDCK Board,

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

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

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

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

Sincerely,

Chris Bell

#1 - 1022 Hwy 3A

Nelson BC V1L5J6

--
Chris Bell
KFS Financial Services Inc
875 Columbia Ave
Castlegar, B.C. V1N 1H3
Phone [redacted]
Fax 1-250-365-0101
Toll free 1-855-365-7777
[redacted]
www.kfsinc.ca
www.facebook.com/kfsinc



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Zachari Giacomazzo

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

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

To Whom it may concern,

Subject: Bylaw 3002 & 3003 (Z2410F)

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

I commend the clear communication Spearhead has provided regarding the proposed rezoning and expansion plans. The transparency they have shown to the neighborhood addresses their willingness to hear community concerns.

The proposed rezoning and expansion appear to offer notable benefits to the local and regional communities. Spearhead's emphasis on economic growth, community service and reasonable development offers significant benefits to our community.

Having operated in the area for 25 years, Spearhead has demonstrated a commitment to clean, sustainable operations. Focusing on regionally sourced renewable materials, maintaining an organized and well-kept property, and ensuring there are no harmful emissions or excessive noise is evident. The planned development includes thoughtful design elements to minimize visual, noise, and traffic impacts.

I believe this project reflects our communities values and needs and encourage the RDCK to approve the application.

I look forward to seeing this initiative contribute to the growth and resilience of our community.

Sincerely,

Breanne Gaudreau

Granger RD & Kokanee Landing RD

EDGE ROOFING Ltd.
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https://www.edgeroofing.ca

January 24,2025
Public Hearing
Regional District Central Kootenay
Box 59—202 Lakeside Drive
Nelson BC V1L 5R4
[redacted]

Re Spearhead Advanced Timber Rezoning Public Hearing

To whom it may concern.

The Board od Directors and staff of the Nelson and District Chamber of Commerce are fully supportive of Spearheads rezoning application and future innovative expansion plans.

For more than a quarter century Spearhead has had a deep connection to the greater Nelson area, and more specifically to the neighbourhood where they live and work, and that commitment just increases as they evolve and grow as a company.

Spearhead is a family run company with family and community values second to none.

The benefits to our region are substantial, starting with desperately needed job creation. The project is projected to create 68 full-time equivalent (FTE) positions. This presents an excellent opportunity to attract, train, upskill, and retain a strong local workforce.

The Spearhead project represents one of the most substantial investments in the region in recent years—a beacon of hope during challenging times for the forestry industry. Additionally, the advanced capabilities that this project creates will continue to push the West Kootenay region forward as a globally recognized hub of timber innovation.

The rezoning application is creative and forward thinking to protect the community**.** In discussions with the proponents, they are rezoning to Comprehensive Development (CD) to accommodate a 12 children daycare on site for staff families. The move to CD is to intentionally limit the allowable future uses of the site should anything ever happen to Spearhead. In that case, the community gets to have their say again before accepting a different industrial use.

For these and other sustainability and environmental issues, the Nelson and District Chamber and our economic development partners are fully supportive of this rezoning application.

Tom Thomson
Executive Director
Nelson and District Chamber of Commerce
cc Karen Bennett President

PURCELL LAW
BARRISTERS AND SOLICITORS

Christopher E. Smith, Barrister & Solicitor
Phone: [redacted]
Email: [redacted] Web: purcell-law.ca

January 27, 2025

Delivered: BY Hand

Planning Department
Regional District of Central Kootenay – Nelson Office
202 Lakeside Drive
Nelson, BC V1L 5R4

Dear Planning Committee:

Re: Spearhead Timberworks Rezoning Application

I am a resident of Nelson and a local lawyer. I have a professional and personal relationship with the partners of Spearhead and have known the Hall family for many years. In my former life, I had the pleasure of working for Spearhead many (many) years ago as a labourer in their shop and yard and helped assemble one of their buildings in Wyoming. Over the past decades I have watched this company complete dozens of high-profile projects throughout the world, working with top-tier architects and assembling one-of-a-kind residences and commercial buildings for the world's elite individuals and institutions. Spearhead has become a world class builder.

I have also seen their workforce grow as they recruited the talent necessary to deliver on these projects. As a local who grew up in Nelson, it is inspiring for me to see these many new employees and their families settle into our community. In many respects, Spearhead's success would be the story of a company based in a much bigger urban center. Because the Halls are a dedicated Kootenay family, they have kept all of this creative industry in Nelson.

The natural evolution for this company is to proceed with their proposed expansion. In my opinion, as both a resident and business owner, Spearhead's growth is our community's growth. While growth always brings change, in the case of this proposed application, the changes to the Nine Mile neighborhood affected would be conscientiously executed to minimize the effects of their increased industrial activity. The Halls are not absentee stakeholders in this neighbourhood. They live in this area and understand the impact of their project on the residents of this community. In my opinion, their position in the community elevates their commitment to grow their business responsibly and sustainably.

Yours sincerely,

Christopher E. Smith
Encl.

Sue Stanger
4069 Dvorjetz Road
Nelson BC
January 25, 2025

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

Re: Support for Rezoning Application Z2410F

Dear RDCK Board Members,

I am writing to express my strong support for Spearhead's rezoning application (Z2410F) regarding the land adjacent to their existing facility. This proposal to build a new fabrication space for producing specialized glulam is an exciting development that will bring substantial benefits to our community.

As a locally owned company, Spearhead has consistently demonstrated its commitment to the Kootenay region. This expansion will create significant economic opportunities for Nelson, including the addition of numerous new jobs and millions of dollars in payroll, which will directly benefit local families and businesses. Spearhead's growth strengthens our regional economy and showcases the potential of local entrepreneurship.

Additionally, Spearhead's dedication to progressive forestry practices is noteworthy. By creating a value chain for underutilized species and collaborating with groups like the Harrop-Procter Community Forest, the company is setting a standard for sustainable and selective harvesting. This project aligns with provincial and federal goals for responsible forestry and has the potential to influence larger organizations in adopting similar practices.

Approving this rezoning application will not only support a thriving local business but will also enhance our community's reputation as a hub for innovation, sustainability, and economic development. I encourage the RDCK to support Spearhead's application and enable the positive impact this project will have on our region.

Thank you for considering this letter of support. If there is any additional information I can provide, please do not hesitate to reach out.

Sincerely,
Sue Stanger
Local Resident
[redacted]



908B Front Street
Nelson BC, V1L4C2
January 24, 2025

To Whom It May Concern at the RDCK,

Re: Support for Bylaw Amendment Application Z2410F

On behalf of Tamarack, I am proud to support Spearhead's rezoning application to expand their facility. As a family-owned business with a 30-year history in Nelson, Spearhead has consistently demonstrated its commitment to our community, contributing to the region's economic vitality, innovative manufacturing practices, and sustainability leadership.

The benefits of this project extend well beyond Spearhead itself. By creating skilled jobs, fostering local economic diversification, and attracting talent to the region, the expansion will have a positive ripple effect across industries in the Kootenays. Additionally, the inclusion of community-focused initiatives such as childcare services and advanced fire mitigation infrastructure underscores Spearhead's commitment to improving the quality of life for residents.

As a locally rooted and established creative agency and commercial production company, Tamarack has had the privilege of collaborating with Spearhead on numerous projects that have directly influenced the growth and success of our company in a distinctly different industry. This project aligns with our core values of fostering local partnerships and advancing industries that celebrate craftsmanship, innovation, and sustainability—all of which will positively and meaningfully impact the community where we all live and work.

We strongly encourage the RDCK to approve Bylaw Amendment Application Z2410F, as this project represents a significant milestone for our region.

Thank you for considering this letter of support. Please don't hesitate to contact me at [redacted] or [redacted] if you have any questions.

Sincerely,

Addison Rickaby
Partner & General Manager
Tamarack Creative

L.V. Rogers Secondary

1004 Cottonwood St., Nelson BC V1L 3W2
Tel [redacted] lvr.sd8.bc.ca

January 23, 2025

Dear Members of the RDCK,

I am writing to express my support for Spearhead's proposed rezoning application (Z2410F) to facilitate the development of a state-of-the-art timber fabrication facility adjacent to their current location at 4655 Hwy 3A.

As a family-owned business with deep roots in Nelson, Spearhead has consistently demonstrated its commitment to our community through innovation, sustainability, and meaningful contributions to the local economy. The proposed expansion will not only enhance their industry-leading capabilities but will also bring substantial benefits to the Kootenay region, including high-paying career pathways for local youth and strengthened relationships with educational institutions like LVR. The overwhelmingly positive response from LVR students during their recent visit to Spearhead highlights the immense potential for future collaborations that inspire and train the next generation of skilled professionals.

Moreover, Spearhead's dedication to progressive forestry practices and sustainable resource management sets an example for the industry. By partnering with the Harrop-Procter Community Forest and others, they are advancing selective harvesting methods that promote forest resilience and diversity. This initiative, already recognized by provincial and federal governments, will position Nelson as a leader in environmentally conscious timber engineering and fabrication. Their vision of harmonizing advanced timber fabrication with local values will undoubtedly strengthen our community's economic stability and reputation as a hub of innovation.

I wholeheartedly support this project and encourage the RDCK to approve Spearhead's rezoning application. This initiative represents a unique opportunity to drive sustainable growth, inspire local youth, and showcase Nelson's leadership on the global stage.

Thank you for your consideration.

Sincerely,

Chris Chambers
Trades and Technology Teacher
[redacted]

January 28, 2025

Dear RDCK Board,

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

On behalf of Greater Nelson Economic Development (formerly known as the Nelson and Area Economic Development Partnership), I am writing to express our strong support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F). The Spearhead development aligns closely with several strategic priorities of Greater Nelson Economic Development, which aim to foster sustainable community economic development in Nelson and RDCK Areas E and F.

Economic Growth: The Spearhead development is anticipated to create jobs and enhance the local economy.

Child Care: The inclusion of a child care facility in the Spearhead development addresses a critical need for working families and exemplifies proactive leadership by an employer committed to supporting their workforce. By providing accessible child care, this initiative ensures workers are better equipped to focus on their jobs, fostering a more resilient and productive workforce. This directly aligns with our strategic priority to increase the availability of child care and support the needs of families in our community.

Responsible Development: The phased approach and planned assessments of the Spearhead project exemplify responsible and sustainable land use. This approach aligns with our value of sustainable development, ensuring thoughtful growth that meets community needs.

In summary, the Spearhead development is well-aligned with the strategic priorities of Greater Nelson Economic Development. The project promises to contribute to economic growth, address childcare needs, create jobs, and exemplify responsible land use practices. Its phased approach and planned assessments further ensure that the development supports the long-term goals of sustainable community economic growth.

Thank you for considering our perspective. We strongly encourage the RDCK to approve the application, and we look forward to the positive contributions this project will bring to our region.

Sincerely,



Am Naqvi, Chair
Greater Nelson Economic Development
[redacted]

201-514 Vernon St
Nelson, BC, V1L 4E7

T (250) 352-1933

E info@futures.bc.ca
W www.futures.bc.ca

January 28, 2025

Dear RDCK Board,

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

On behalf of Community Futures Central Kootenay, I am writing to express our strong support for the proposed land use amendments under Bylaw 3002 and 3003 (Z2410F). As an organization with a mission to help businesses to be successful and communities to be economically healthy, we see the Spearhead development as a significant benefit to our region.

Economic Growth: The expansion of the Spearhead wood product manufacturing business will bring significant economic benefits to the Central Kootenay region. By creating new jobs and strengthening the local economy, this project contributes to a thriving business ecosystem.

Child Care: The inclusion of a child care facility in the development addresses a pressing need for working families, ensuring that parents in our community have access to essential support. This initiative not only promotes workforce participation but also reflects an innovative and proactive approach to meeting the needs of employees—a principle we encourage among local businesses.

Responsible Development: The phased approach and planned assessments demonstrate a commitment to thoughtful, sustainable land use. This careful planning aligns with our vision for economic development that respects both the environment and community values while positioning the region for long-term growth.

The Spearhead development is a strong example of a business investing in our region's economic health while responding to community needs. As such, we urge the Regional District of Central Kootenay to approve the application and move forward with this project, which has the potential to benefit businesses, families, and the broader Central Kootenay community.

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

Sincerely,

Andrea Wilkey, Executive Director
Community Futures Central Kootenay
[redacted]

Zachari Giacomazzo

From: Jonny Kurjata [redacted]
Sent: January 28, 2025 4:45 PM
To: Zachari Giacomazzo; Garry Jackman; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Tom Newell; Hans Cunningham; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; mcfaddin@rdck.bc.ca; Arnold DeBoon; Suzan Hewat; amcclarencaux@rdck.bc.ca; Keith Page; Leonard Casley; Email Reply; Jessica Lunn
Subject: Spearhead Expansion Proposal - Crescent Beach Community Concern
Attachments: spearhead.zip

Some people who received this message don't often get email from [redacted] Learn why this is important

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

To whom it may concern,

I am writing to you all today to express my support for the Spearhead Expansion Proposal which is being discussed in a public hearing this evening.

The reason for my writing is in response to a petition which has been going around my neighborhood recently, in a concerted effort to oppose this proposed expansion. Please see attached.

As a resident of 4665 Crescent Rd (arguably the nearest residence to Spearhead) I must say that I disagree with several of the claims made in the petition. I particularly disagree with any claims of excessive light and/or sound pollution somehow affecting quality of life in my neighborhood. I have lived here for about 14 months now and can definitively say that I've experienced neither. I question several other parts of this petition as well.

To be perfectly honest, I normally would just ignore this type of thing and carry on living my life. I am bothered, however, by what appears to be a somewhat misinformed and certainly one-sided attempt to halt this project.

I'd hate to see the progress of this locally-grown success story hindered in any way by a petition such as this.

Feel free to reach out to me directly to discuss further.

Thanks very much,

Jonny Kurjata
[redacted]

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	Chair of Public Hearing
Zachari Giacomazzo	Planner 1
Laura Christie	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 McElhanney 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… *Submission was ended due to 10-minute time constraint.*
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

	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 Diaconate Exposure.” The introduction is titled, “Workers Exposed to diaconates 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)	*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.* *Mr. Josay indicated he does not have anything to add in relation to the application.*
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)	*Concerning inconsistency in rule enforcement. While one participant was sanctioned for legal matter and the applicant's character.* *Chair explained the reasoning behind his actions.*

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 Structureland, 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

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 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 Kokannee 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: [redacted]

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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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. Their 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
[redacted]

From: [redacted]
Subject: Bylaw 3002-3003 amendment for rezoning application Z2410F
Date: Tuesday, March 4, 2025 8:00:28 PM

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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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]

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 VULENERABLE AQUIFER)
2. AIR QUALITY
3. NOISE POLLUTION
4. ENVIROMENTAL IMAPCT 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 ensue 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 Technican

Regional District of Central Kootenay
[redacted]
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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 is 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 heavyequipment, 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 unprecedent 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: [redacted]

Subject: Opposed to rezoning
Date: Tuesday, February 25, 2025 1:09:41 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.**

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 4, 2025

209 Signatures

500 Next Goal

176 people signed this week

Deny Industrial Rezoning of Our Rural Residential Community

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Copy link

Why this petition matters

Started by Crescent Beach Community Group

Media inquiries

To Our RDCK Board Members and Planning Department,

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

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 Cod	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 Slocan		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	BC	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 Osamudiame	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 Ied	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	v1l 6n5	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: [redacted]

Subject: Rezoning Application Submission
Date: Wednesday, March 12, 2025 3:02:54 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.

Re: File Z2410F - Spearhead --Area F

I, and the Crescent Beach Community, <u>oppose rezoning residential land for industrial use,</u> 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)

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 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.

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)

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, effecting 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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rdck.ca

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

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

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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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,

Dr. Rudy Pasin [redacted]

Sent from my iPhone

From: [redacted]
Subject: Spearhead expansion application, Z2410F
Date: Friday, February 28, 2025 2:24:54 PM

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.

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: [redacted]
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

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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

Safety Data Sheet

Henkel

Revision Number: 001.2 **Issue date:** 01/30/2024

1. PRODUCT AND COMPANY IDENTIFICATION

Product name: LOCTITE HB X202 PURBOND TO 1100KG **IDH number:** 2863063
Product type/use: Adhesive
Restriction of Use: This product is for industrial use only. **Region:** Canada

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
SKIN IRRITATION	2
EYE IRRITATION	2A
RESPIRATORY SENSITIZATION	1
SKIN SENSITIZATION	1
REPRODUCTIVE TOXICITY	2
SPECIFIC TARGET ORGAN TOXICITY - SINGLE EXPOSURE	3
SPECIFIC TARGET ORGAN TOXICITY - REPEATED EXPOSURE	1

1 Highest Hazard

4 Lowest Hazard

PICTOGRAM(S)



Precautionary Statements

Prevention: Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe vapors, mist, or spray. Wash affected area thoroughly after handling. Do not eat, drink or smoke when using this product. Use only outdoors or in a well-ventilated area. Contaminated work clothing should not be allowed out of the workplace. Wear protective gloves, clothing, eye and face protection. In case of inadequate ventilation wear respiratory protection.

Response: IF ON SKIN: Wash with plenty of water. IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTER or physician if you feel unwell. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. IF exposed or concerned: Get medical attention. If skin irritation or rash occurs: Get medical attention. If eye irritation persists: Get medical attention. Take off contaminated clothing.

Storage: Store in a well-ventilated place. Keep container tightly closed. Store locked up.

Disposal: Dispose of contents and/or container according to Federal, State/Provincial and local governmental regulations.

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

See Section 11 for additional toxicological information.

3. COMPOSITION / INFORMATION ON INGREDIENTS

Hazardous Component(s)	CAS Number	Weight %*
Diphenylmethane diisocyanate, isomers and homologs	9016-87-9	30 - 60
Ethylene oxide-propylene oxide-polymeric MDI copolymer	67423-05-6	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.

4. FIRST AID MEASURES

Inhalation: Move to fresh air. If breathing is difficult, give oxygen. If not breathing, give artificial respiration. Get medical attention.

Skin contact: Immediately flush skin with plenty of water (using soap, if available). Immediately remove soiled or soaked clothing. Get medical attention.

Eye contact: Check for and remove any contact lenses. Rinse immediately with plenty of water, also under the eyelids, for at least 15 minutes. Get medical attention.

Ingestion: If material is ingested, immediately contact a physician or poison control center. DO NOT induce vomiting unless directed to do so by medical personnel.

Symptoms: See Section 11.

Notes to physician: Persons with asthmatic-type conditions, chronic bronchitis, other chronic respiratory diseases or recurrent skin eczema or sensitization should be excluded from working with isocyanates.

5. FIRE FIGHTING MEASURES

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

Special firefighting procedures: Wear self-contained breathing apparatus and full protective clothing, such as turn-out gear. Keep unnecessary personnel away.

Unusual fire or explosion hazards: Sealed containers at elevated temperatures or contaminated with water may rupture explosively. In case of fire, keep containers cool with water spray.

Hazardous combustion products: Irritating and toxic gases or fumes may be released during a fire. Isocyanate vapors. Oxides of carbon. Oxides of nitrogen. Oxides of sulfur. Hydrogen cyanide.

6. ACCIDENTAL RELEASE MEASURES

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

Environmental precautions: Do not empty into drains / surface water / ground water. Follow all local, state, federal and provincial regulations for disposal.

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

7. HANDLING AND STORAGE

Handling: Use only in well-ventilated areas. Prevent contact with eyes, skin and clothing. Do not breathe vapor and mist. Wash thoroughly after handling. Wear suitable protective clothing, safety glasses and gloves.

Storage: Empty drums should be completely drained, properly bunged and promptly returned to a drum reconditioner, or promptly disposed of. Keep containers closed when not in use. Do not let moisture contaminate this material. Product reacts with water to release carbon dioxide, which could build up pressure in closed containers and lead to bursting. Do not reseal if moisture contamination is suspected.

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

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

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

Hazardous Component(s)	ACGIH TLV	OSHA PEL	AIHA WEEL	OTHER
Diphenylmethane diisocyanate, isomers and homologs	None	None	None	None
Ethylene oxide-propylene oxide-polymeric MDI copolymer	None	None	None	None
Methylenebis(phenylisocyanate)	0.005 ppm TWA	0.02 ppm (0.2 mg/m3) Ceiling	None	None
Zinc compound	None	None	None	None
o-(p-Isocyanatobenzyl)phenyl isocyanate	None	None	None	None
2,2'-Methylenediphenyl diisocyanate	None	None	None	None

Engineering controls:	Work should be done in an adequately ventilated area (i.e., ventilation sufficient to maintain concentrations below one half of the PEL and other relevant standards). Local exhaust ventilation is recommended when general ventilation is not sufficient to control airborne contamination. Monitoring of airborne isocyanates in the breathing zone of individuals should become part of the overall employee exposure characterization program. Once a person is diagnosed as sensitized to an isocyanate, no further exposure can be permitted.
Respiratory protection:	Use NIOSH approved respirator if there is potential to exceed exposure limit(s). Do not inhale vapors and fumes. Do not breathe dust, spray, or mist A positive pressure, supplied-air respirator or a self-contained breathing apparatus is recommended when: airborne concentrations of isocyanate are known to exceed 0.005 ppm; operations are performed in a confined space or area with limited ventilation; material is heated or sprayed.
Eye/face protection:	Safety goggles or safety glasses with side shields. Full face protection should be used if the potential for splashing or spraying of product exists. Do not wear contact lenses.
Skin protection:	Use impermeable gloves and protective clothing as necessary to prevent skin contact. The workplace should be equipped with an emergency shower and eye-rinsing facility.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical state:	Liquid
Color:	Beige
Odor:	Odorless
Odor threshold:	Not available.
pH:	Not applicable
Vapor pressure:	Not available.
Boiling point/range:	Not available.
Melting point/ range:	Not available.
Specific gravity:	1.15
Vapor density:	Not available.
Flash point:	> 180 °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 pressurised by carbon dioxide due to reaction with humid air and/or water.

11. TOXICOLOGICAL INFORMATION

Relevant routes of exposure: Skin, Inhalation, Eyes

Potential Health Effects/Symptoms

Inhalation: Causes respiratory tract irritation. This product may cause sensitization by inhalation and skin contact. Overexposure to isocyanates may cause burning sensation of respiratory tract, cough, shallow breathing, burning sensation, tightness in chest, reduced lung function. As a result of previous repeated overexposures or a single large dose, certain individuals will develop isocyanate sensitization (chemical asthma) which will cause them to react to a later exposure to isocyanate at levels well below the TLV. Chronic overexposure to isocyanates has been reported to cause lung damage.

Skin contact: Causes skin irritation. May cause sensitization by inhalation and skin contact. Isocyanates react with skin protein and moisture and can cause irritation which may include the following symptoms: reddening, swelling, rash, scaling or blistering.

Eye contact: Liquid or vapor can cause moderate to severe irritation. Symptoms can include irritation, redness, scratching of the cornea, and tearing. Conjunctivitis.

Ingestion: Ingestion can cause gastrointestinal irritation, nausea, vomiting and diarrhea. Not expected under normal conditions of use.

Hazardous Component(s)	LD50s and LC50s	Immediate and Delayed Health Effects
Diphenylmethane diisocyanate, isomers and homologs	None	Allergen, Irritant, Kidney, Liver, Respiratory
Ethylene oxide-propylene oxide-polymeric MDI copolymer	None	No Data
Methylenebis(phenylisocyanate)	None	Irritant, Respiratory, Allergen
Zinc compound	Inhalation LC50 (Rat, 4 h) = 4.95 mg/l	No Data
o-(p-Isocyanatobenzyl)phenyl isocyanate	Inhalation LC50 (Rat, 4 h) = 645 mg/m3 Inhalation LC50 (Rat, 4 h) = 0.49 mg/l Inhalation LC50 (Rat, 4 h) = 310 mg/m3 Inhalation LC50 (Rat, 4 h) = 387 mg/m3	Allergen, Irritant, Respiratory
2,2'-Methylenediphenyl diisocyanate	Inhalation LC50 (Rat, 4 h) = 527 mg/m3 Inhalation LC50 (Rat, 4 h) = 0.49 mg/l Inhalation LC50 (Rat, 4 h) = 310 mg/m3 Inhalation LC50 (Rat, 4 h) = 686 mg/m3	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'-Methylenediphenyl diisocyanate	No	No	No

12. ECOLOGICAL INFORMATION

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

13. DISPOSAL CONSIDERATIONS

Information provided is for unused product only.

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

14. TRANSPORT INFORMATION

The transport information provided in this section only appli es to the material/formulation itself, and is not specific to any packaging.

Canada Transportation of Dangerous Goods - Ground

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

International Air Transportation (ICAO/IATA)

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

Water Transportation (IMO/IMDG)

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

15. REGULATORY INFORMATION

Canada Regulatory Information

CEPA DSL/NDSL 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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Review

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

Marta Pawlak [a,*], Kacper Pobłocki [a], Joanna Drzezdl zon! [a], Barbara Gawdzik [b], Dagmara Jacewicz [a,*]

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[b] Institute of Chemistry, Jan Kochanowski University, Universytecka 7, 25-406 Kielce, Poland

HIGHLIGHTS

- The relationship between activity 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

Isocyanides and isocyanates 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 potentially high toxicity. The following article is a collection of information on the toxiceffects 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 isocyanates.

ARTICLEINFO

Editor: Henner Hollert

Keywords:
Isocyanates
Isocyanides Toxicity
Polyurethanes Health

GRAPHICALABSTRACT

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

From: [redacted]
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 contributer 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	From
Crescent Beach Community Group	Adeola Oyefiade, Hydrogeologist Scott Green, Senior Hydrogeologist Remi Allard, Senior Hydrogeologist 2121 / Water Resources
Re	**Date**
Groundwater Impact Assessment Spearhead Industrial Expansion	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: ha hectare = 10 000 m^2

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).

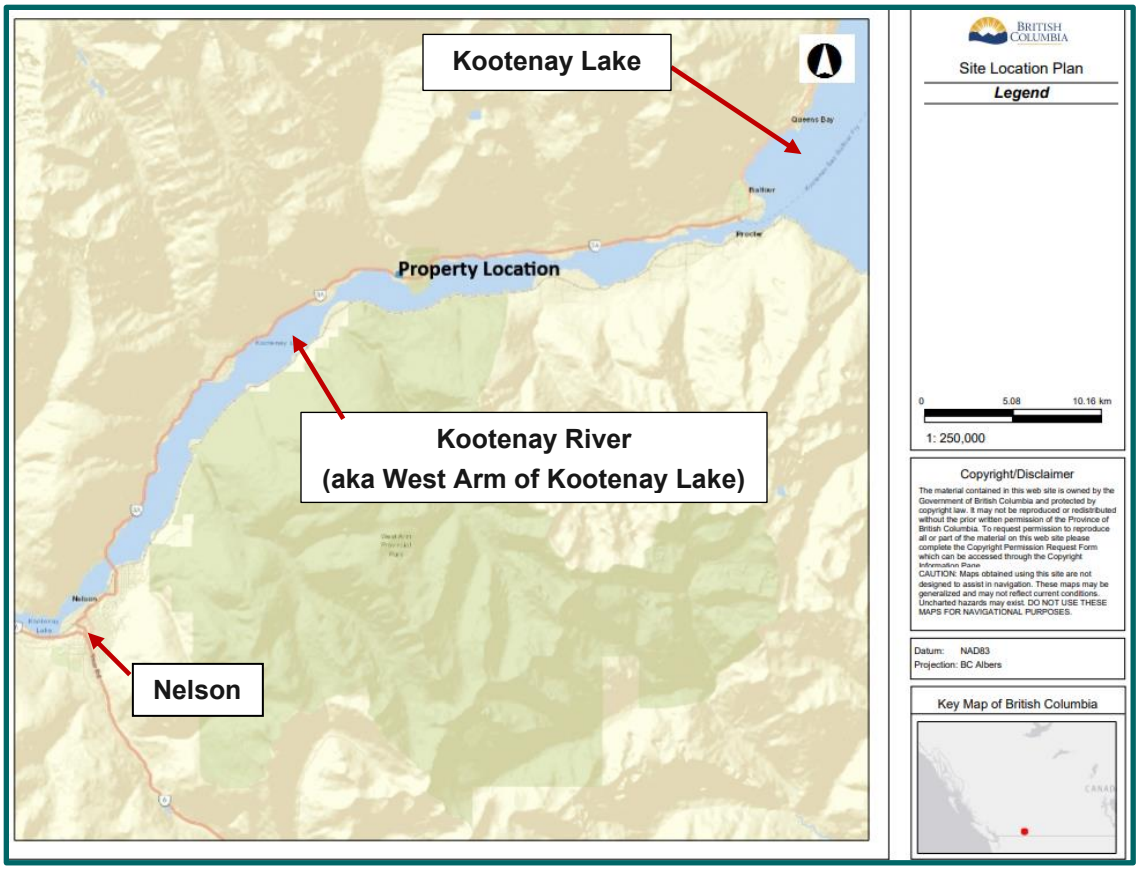


Figure 1: Property Location Map (BC Water Resources Atlas).

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.

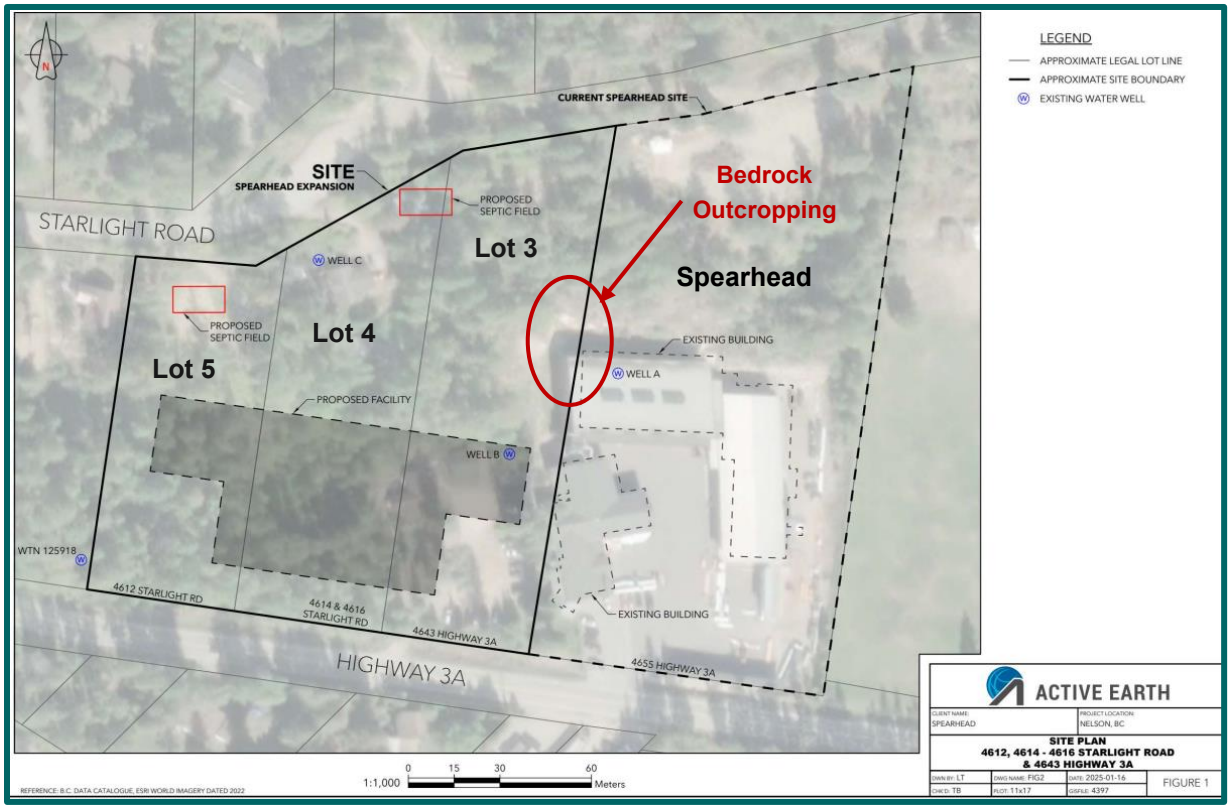


Figure 3: Property Layout with Proposed Facility Location (Active Earth, 2025)

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 m^2);
2. Development of new production shop building (Phase I area: 4,885 m^2); and,
3. Development of Daycare and Office Tower (Phase II area: 1,243 m^2).

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 m^2. Including the asphalted parking and access areas (2,150 m^2), the approximate developed area will be 8,278 m^2. This excludes the proposed landscaped area (944 m^2). 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 % course 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 m^3/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***.

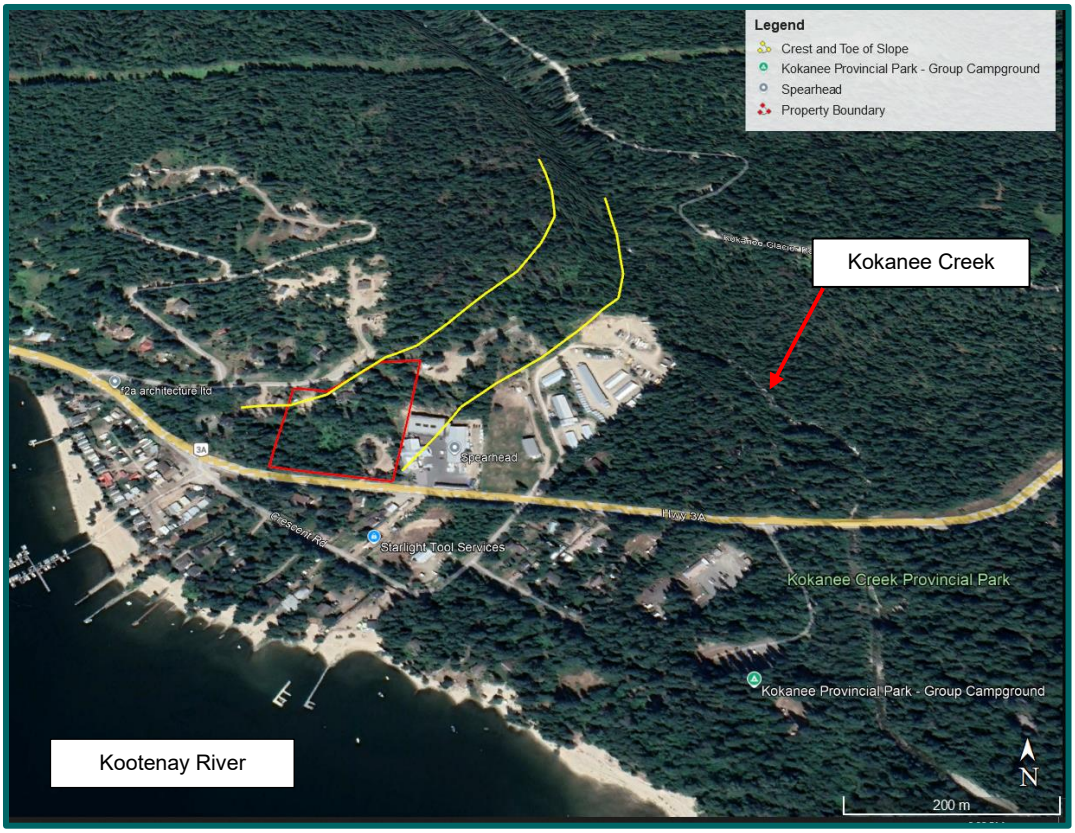


Figure 7: Oblique Image of the Property Showing Toe and Crest of Local Slope (Google Earth, 2025)

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 m^3/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).

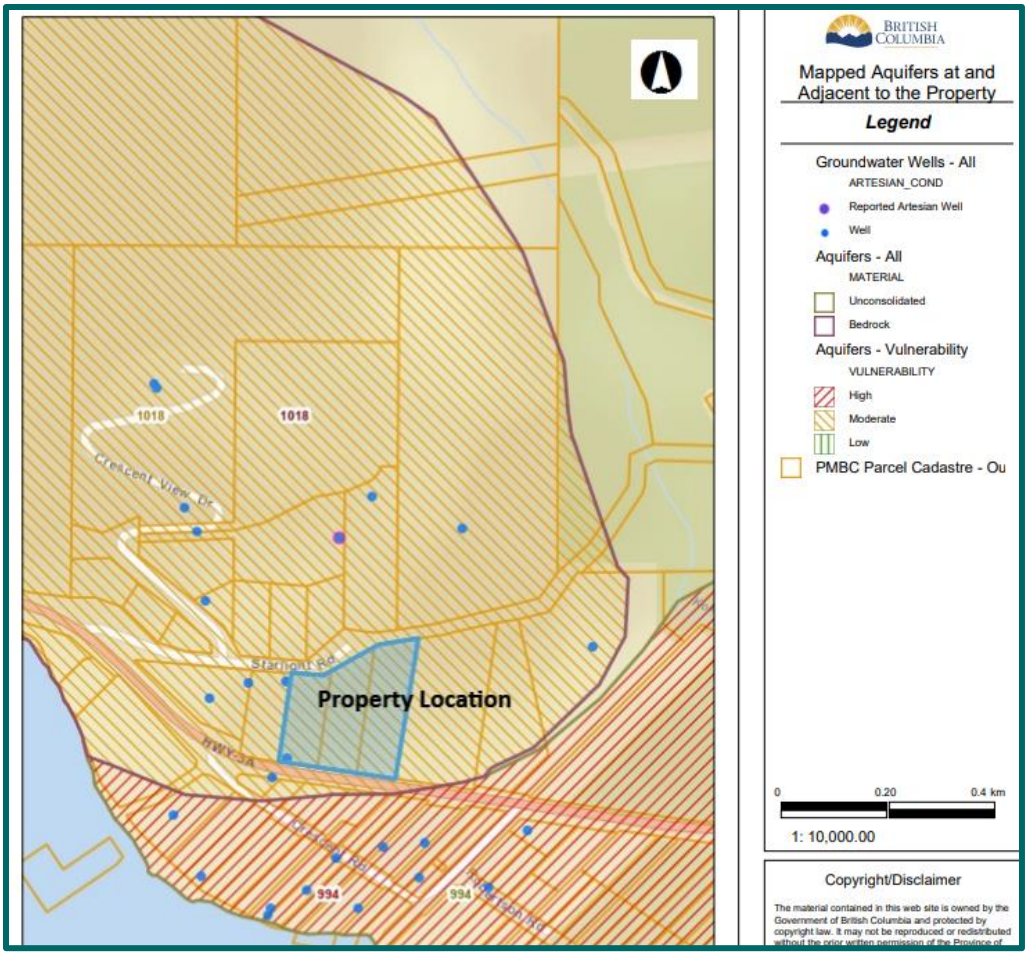


Figure 9: Provincial Aquifers in the area of the Property (BC Water Resources Atlas, 2025)

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 m^3/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 Cresent 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 m^3/day (5 USgpm). The mean well yield in the sand and gravel aquifer AQ 994 is 124.8 m^3/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 m^3/day (1 USgpm), which is much less than the average 27.3 m^3/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 m^3/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 m^3/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 be 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,

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Engineers and Geoscientists of BC

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FIGURES NOT INCLUDED IN TEXT



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

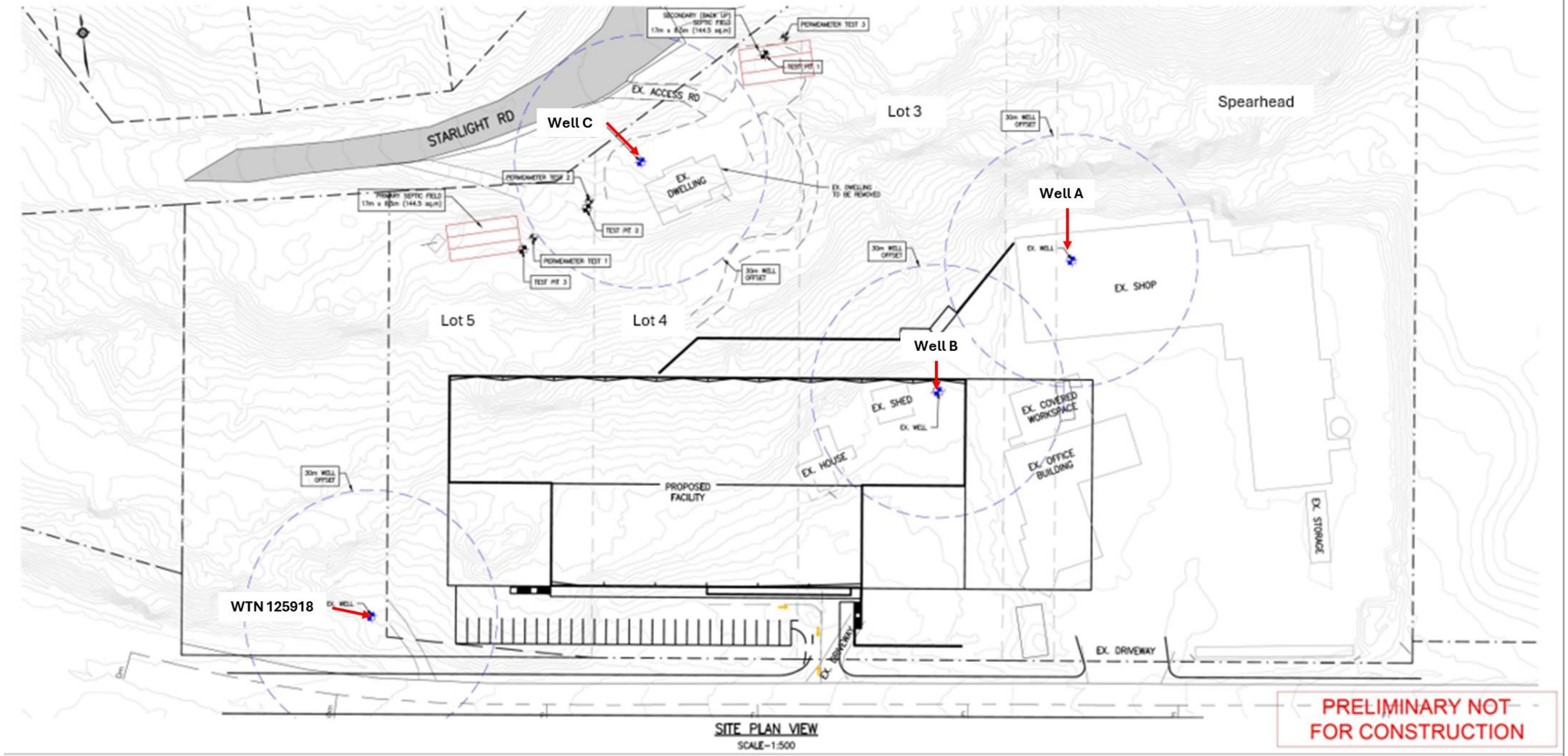


Figure 6: Test Pit and Well Location Plan (after Highland, 2025)

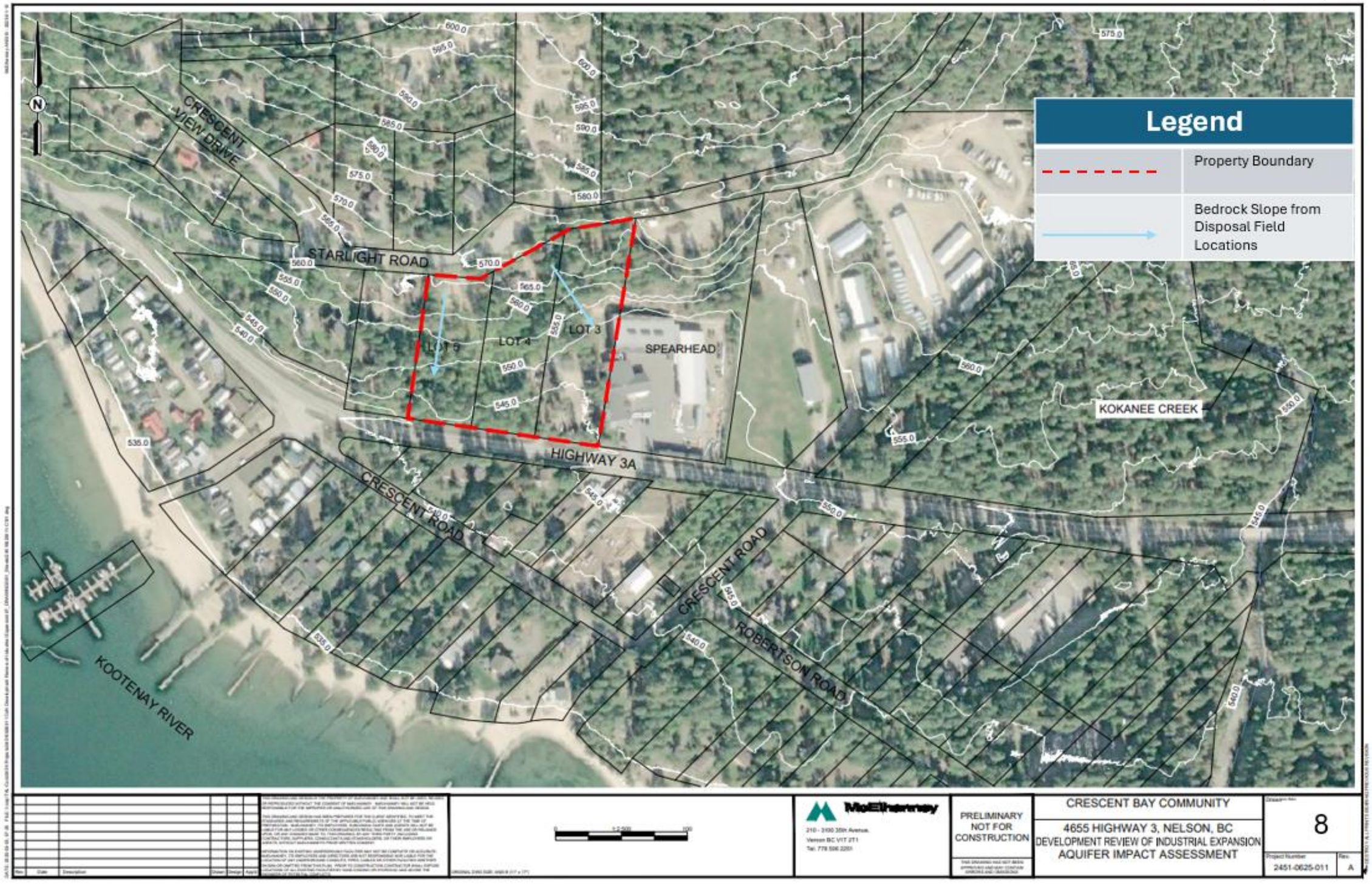
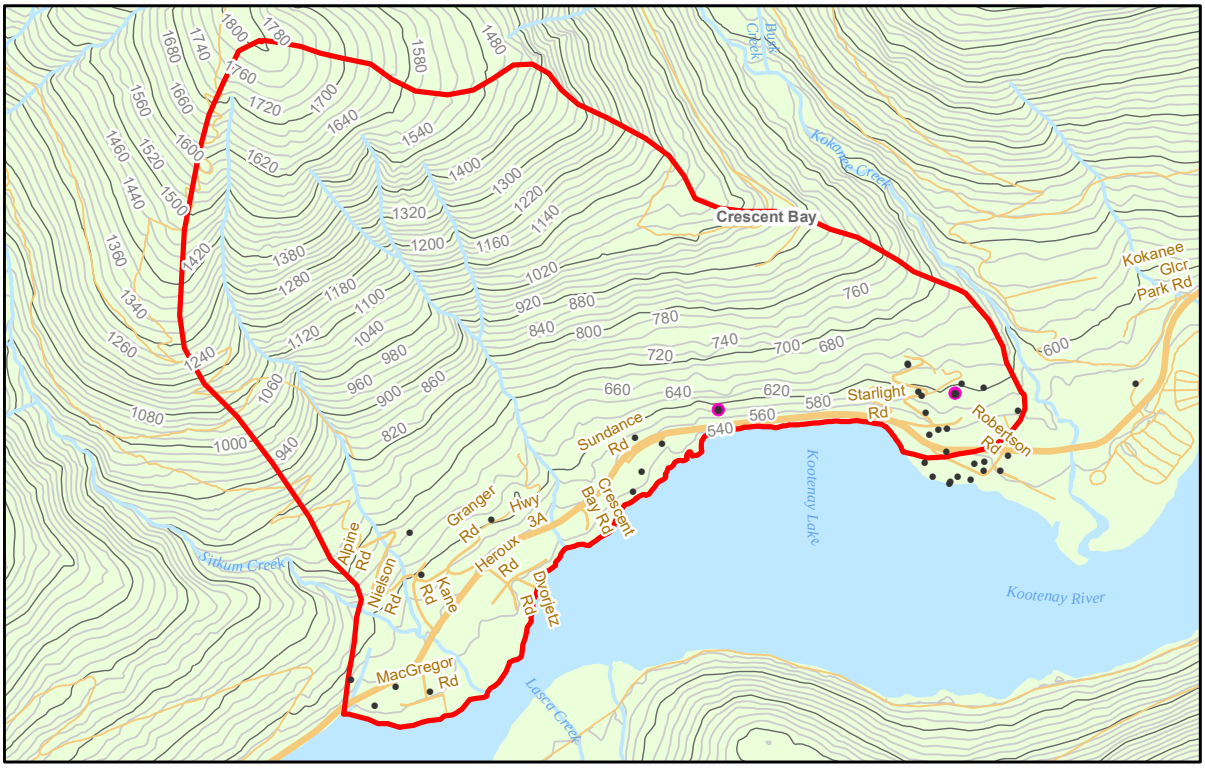


Figure 8: 5 m contours obtained from Lidar imagery across the Property

APPENDIX A

Aquifer Mapping and Factsheet Reports for AQ 994 and AQ 1018

Aquifer #1018





Legend

- Registered Water Well - Artesian
- Registered Water Well
- Aquifer Boundary

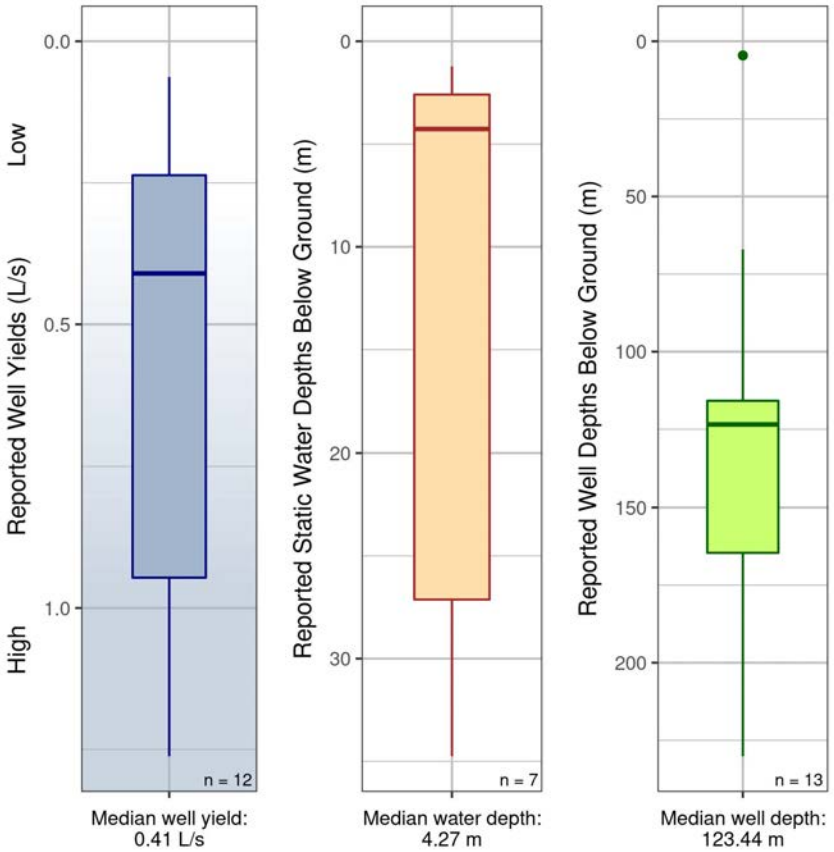
0 0.45 0.9 km

N

Aquifer Description (Mapping Report - 2012): Fractured crystalline (igneous intrusive or metamorphic, meta-sedimentary, meta-volcanic, volcanic) rock aquifer (subtype = 6b).

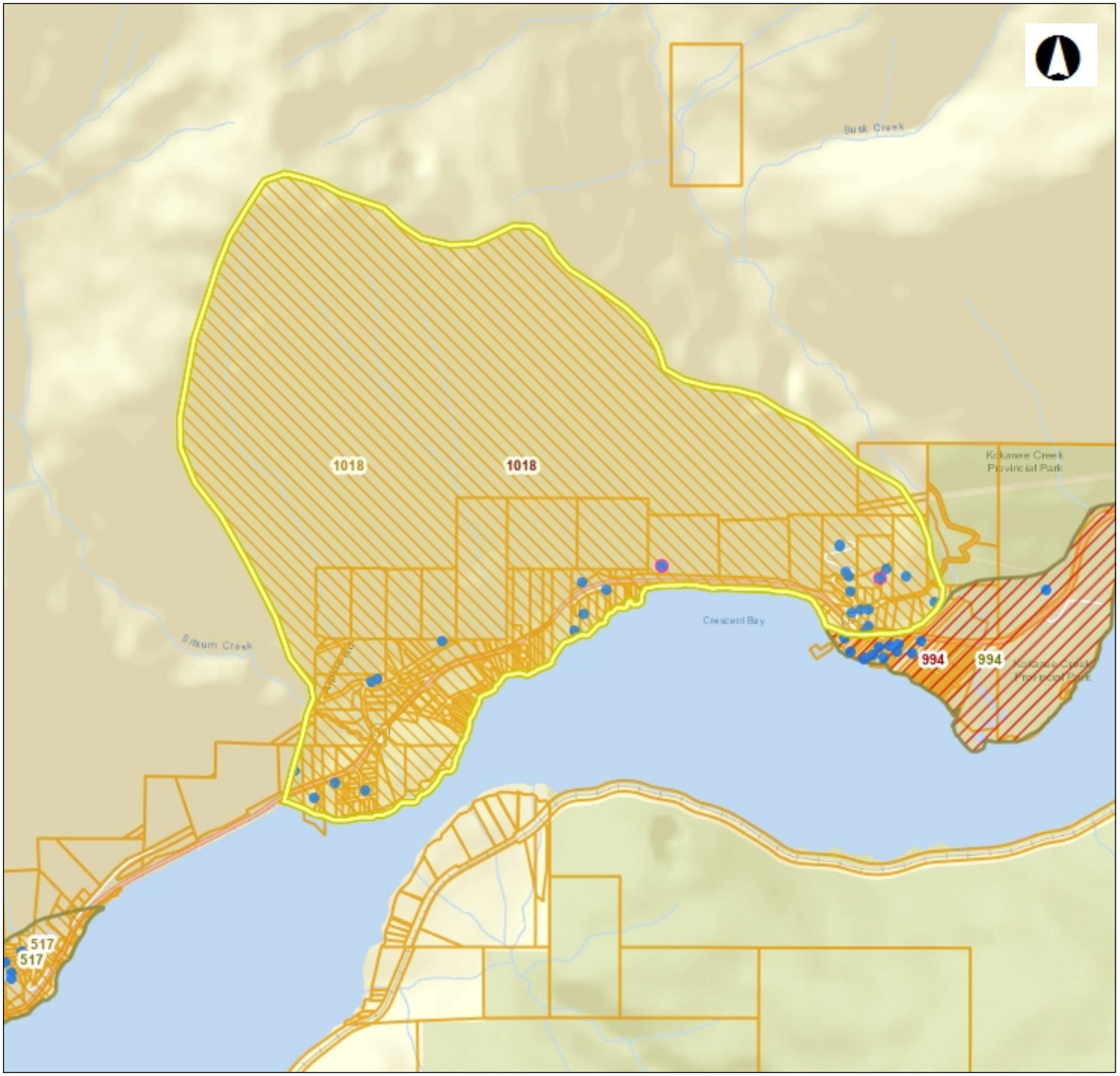
Aquifer Details	
Region	Kootenay
Water District	Nelson
Aquifer Area	8.4 km^2
No. Wells Correlated	13
Vulnerability to Contamination	Moderate
Productivity	Moderate
Aquifer Classification	IIIB
Hydraulic Conductivity *	Unknown
Transmissivity *	Unknown
Storativity *	Unknown
No. Water Licences Issued to Wells	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.



BRITISH COLUMBIA

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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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 km^2

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 aerially 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/km^2

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 commericial/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.

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

Massey, N.W.D., D.G. Mac Intyre, P.J. Desjardins, and R.T. Cooney. 2005. Digital Geology of British Columbia: Whole Province. B.C. Ministry of Energy and Mines, Geofile 2005-1.

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**

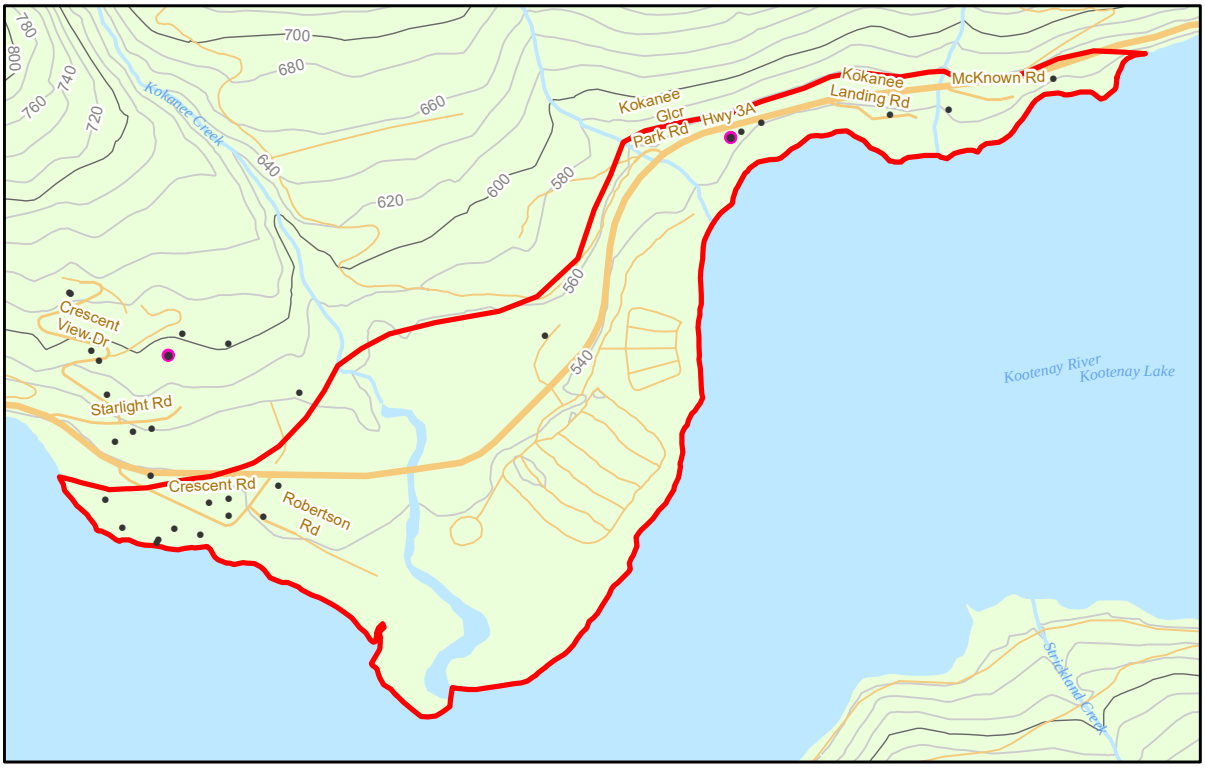
* Demand has been assessed subjectively. Demand is based on domestic well density, the presence of several water supply system wells, and general knowledge of well use and land use in the area. Demand assumes that the reported well capacity is the amount of water used, which can be misleading. The reported 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 #994





Legend

- Registered Water Well - Artesian
- Registered Water Well
- Aquifer Boundary

0 0.2 0.4 km

N

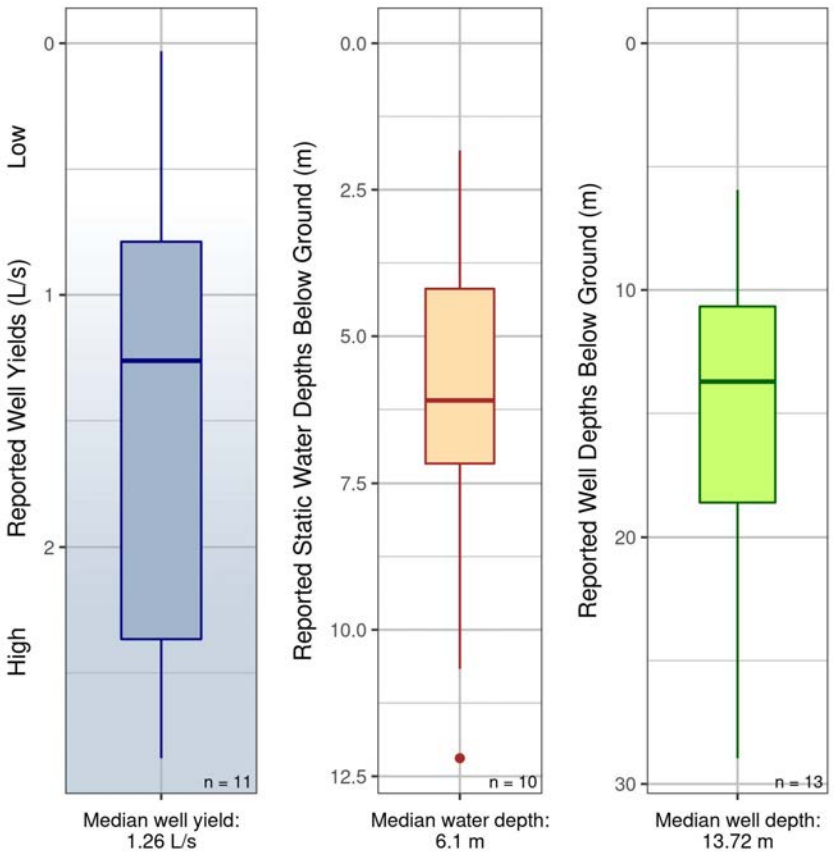
Aquifer Description (Mapping Report - 2012): Predominantly unconfined deltaic sand and gravel aquifers are commonly found in deltas where a stream or smaller river flows into a standing body of water (subtype = 2).

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

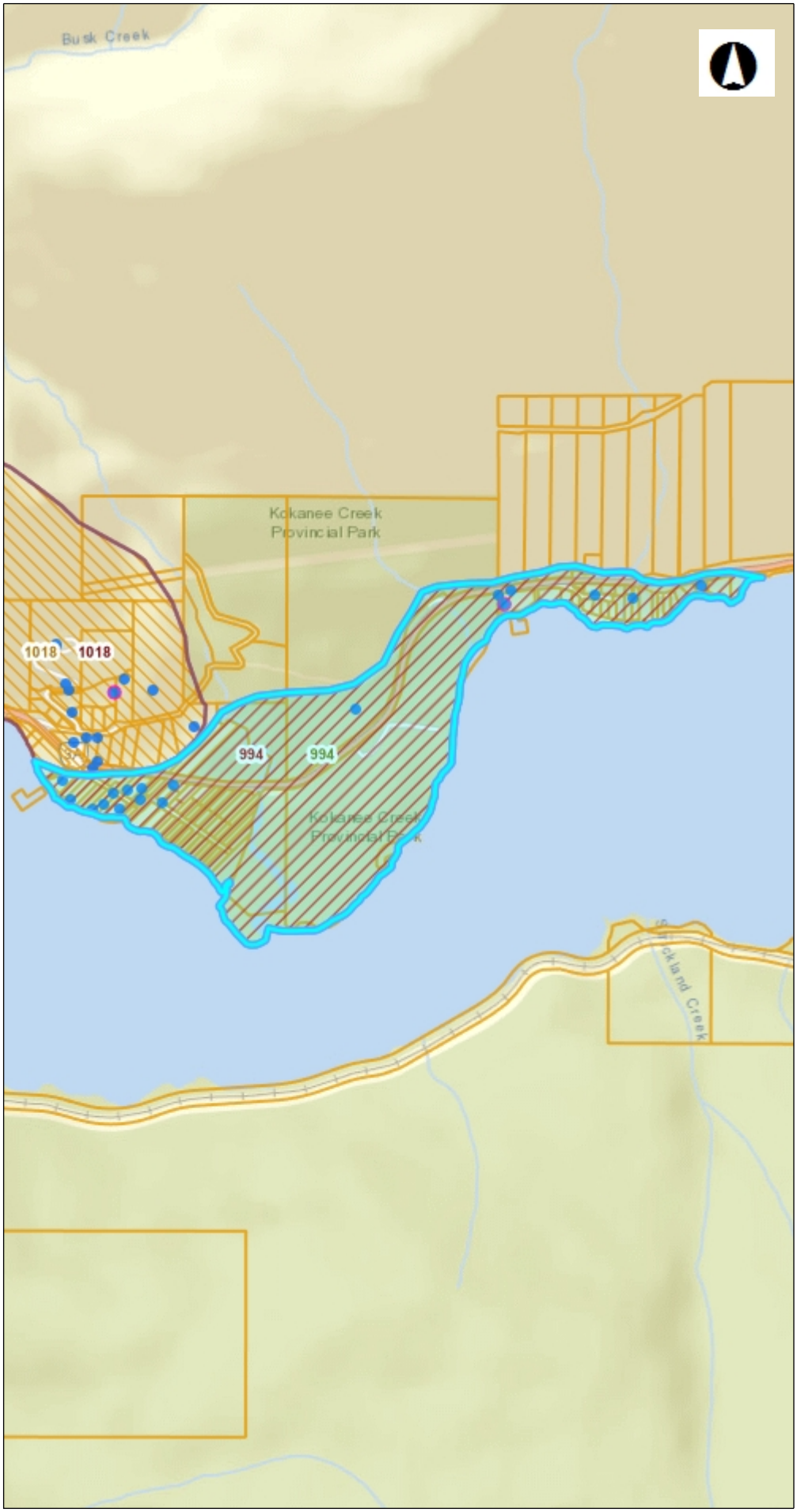
For Hydraulic Connection see guidance document



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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.



BRITISH COLUMBIA

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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Datum: NAD83
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 km^2

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/km^2

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

McElhanney

BEST MANAGED COMPANIES CANADA

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

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.**

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

Some people who received this message don't often get email from [redacted] Learn why this is important

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

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

You don't often get email from [redacted] Learn why this is important

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

Dear RDCK Board 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
[redacted]
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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CAUTION **This email originated from outside the organization. Please proceed only if you trust the sender.**

TO WHOM IT MAY CONCERN

I am writing to 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
[redacted]

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

Cowan's
OFFICE SUPPLIES LTD.

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

517 Victoria Street
Nelson, B.C. V1L4K7
[redacted]
www.cowans.org

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

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:
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,

Dave Harasym
President
DHC Communications Inc.

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
[redacted]

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:
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,



Michael Hoher

Export Advisor - Kootenay-Boundary Region

[redacted]

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 Canda 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
[redacted]

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

est. 1939

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.

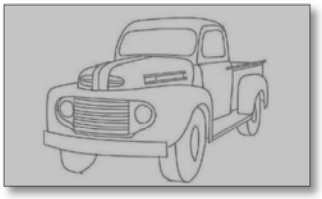
Additionally, the rezoning would provide a vital childcare facility for working families in the area. As more families settle in the West Kootenay region in search of a better quality of life, the demand for affordable and convenient childcare continues to grow. This facility will provide much-needed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

KOOTENAY CAREER DEVELOPMENT SOCIETY

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.



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.
[redacted]

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 [redacted]

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.

Speahead 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 word 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

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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

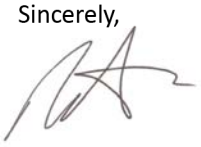
Woody Nelson is a commercial operator located at 2722 Highway 3A on Nelson's north shore. Many of our 60+ staff live on the north shore and find tremendous value in having local employment options. As a nearby neighbour, we support Spearhead's rezoning application as it will provide significant value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

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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.

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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

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 May 1, 2025 at 6:00 p.m. remotely via Zoom and in Nelson, BC at the RDCK Head Office. The Hearing commenced at 6:00 p.m. There were 84 members of the public in attendance including the applicant.

PRESENT

Director Garry Jackman	Chair of Public Hearing
Zachari Giacomazzo	Planner 1
Sangita Sudan	General Manager of Development Services
Shelly Kindred-Fawcett	Public Hearing Secretary

CALL TO ORDER

Director Jackman called the meeting to order at 6:00 p.m.

INTRODUCTIONS

Director Jackman 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: Murray Shunter - Crescent View Drive
My question is for Zach from the planning department. I just heard back today from Britney Spears office, who contacted ministry of jobs and economic development and innovation.
And specifically, regarding this grant that we're talking about. And I think everybody here is absolutely impressed and happy that there's this grant has been made available. I just heard a spearhead say that this was tied to successful rezoning. This is not accurate. What the information I got directly from the ministry is this, grant is not tied to the location. This spearhead will not lose this grant. Should this location be turned down, or its own application be turned down. I want to make that very clear.

My question for you, Zack, is, have you contacted the ministry to get this information? If not, why? And are you prepared to provide that information to the directors?

Chair:
That question is through the chair. I'm going to answer first, because there's a general principle. Anybody who has a project, we don't talk to their bank, we don't ask them if they have personal wealth. We don't ask them If relatives, investors, grants, that is not the concern of the board. When they evaluate a language application. I don't think Zac can answer that I know our CAO can't answer that because I have had this conversation with him. We are not in the investment business. Whoever comes forward with a project that is their business. We do not investigate funding and financing for applicants.

Murray Shunter:
But we're not talking about a bank here. We're talking about the provincial government. I would be quite concerned if the directors were not concerned about the provincial government interfering in their regional government issues, and I would be quite concerned if the directors don't have all the information that the provincial Government is doing in relation to this zoning application.

Chair:
Understood. Staff, I expect, is going to include all the information they receive. That's their job.
The government provincial government's not interfering in our process. We are autonomous in our land Use decisions.

Murray Shunter:
Yes, as I would hope, and I think it's valuable to know that this grant is not tied to the location.

Question: Ursula Lowrey – Robertson Road
Since there are other available industrial sites located in the RDCK. Why doesn't the RDCK follow the Official Community Plan and require Spearhead to locate this new manufacturing facility in one of these other underutilized industrial areas where spearhead could grow farther because they are limited in where they are now. For the health hazards that we'll be talking about later could be mitigated. Wouldn't this be the safest solution and not in conflict with adjacent land uses?

Planner
We are reviewing their application. This is what they've come forward and proposed. This isn't a staff proposal or a staff recommendation for them to site this year. We're assessing the merits of their land use file application. So their choice to select these lands for this proposal. If there's a follow up question, I can address that.

Ursula Lowrey
Are there other industrial sites where such a facility could be located in the RDCK?

Planner
There's other industrial properties and electoral Area F, there's also unzoned properties elsewhere in the RDCK.

General Manager of DCSS
That's not part of the discussion for this application. This application was initiated by the proponents. And this is why we're having these public hearings is to review the merits of the application. So if there is an industrial land elsewhere that is not being discussed at this time.

Question: Andrea Lazarotto
Isn't it part of the area at OCP. For the RDCK to also work with proponents to try to find the most suitable land location?

Planner
That's not really the way this process is structured. Whether it's a rezoning or development permit or a building permit, people come to us with applications for a specific piece of property and to construct something specific. With that in mind, this was a site that they selected and came up with plans to propose a development for it. We're assessing that specific development on this specific property. It's not necessarily our role to be their consultants or their realtors and suggest other areas where it could happen. We're assessing what was proposed to us.

Question: Vicki Huva
My concern is about the… I live in Central Kootenay, E. And I care about this because these are my neighbors, and I wouldn't want this in my backyard, reason being the emissions, the PM 2.5 emissions that I understand the boiler, although it's really high tech, is not able to eliminate those 100 percent. If this goes through. will there be air monitoring happening either at spearheads initiative, or an independent person doing that?

Applicant:
As stated in one of the previous public hearings we did of the inspection by environmental enforcement agency. I think they're called DC. Due to neighbors' complaint. They didn't find any concerns, but they did outline the process, for in the future as we're currently abiding by. Doesn't matter if the needing of any commercial structures with a natural gas boiler or with a biomass boiler with anything, you do have to meet regulations on that. And they do monitor that from our understanding exactly how the province chooses to monitor that and enforce it. That's something I'm not aware of.

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**.

The following are the VERBAL formal submissions received during the Public Hearing:

Name	Submission
Josh and Ben Hall (Applicants)	Ben Hall, one of the applicants gave a presentation.

Ann Desjardins Starlight Road resident	I am speaking on behalf of the Crescent Beach Community Group to all the members of the Board. We would like to take this opportunity to bring to your awareness that although only a small group of us have been able to attend the public hearings, we do represent 85% of our neighborhood residents who cannot be here and are opposed to the rezoning. We are also here for the 516 individuals who have signed our petition on change.org since March 4th and this number continues to grow. Our concerns about this rezoning are not isolated. We have received a significant grant or a partial recovery of our costs from West Coast environmental law. In support of our position, they recognize the serious environmental implications of converting residential land to industrial use, especially land located near a park and threatening fragile aquifers. This is not an economic issue. No one here is debating the merits or success of Spearhead. In fact, the Grant, they recently announced, is not contingent on this rezoning. But it may be worth acknowledging. That provincial investment in the area is a good thing, but it does not eliminate the frightening concern. That there is still a potential risk to aquifers and supporting the business is not necessarily supporting the rezoning and its consequences. The difficulty, of course, is separating the future of a single business from the broader principle at stake. But we trust this Board can do so. Spearhead's growth is too much for our neighborhood now it can and should happen elsewhere. This big issue is the precedent of rezoning residential land for industrial purpose against the will of the residents. The identity of the developer is irrelevant to the deeper issue. When residents invest in a community, they do so with the belief that zoning and planning principles will be upheld, not arbitrarily set aside to disregard the guidance in the official community plan, in the face of such strong local opposition undermines trust in our planning processes. If the OCP can be overruled at RDCK will without the consent of the residents concerned, what value does it have. It's important to note that manufacturing industries only rank 12th in our region's top employers list, according to the most recent data published by Kootenay Biz. By contrast, tourism ranks. 4th. Rezoning this land would place industrial activity dangerously close to a key recreational area, a provincial park, and the west arm of Kootenay Lake, all of which are intensely used by both locals and tourists who contribute meaningfully to the region's economic and cultural vitality. People are moving to Nelson and surrounding areas, not because of factories, but because of the natural green beauty, clean water, and quality of life. If industrial development creeps into residential zones like we are starting to see on the north shore, we risk gradually losing the very qualities that make this region special. Viewed from the highway. It has been said that our neighborhood is already compromised by industry. But this superficial impression does not reflect the true nature of this 94-year-old heritage community and should not be used to justify a zoning change that would triple the industrial footprint in our area and alter the balance of residential and commercial use, impacting the quality of life, of residents and future residents. Rezoning is forever.

	There is a there's a path, a better path forward. in line with the RDCK'S mandate to support not only the economic but also the social and environmental goals of the region. We urge the Board to refuse the application so that Spearhead may locate their expansion to a site already zoned for industrial use, reasonably close to their current location. This would allow for both economic development and environmental protection. meeting the needs of business without sacrificing the health and welfare of the community. In conclusion, I would like to take a moment to encourage the Board members to please read the summary submitted today by Linda Blair regarding our concerns, which is the most comprehensive information with about this issue to date.
Cam	I run a business in the region and I'm a strong supporter of environmental protections. But as my son nears high school and considers university, as a long-time member of the community and resident here for nearly 20 years. I don't know what kind of job opportunities he's going to be able to come back to. I see a lot of people at the end of their career. Older people chiming in about why people are moving to the region and what reasons there are for that, but without a solid economic reason. I don't know how my son will be able to move back to the region after he goes and finances his own education. I moved here 20 years ago as an engineer with a Master's degree, and I struggled to find meaningful work and well compensated work. So just as another perspective to someone who appreciates the environment. I just think it's well worth considering the future of jobs for our children in the region and for generations to come. Thank you.
Cal Renwick 1726 Highway 3	I was born in Nelson. I'm going to die in Nelson, I read the letters of support and notice of concern and took me back to my short-lived political career. I was not a fan of the rezoning or amendment bylaws. As a lot of time there would be winners, and there would be losers. Some of the times are effectively new in some way, shape or form, and it's hard, because at the end of the day one side is pleased the other side. Not so much change is difficult. It's the uncertainty, isn't it cool? I'm here in support of the spirit of reasoning change. And here's why, Spearhead is the generational business. I was born into a generational business I was part of for 58 years. I didn't know for quite some time until I started to work for in the family business. When you think of it, we have some great intergenerational businesses in our region, the Horswills at Home Hardware, the Martins of the Hume Hotel and Best Western and Grympa's at Georama Growers just to name a few. So I did some research. And here's what I found out. Generally, generational businesses are vital to small community economies acting as cornerstones of local commerce and community identity. They provide jobs, generate revenue, and foster strong relationships within the community. Truly, through economic stability and social cohesion. These businesses often have a long term perspective investing within the community and the future.

	Some of the economic and social contributions generational businesses may are job creation and retention, local spending and revenue, community investment, long term, stability, community identity and connection, resilience in the face of change supporting local initiatives. In conclusion, general educational businesses are more than just businesses. They are anchors of local economies, cultural identity and community cohesion, playing a vital role in the prosperity and well-being of small communities. I'd like to share a story with you about the whole family and what they and their lives mean to our community. And excuse me if I get choked up here. My daughter became the Board chair at the Waldorf School last fall. She quickly learned that Waldorf was in big financial trouble and had to come up with a $150,000 just to make it through this school year. She approached Ted and Nadia Hall for support, as their children attend Waldorf School, and the Halls have always been supportive. They donated 50,000. This donation incorporated the board to make the changes necessary to do whatever it took. Keep Waldorf viable, and I'm happy to say that Waldorf School will see a profit for this fiscal year. The whole family in Spearhead are truly caring community members. For those reasons I support the dynamic dialogue. I truly hope that local community and spirit and principles can find common ground on this situation, and hopefully there will be no winners or losers. Thank you for your time. Thank you.
Linda Blair	Crescent Beach resort residents, we really respect Spearheads value, added wood processing activities. And we really do acknowledge the importance of of supporting economic development. But such expansion must remain consistent with our rural character, and the visions and goals set out in our OCP. Because this OCP was democratically and collaboratively developed by residents, landowners, government agencies, and businesses. To disregard it now would undermine our community's trust and render really our OCP meaningless. Our primary concern centers on our threats to my community's drinking water. The site's proximity to aquifer 994. A highly vulnerable aquifer presents a potential risk of contamination which is mentioned in Interior Health's Report. Now Spearhead commissioned a GIA by Active Earth. However, we, as residents, found that it was inadequate, so we commissioned our own GIA by McElhanney's assessment, highlighted several deficiencies in the original GIA, and warned that contaminated groundwater could present a health hazard to nearby residents in contrast Act of Earth asserts there is negligible risk to Wells, and has dismissed Mcelheney's concerns as unnecessary alarmists. Subsequently Active Earth addressed these deficiencies. Now these 2 professional opinions offer, they differ, and they offer little reassurance to those of us who depend on our wells for our safe drinking water. And it's common, then practicing that industrial development should occur in designated industrial zones, not near or in highly sensitive aquifer recharge areas. In fact, this project is not normal, and I suggest that the RDCK planning department look at the wealth of information on groundwater management that's posted on the Nanaimo Regional District

	website, for example, a groundwater assessment and vulnerability study. They posted states, industrial activity over highly vulnerable aquifers is not recommended. Ontario's land use compatibility guidelines similarly advise that separation is the preferred method to prevent conflicts between industrial and sensitive land use such as drinking water resources. If this is impossible, they require compatibility studies on a personal level. You know, I'm really concerned about the sheer size and the potential expansion that you may do like. Spearhead has publicly acknowledged interest in acquiring additional adjacent residential properties, including a 3-acre parcel to the west, and potentially the neighboring storage facility. Spearhead has said that their expansion is small and compared to other facilities. But I'm afraid this is going to become a huge expansion. And finally, we are deeply concerned about the excessive and inappropriate political and commercial pressures influencing this proposal. While we understand that local and provincial government officials, along with private sector industries are actively advocating for this economic development. We ask the Board members to rise above these pressures and uphold the principles of sound land planning, fairness, safety, and long-term sustainability of our small community. I really thank you for considering my voice and we're not against economics. We just think there's a better place for it. Thank you.
Jane London	Thank you. I just want to for the record echo and support all of the words spoken tonight about the support for economic development. But the lack of research, maybe accountability, transparency, and oversight about finding existing industrial land. And I think that is of great concern. And I have ties to this community and have had for over 20 years. And of course it is a big concern, and I'd like that to go on record and potentially as an actionable next step, I'd like to know who can provide me with information. Lots of letters have been written, lots of words and voices have been spoken. But how do we find out about other industrial land that can be used? Who can provide some guidance on this piece?
Am Naqvi	I'm the chair of the Greater Nelson Economic Development Council. and I'm also the chair of the Community Futures Central Kootenay. So when we talk about economic development, that's what our main focus is because that's what we want in our community. We want a healthy community, economically viable and sustainable at the same time. So I've heard some good comments from the ladies, and I just wanted to say how important having economic development and sustainability is for our area. I think these tariffs coming on. It's going to be even a bigger challenge that we have to worry about. I'm just quite amazed that you would want to venture to invest money to do this at this time of what's going on. But the risk that's attached to it, because they're one of the greatest icons in our in our country, the Hudson Bayy – is gone because they couldn't keep up. They were not viable anymore. And now many thousands of jobs we lost because of that. So it's very important that if we can get something

	that's viable and doable, that we try to do it because it brings it raises the quality of life for all of us here. Now there are challenges that have been expressed by some people, and yes, we should mitigate those challenges. We should look at them and just say, How can we mitigate that? They just go with the idea of saying, well, this is just wrong and get out of here. Then we're really not being very good. We should say here's the project that's been proposed and there's some challenges with it. Why don't we figure out a way to say, How do we mitigate those challenges, those risks? That would be my sort of talking about. But I wanted to just mention that this for economic development spearheads development directly aligns with our mission. And so we have. we're really excited about them coming into the community and expanding and staying in the community, and it's important for us to keep them to remain sustainable, whatever we will be. Of course, we can't compromise our values to the extent that will destroy our life, but at the same time everything can be mitigated, and we should be looking at, sitting down and saying, how do we mitigate this? Our Prime Minister is going to go to Washington to try to mitigate this problem that's happening. Not just say, forget it. Goodbye. That's not going to happen. The other thing we like is the fact that this has already been talked about is this childcare facility that's going to be provided that really adds to the value of workers, because it's a huge, huge problem for us. Not only we have a problem with the workforce housing. We have a problem with what do we do about the program? These workers want to have some place to put their keep their children safely, so that that project is extremely. That part of the project is very, very valuable to us as economic development. This is a phased project which makes then we can see how it moves along, whether it's successful economically, whether it works with the community. It's a good way to book a good approach to do things. So, on an economic development point of view, we really support this and we think you should sit down and say, Okay, what are the or the deal breakers? And how can we mitigate the deal breakers because it has to be a compromise you think about. We travel in town and say, Well, I can't find a parking spot next to the store I'm going to, and I'm ticked off. Well, we should be happy that we can find a spot. That means there are people that love being here.
Mike Schoonhoven	I am a shareholder beach resort. I grew up in Nelson in the concrete industry. My family built a concrete plant right behind this building, back in 1991. We also had a difficult time getting project approval. If you want to know how the economy is going in a small town just ask the concrete supplier if they are slow. The stateless housing is slow, it's becoming increasingly difficult for the average family to buy a home. Never mind, build one jobs. States don't pay enough money for people to build a home. Families need paying jobs to afford the structuring.

	Now let's talk about Spearhead. I've known Ted Hall since I was a teenager. He's not a buddy. He's just a guy that I've done any business with over the years. Ted has a reputation that he built with trust and honesty. Ted wants to expand his business to create jobs, good paying jobs for people with a daycare associated with it, who will for people who will build houses and keep the local economy growing. That's payroll is approximately 6 million dollars a year. I hope that wasn't private information, so his payroll is approximately 6 million dollars a year. He now wants to spend 60 million dollars in Nelson's local economy to create 12 million dollars a year in payroll. I understand that some people are against developments of evacuates. There's no other land to build businesses like these. It's all used up. We're in a steep mountain range with limited space. Spearhead has been in business for many years at its current location, and we have done so responsibly, without any harm to the local neighborhood or the environment. Spearhead is also investing in a new blue type. He is on a leading edge. Spearhead is on the leading edge of this new technology, the 1st in Canada that is the most environmentally friendly glue on the planet. This process of using this glue will cost them hundreds of thousands of dollars and lost profits because this environmentally friendly glue slows down production. The glue is much slower, curing, limiting, efficient, manufacturing possibilities in this day and age. It's very easy. Just talk to you about the neighborhood now, in this day and age is very easy for some unhappy people to make the whole neighborhood unhappy. Then there's technology. I received an email protesting the project, and I believe it was called change.org click here, it says, and you will officially be against the project. And then a few angry people bring this technology to these meetings and say, Hey, the whole neighborhood is against you. I'm here to say that I know several people that are for this project. Generally, it is the people that are for the project to proceed, who are too quiet to help the project succeed. I've spoken to some neighbors who are for the project, but they will not take sides with Spearhead because they are afraid of the neighborhood dynamics. They don't want to be treated poorly, because they have a difference of opinion. In conclusion, I think this project should go ahead and create jobs. Ted has spent 60 million dollars on this project to keep his operation clean, tidy and environmentally superior for most businesses currently operate in British Columbia, Canada, and beyond.
Murray Shunter (Crescent View Drive resident)	Most people here I know maybe not. Four gatherings and hearings, but there was the very 1st public hearing Spearhead themselves mentioned their suitable industrial land around this area. So just wanted to point that out. I believe that if Spearhead was to develop their proposed expansion in in those areas or another industrial area that they would have 100% support even in this room. So, to be to be super clear, this is not a question of being pro business or pro development and I really don't understand why there's so many letters of support and speeches and support based on pro jobs and pro economics. We all want that.

	Obviously, that is not the issue here. I'm not sure why we're getting sidetracked. The issue is where to locate this proposed expansion. Now, when the Regional District's Building department enforces the building code which tells you need to construct your septic fields, but you know the minimum of 30 meters away from your well, your water source they're not doing it because they're antiseptic fields to protect your water source. We want to protect our water source and order, quality, noise and light levels and natural beauty that we all enjoy, including tourists from all over the world. I naively thought that zoning and an official community plan would provide this protection, and I need a naively believe that Spearhead would, along with the vast majority of residents and businesses in the Regional District, would respect the local zoning and not attempt to move the goal posts that we all play by respectfully. That is not what good neighbors do. My family and many, many others were here long before spearhead showed up and us, and no one who has moved in since every new experience had this massive industrial expansion, these plans in mind or that we would be the ones that had to spend all this time and energy and money to fight it even if Spearhead had lived up to the promises they've currently made. Seemingly an attempt to push this through, or even if we ignore Spearhead's previous non compliances with truck idling requirements for the 6 years, they're under compliance for registering and licensing their commercial water well or etc. Even after all that we still have a massive industrial expansion proposed that is in the middle of a rural neighborhood grow residentially when that is the issue. An expansion that, but for the sake of convenience, could be undertaken in another local area the zoned for such an undertaking. This will take all the risk and negative impacts out of the equation away from a residential neighborhood and provincial park and put this awesome 7.5 million dollar grant to use at a much more suitable, sustainable, responsible, and reasonable location.
Cheryl Elliot	My husband and I live at Crescent Road, as we also live in town, and I just want to start by saying, we are very pro business, and we are very pro spearhead. We're always happy as many of you here know. My husband and I had successful business on Baker Street for more than 25 years, so business is important to us. We purchased our property on Crescent Road in 1989, 36 years ago. It is a quiet, residential neighborhood, and we want it to remain that way. We had some concerns when Spearhead built their existing manufacturing plant, but we accepted it, and the impact it had, and Spearhead has been a very good neighbor. They are an impressive company, and we admire the work they do. However, we are very disappointed that, as Murray said, that they think that an expansion of the size that they are planning belongs in our residential neighborhood. It does not. It belongs in an area zoned industrial, and the OCP for this area reflects that when Kalesnikoff, which was mentioned previously, had decided to expand. They did not even attempt to impose that expansion on their residential neighbors. Instead, they built a beautiful new building in a location already zoned industrial that is appropriate to accommodate their growth.

	Spearhead should respect their neighborhood and the OCP and expand in similar areas zoned industrial. We trust our regional district representatives to study the information that is being provided. stating clearly the health hazards related to the planned expansion, and vote. No to this rezoning request. Neither Tom Newell, who is our area representative, nor any others, I think, would accept an industrial operation like the proposed one in their quiet residential neighborhoods, and I trust that they will respect all of our area residents when they vote no. Not only is this a quiet residential area, but it is beside one of our province's premier parks for day use and camping, and our elected officials surely want to protect the park and all those who enjoy the peaceful beauty there. One thing that I was informed of today was that because I was at several businesses today is that Spearhead has been lobbying local businesses to write letters of support. Some have, and I know many have declined. I believe all businesses have great respect for Spearhead, and are so happy to see the expansion coming, but I'm sure that none of them have a clue where the expansion is taking place. What many of them said is that there was no information that it was against the OCP. Or that it was in a residential neighborhood, and so a lot of them could not reply because of the lack of information and those, and I think many of those who have time are probably aware of the location, and they have support, and so they support spearhead's expansion. They do not think that it should be in our residential neighborhood, go against the OCP or affect the beautiful park that many of them use all the time with their families, we respectfully request that the rezoning application to be denied. Thank you.
Remy Allard	I'm the primary author of the Aquifer Impact Assessment report that McElhanney did for the Crescent Beach Community Group. Unfortunately, I'm not attend able to attend the meeting today. I would, however, like to read from a memo that we produced today regarding this project, and I understand that the Crescent Beach Community Group will submit this to the Regional District this evening. I also understand that we only get 5 min to talk. So, I'm going to skip to my closing remarks here, because I think I would probably run over on that time. So, our conclusion is as follows: It appears that RDCK did not provide specific terms of reference for the aquifer impact assessment conducted for the proposed plant expansion. Consequently, the criteria considered, and the level of effort applied were determined at the professional discretion of the hydrogeological Consultant. McElhanney has extensive experience in conducting aquifer impact assessments, groundwater protection plans and Garp studies which stands for groundwater at risk of containing pathogens for various local governments across the province. And we know there's significant variability in the required scope for these studies, and therefore, I submit that without standardized terms of reference or scope, it's very challenging to categorize any completed studies, you know, as being compliant or noncompliant.

	However, it's our opinion that significantly more effort is necessary to investigate and assess some of the possible impacts relating to effluent and stormwater disposal on the site and that such an assessment may significantly contribute to the overall viability of this project. Therefore, while not usually required at this stage of project development. It's our hope that such assessments can be completed now and be made available in the public domain for review and dialogue. Having said that, I'm going to go back to some of the original comments in my presentation. By all appearances, this looks like a tremendous economic opportunity for the community. But as a general statement, we suggest that the review of various subject expert reports, including ours and others, on the same matter. It's crucial to develop a more comprehensive understanding of the issues at hand. Recognizing that different experts, highlight different and distinct aspects on the same matter, allowing for either consensus to be reached, or identification of weaknesses, data, gaps, or points of contention that should be addressed. Relating to this project, we refer to the geological setting in the area. Recognizing that it's proposed to significantly expand a plant in a residential area. The plant is underlaid by shallow bedrock which slopes towards a residential community which relies on water wells. In an aquifer characterized by the BC. Ministry of Environment as moderately to highly vulnerable to contamination. In our opinion these unique combination of geology, geological characteristics, ground slope, and the project's proximity to the residential area that's dependent on groundwater renders this project as atypical. I go on to talk about. We concur with some of the work that has been done, following what's called the BC Sewage system, standard practice, manual or SPM, and that includes establishing appropriate setback distances between septic fields or ground disposal areas, as I call them, and what well, locations, potential breakout points, and perimeter drains, etc. However, there are sections in that document that indicate the standards in this manual are presented as minimum standards only, and more stringent standards may need to be utilized when dealing with challenging systems or to address specific site conditions. There are several other things here that I wanted to address, but obviously I don't have time. I just will lastly refer to this GARP document, which talks about hazard screening assessments. And also, there is the source to tap assessment guideline by Ministry of Health, and there's also the well protection toolkit, none of which have been addressed in any of the reports thus far that should be looked at in order to assess any potential threats to the water supply aquifer.
Carmen Lazzarotto	I'm a graduate of the APFL, the Swiss Federal Engineering school of architecture program, a resident and business owner in the RDCK. I have 2 years of education in urban planning and have successfully completed a number of urban design projects in Europe in complex urban environments. I am firmly opposed to the Spearhead rezoning proposal. Like a lot of building professionals. I am very uncomfortable with the idea of converting residential lands into industrial use, regardless of who the proponent really is. I would expect that anyone attempting a radical rezoning like the one

	we're talking about here from country residential to industrial, to argue their case very clearly treading carefully and providing strong arguments to justify their proposal and I have 3 new areas of concern that I would like to voice at this public discussion: Notably one, I consider it the responsibility of the RDCK to anticipate industrial growth and take appropriate actions to encourage growing businesses to buy land that has already been designated for such use. I see the very existence of this rezoning application. I see that the very existence of this rezoning application suggests a massive failure on the part of the RDCK planners to see industry in the proposed industrial zones in our district causing unnecessary pain for fighting this costly, stressful epic battle with the public, the neighborhood, the law that could potentially delay their growth and their ability to receive these government grants, all because the offerings of the RDCK up to this point are more, are less attractive than exploding half a hillside for months, and building pharonic, unsightly, retaining walls all over a quiet residential community. We need to try harder to find and seat industrial businesses in appropriate locations. Obviously, we need to find them safer places to develop, so they don't need to assemble their expansion by gluing together. Strange, risky bull moves like assembling adjacent parcels and fighting to rezone them, not just once in their history, but repeatedly in their history, and over and over again into the future as they try to grow their businesses. Number two. How we should be communicating a rezoning application with the public. I would like an applicant arguing a rational case for industrial rezoning of a country residential property to show the areas of land being rezoned in a way that makes their impact understandable to the community stakeholders. When we are engaging with the community. The information needs to be presented clearly and supported with models and 3D renderings of the potential buildable area being discussed because many of our members cannot read urban plans or topographical maps. Scale models are essential so that everyone can stay focused and rational about the topic at hand which is the rezoning application rather than being distracted by economic arguments and poignant emotional pleas. In a project of this caliber with a multi-million-dollar budget. I would expect to see potential buildable areas being discussed on a model that shows important projects of similar scale in the area or, failing the existence of any similar scale in the area. I would they should at least be showing the relationship to natural features like topography, the lake potentially, even the other side of the lake. If it's affected. The highway, the provincial park, and the community. Anyone who has a direct line of sight on the proposed zone should be reasonably represented in the model. I would also expect to see 3D renderings and sketches drawn of in perspective that represents the zoning application, the buildable volume in various perspectives in the community. If the architecture will office retained for this project cannot provide those things, then they should have sketches or cross sections to support discussion with communities. I've seen very little and very unprofessional attempts from desperate community members, but

	virtually nothing from the proponent, and I feel that's worrisome. The fact that these rudimentary tools are missing makes me question the good faith of the proponent, and their willingness to engage with the community regarding the zoning application. How are we reasonably to understand and comprehend the issues of scale that are so pertinent in a rezoning application without their visual impact in a model.
Paul Kernan (Highland Consulting Ltd.)	My name is Paul Kernan and I am the Civil Engineer working on this project. Our initial report we did an assessment for a Type-1 system for ground discharge. The flow rates of the proposed development are equivalent to three 3-bedroom houses, consistent with what is there in terms residential waste. So obviously, since we've had, several hydrogeologists involved, McElhanney and Active Earth, so we've gone above and beyond the standards with the Standard Practice manual. We're doing a pressurized sand lines with additional sand media. Dose, its actually micro dose. I don't want to get to too much specifics, but we have addressed that with regards to the development. They're all valid points with regards to the environment. As an engineer, my first priority is health and environment and we have one problem beyond, to mitigate that risk. Global development and with regards to storm as well, obviously with the new closed development. We'll have to manage the storm there, and that's been done in an efficient way, with service as well. I mean that was just my basic comments on it. Water, I'm not hydrogeologist, there's a number of wells in the area. There's also a number of septic systems in the area. That the development with the resort down there that's actually high density. But the flow rate for this particular development. As I say, we're 5.7 cubic metres, which is equivalent of three 4-bedroom houses. It's very similar to what's currently there.
Andrea Lazzarotto	I live on Crescent Road, directly across from Spearhead. First of all, I'd like to thank the RDCK for this opportunity to speak today. I appreciate the time and the effort each of you puts into representing our communities. I'm here to express my strong opposition to the spearhead, rezoning proposal. Despite multiple public hearings, this proposal still has too many risks. An independent groundwater engineer confirmed that a massive industrial building on a highly vulnerable aquifer comes with health risks to residents, downgrading mitigation efforts cannot reduce all the risks. The residents and the residents do not accept any health risks from this rezoning proposal. We have 2 different groundwater professionals with varying, varying, different, sorry, differing views. One is sponsored by the proponent, and the other is independent. I am confident the board can see the problems that might exist with this. But it doesn't change the fact that we have an experienced, independent groundwater engineer from a reputable company stating that there are potential risks related to this proposal.

	We should listen to him about the health hazards and stop this proposal before these hazards occur. Industries and residential areas aren't well suited, and according to interior health to prevent contamination, they should be far apart. I respectfully urge the RDCK Board to vote against this rezoning proposal. Thank you for your time and consideration.
Caleb (Spearhead Employee)	Thank you for your time and consideration. I'm currently an employee at Spearhead. I run a CNC machine as an apprentice, because before that I was doing roofing through schooling. They've been through so much, and this expansion would be a great opportunity for more love this job. And thank you.
Mariette St. Germain (Crescent Road resident)	I live on Crescent Road. The Interior Health authority notified the RDCK. That they found the information in the McElhanney report concerning and that they were updating their prior comments on the spearhead application, quoting, it is our recommendation that the regional district of Central Kootenay that could that the concerns and deficiencies identified and related to the potential impacts of groundwater contamination should be addressed, communicated, or resolved. On. April 18th Active were submitted to interior health a response, and stated all the concerns raised have subsequently been addressed. The Crescent Beach Community Group has studied that April 16th response, as it has been included in the material of today's public hearing. I want to point out that, despite this being the 4th document provided by active, unfortunately, in our opinion, it still does not resolve all the outstanding issues. I will highlight some of these issues. 1.. The Crescent Bay Community group understands from the selective wording the active Earth responses that there remains uncertainty whether type 2. Treatment of the effluent will be sufficient to mitigate the risks of wastewater contamination, as it reports to and recharges the vulnerable aquifers type 2 treatment has operational weaknesses, and it may fail. 2. The risk of the stormwater and asphalt surface contamination has not been addressed nor mitigated. Only the design for the collection of stormwater was discussed, and the plans were not attached directing the perimeter drains and asphalt runoff to concentration sites for infiltration purposes does not treat water rather, it may result in higher concentrations of contaminants. Active work, States number 3. Monitoring wells are to be installed at the Southern property boundary with groundwater quality be monitored to confirm no unacceptable impact. But the active work response does not is not specific as to the frequency of testing the duration in years, or as to what will be tested, whether it be limited to biological contaminants or more extensive testing for toxic chemicals of the adhesives to be used in the play. The response called for Sentinel monitoring Wells voluntarily being installed, and they did not state if the results would be shared with anyone or with the residents. Let me emphasize you. Monitoring is not preventative; it only confirms failure with potentially lengthy delays. It is not clear how installing sentinel monitoring wells on the property will assess conditions in Aquifer 994, which is the source of the many residents drinking water. Additional monitoring sites will be required in respect of the risk of

	downgrading residence. Well water being contaminated by paved surface contamination. The active work response was to dismiss the impact. Stating water quality is expected to be similar to a typical paved parking area or road surface runoff. Similar is irrelevant. There will be an increase in contamination. If they build it, they have to mitigate it. The distraction of comparing the effluent of the plant to 3 single family residents is not only questionably accurate. According to the BC. Sewage system standard practice manual, but it completely ignored that the plant requires blasting out the bedrock, then covering the site with impervious building roofs and asphalt surfaces and thereby impacting surface water flows and the recharging of the aquifers. 1 min, please, in the respect of high consequence, low likelihood, event of a release of a low voc or petroleum, hydrocarbon chemical of the property. The active work response was to dismiss the risk stating it is not a constant source of contamination. This does not inspire confidence. Rather it is a tenant of risk management that such events need to be rigorously documented with practice, emergency management plans due to the time constraints of intervention to reduce the risk of catastrophic outcomes. I'll skip to my conclusion in conclusion, interior health in its email confirms that there are risks to the health of pressing beach community residents. Our review of the active work responses indicates they essentially dismissed some concerns for others. They advised us we were to rely on spearheads, best management practices, and proven track record which we have already. Marie spoke already to as demonstrating a lack of compliance and a disregard for our community. While active earth has labeled McElhaney as unnecessarily alarmist. Interior health reminds us that source protection is a critical part of drinking water protection. We ask you to deny.
Dan	I'm a resident of the regional district, and I'll start by saying I never being involved in any kind of resuming process. I've never really had interest in it, because I've never felt it had kind of skin in the game, so to speak. But being someone who's previously also pretty apolitical, I've got to say that since Inauguration Day in January, I think we all kind of have skin in the game. Now, I think the actions that have happened down South with the Us. Government means that we all have to think to some degree on an economic level in addition to local concerns. And I think, when we look at where the economy needs to head with regards to our local district, our province, our country we need to pivot pretty quickly from what the status quo was to what the new normal is going to need to be. And I think the new normal is going to have to include more Canadian manufacturing, so I think we all need to be concerned about pivoting to a new normal, including more manufacturing as an underpinning of the economy locally, nationally. And I think when we look at what kind of manufacturing we should be proponents of. I really think Spearhead is exactly what we should be supporting. It's manufacturing, based on taking local renewable resources and turning it into high value end products that are in demand in the country internationally. And it's a situation where I think we have to look a little bit more at greater good as well. I think when we look at Spearhead's history, they generally have shown themselves to be pretty good corporate citizens, and they recognize that there

	are environmental impacts to what they do. And they're willing to look at what's necessary to mitigate that. They recognize that there's local impacts in the neighborhood that they operate in, and they're willing to look at opportunities to mitigate those as well. And when we look as a district, I think we have to recognize the fact that on a district basis there's likely going to be more impact to multi-site development than there is to single site development. Certainly, there's a business argument to be made for single site development. There's economy of scale. There's ease of transition in making that kind of an expansion that if we're looking at saying, Well, why not? Multi-site? Have the site where it's at as well as another site? I think if you look at the overall impact on the district that's very likely to be greater, and that you're then going to have to look at transportation between sites, transfer between sites. And if you're passing goods and employees back and forth between sites. I think very likely the overall impact is going to be greater than than maintaining a single site. There's certainly, I think, unquestioned economic benefit. To the region to have this expansion go forward. And if I think just about everyone agrees that the economic benefit, is there? Then we have to look at what are the opportunities to mitigate the impact? And I think they're willing to look at those to look at those mitigation processes and maintain the most efficient path forward of expanding on a single site. Thank you.
Michele St. Germain (Crescent Road Resident)	I live on Crescent Road and I brought my drinking water. By the way, it comes from a well in my property just below Spearhead and then the aquifer is highly vulnerable to contamination. I'm also an actuary. I've been an actuary for 50 years, and my, and I am the past President of the Canadian Institute of Actuaries, where my role was to ensure that the public can rely on professional actuary to do a proper risk assessment. In my opinion, the risk of water contamination in a vulnerable aquifer has not been properly assessed, and the Board does not have sufficient information to conclude that the proposed application, including the building will not affect my well. The public, myself, my neighbors rely on the Board and on engineers supporting the Board to make a proper assessment. Actually, the role of engineer is extremely important. It is stressed by the code of conduct of the professional order of Engineers in BC. In Article one of its code of conduct that the members owe paramount the health of the public in its general report, active claim that I'm going to quote. the potential environmental impact on the groundwater quality and in particular the wells located South is expected to be negligible. The only argument that is included in the report is that Spearhead is committed to environmental friendly practices from a risk management point of view. There was no reference to the source of contamination and the significant consequences of a mishandling, an accident, or a spill of toxic chemicals. We now read in a revised report by Active Earth, that they can refer to subsequent new measures that might serve to mitigate some of the risk. It seems to me very strange that a professional whose owed paramount the health of the public, and

	not indicate in its 1st report that we need measure to mitigate the risk is not negligible. The most Active Earth respondents been reviewed by a professional engineer by the community, and they conclude that the matter is as still has questions outstanding and some risks remain unmitigated. I want to comment on an aspect of its school's response, and it is to address the consequences of low probability, release of hazardous chemical. that we should rely on Spearhead and best management practices. However, there's no documentation in the Active Earth report on what the events have been considered what the consequences are, what Spearhead best practice are, whether Spearhead has any experience in handling dangerous chemicals, and more importantly, whether Active Earth has looked at Spearhead best practice relying on management, on the hope that management will follow undefined. Best practice in a new process is not an appropriate new strategy. A proper assessment would have included an analysis of the consequences of low probability. Events such as technical failure, accident, post failed what the best practice should be, and more importantly, what the outcomes would be if management best practices are not followed. In my opinion, the Board does not have sufficient information to assess the risk of water contamination. I would urge the Board to not accept the proposal, and to address the concerns raised by McElhaney and the neighborhood. Thank you, Mr. Chair.
Tom Thomson (Nelson & District Chamber of Commerce)	I was going to talk about the business aspects of this proposal and the benefits. our Chamber of Commerce is trying to build workforce housing. We're doing it on an area that used to be industrial land. So we're kind of rehearsing. You guys have some industrials. There's been a lot of bad news for business since Covid hit in March of 2020. We remember how that happened. Wildfires. We've had various strikes. Just had a massive layoff at Selkirk College, a lot of jobs lost. Like to see some good news. Not only is this good news, this is great news. What Spearhead is doing? I wanted to talk basically about another issue. Despite the fact that there's a lot of economic benefits. Our Chamber of Commerce is trying to build workforce housing. We're doing it on an area that used to be industrial land. So we're kind of rehearsing. You guys have some industrials. We're building workforce housing, an area that most people would think that's going to be really contaminated. It's going to be pretty problematic. I'm not sure how many people have ever developed anything that's relatively large. I'm not a developer can tell you that, but I know so far the regulatory issues that you have to go through trying to get something approved from an extreme environment or interior Health and it's mind boggling. I thought that this would

	be an easy process trying to build housing. It's a real need for this. It's a real need for this region. This tonight is a public hearing, which is a great process to get everybody's means out. You want to hear all sides of the argument. You want to hear pros and the cons. And how can we make this thing work? How can we mitigate any concerns this when it gets to May 15th or when the next meeting is simply every zone. Are we going to rezone? Are we going to allow, if you go through a process that we went through and still going through. We were kind of hoping to break down 6 months ago. Once you get getting close to going for a development permit or a building permit. There are so many regulatory issues. We have to lot of the stuff that's happening here right now. Tonight seems to be more. You know, it's developing for a bit of time. And how are we going to get through this? This is kind of a rezoning you have to make sure that it's properly you go through a public process. All sides are heard, all reports are issued. Staff looks at it, and they go through this process of let's look at everything, making sure that it's all falling in place. Then you get to go public and you go building permit and development permit. But the steps you have to go through to get to that process as a developer investor. It's truly mind boggling. I wouldn't want to wish it on anybody. It's not for the faint of heart, I can tell you that. And I don't live out in that area. But we do have district area. We do a lot of businesses in the region. We appreciate all of the beauty that you're talking about. I don't think anybody wants to damage any of that. Our Chamber of Commerce is the only Chamber of Commerce as a business climate advisor. We actually think about environment. We think about ones that are trying to be sustainable and trying to develop things for doctors for the sake of development. Who needs somebody just doing something for the sake of development. You want to do it sustainably. You want to do it for a community good. You want to do it for the region. Somebody talked earlier about having a young son that's looking for work somewhere down the road, the way things have been going. There's not going to be an awful lot of that happen, and I don't have anything else to say. I just want to say that this process has been a good process. You want to make sure that you got public input from all sides. It's rezoning application. There are still building permits and development permits and other regulatory issues that this company is going to have to suffer through for a long time, but they're going to do it, and they're going to mitigate, I'm sure, just knowing what their background is. Thank you.
Herschel Ketts	I lived in the neighborhood from 1997 till 2019. I still have a property there. I kind of want to just make a couple of points, and one of them is. I wasn't aware that the water issue hadn't been resolved. I looked into a lot of the issues and satisfied myself that it was. You know I've I talked to hydrologist. I looked at the studies that were done, and I felt satisfied that it was being addressed, and being a

	neighbor of Spearhead for 20 something years, I kind of felt confident that they would address issues that they rolled. But that, said, I agree that I think the water issue needs more looking into. And I'm surprised actually, that it's taking this long to end up with a conflict over the water issue. I thought in this day and age we would have had it figured out. It seems like the experts can agree. It's kind of like the weather people. They can't agree. You can't get an accurate weather prediction. We don't know where we're going. But I know one thing, for sure as long as I've been in the forest industry. and I got laid off with KFP right now and I stuck with the 4.th As long as I can remember. We've always wanted and needed more value added and Spearhead taken that concept to the next level. They're not just taking Ronald's here and making post and rail. They're taking wood per cubic meter and adding multiples of value to it. And I think we should be looking at what we're going to miss out on. And I understand the logistics of them having to be move into it. Having two separate work sites. I was self employed for many years, had a crew working for me. I understand the risk of being self employed, and you start dividing up your energy between two spots. I agree with the speaker here, this fellow here, he mentioned there's probably going to be more truck traffic if you're dividing it up like that, as far as noise goes. Well, that new neighborhood is noisier with lawn mowers and Harleys than Spearhead ever made noise. And as far as the future goes, they're proposing to make this large facility to contain the impact. And yeah, it's kind of in your face, but it's not in your view. And you know I've had to manage for visual quality objectives, and I don't know if you folks understand that. Well, of course, in Nelson we invented the thing. clear cuts. We don't like the look of it. Well, clear cuts change their dynamic. And the thing is that this is a large building, and Spearhead has made concessions and it'd be a real shame for this business to have to wind down. I have selfish reasons also for being here. I'm retired. I have no vested interest in these guys exceeding. but I'm a pensioner and I need people to be working so I can collect my Pension. So you know the thing is and I had payroll, and it was a huge expense and a huge risk outside working for you. And they're really going out on a limb. And I know how many people in this room are self employed, and how many work, or you know, at the establishment and collect their wage. But they've taken a lot of risks, and I think they deserve our support. and I really believe and agree that the water issue should be addressed adequately. And there is maybe some other issues that you know that I'm sure you can work something out, but to divide their energy between 2 sites, I think, was a mistake, and to deny them that expansion. Opportunity, I think, is a mistake. We need to encourage value added. And these guys take it to like the next level. So, thanks.
Lisa Bramson (Robertson Road resident)	Thank you, Chair Jackman, for the opportunity to express my opposition to this rezoning proposal. The point I wish to make is that past RDCK Land use decisions, should inform future land use decisions.

	I would like to discuss a previous Bylaw amendment proposal that came before the RDCK. In 2021. That file is Z2104F. This previous land use amendment file is strikingly similar to the bylaw amendments that we are here to discuss tonight. The applicant company named Valid, proposed to rezone the former School District property at 570 Johnstone Road, in area F. They sought to rezone this property from institutional to a new to a proposed new industrial high-tech zone for office space and manufacturing and assembly of electronic parts. The RDCK received letters of support from the Chamber of Commerce, the business community, and some residents who noted potential employment opportunities. However, the response from the surrounding neighborhood was resoundingly in opposition. According to the Board report on that proposal, due to significant opposition against the proposal from the neighboring residents. Staff recommended that no further action be taken with respect to the Bylaw Amendment. Some similarities between Spearhead and Valid proposals are valid, attempted to create a manufacturing facility that would employ 40 plus people at full capacity, like the spearhead proposal, Valid applied for a zoning that limited future use at the site. So just to have site specific purposes. Key differences between the proposals are, the Johnston Road site was already developed in service. It would not require a Greenfield site. This is in stark contrast to the Spearhead proposal which would require loss of residential loss, and therefore housing in a country rural, residential neighborhood Spearheads project would require a long construction phase, and significant blasting. It would result in a massive industrial facility, increased industrial traffic and introduce an industrial scale biomass burner into the community. Above all, though, Spearhead's project threatens nearby residents drinking water. The most important difference between the two projects is that there are health risks forced onto the neighborhood with the spearhead rezoning proposal, as you've heard tonight. despite the mitigation steps, Spearhead may take the risk will never be zero, and residents are not willing to accept any risk. Valid had headquartered in BC. But was not from Nelson. Spearhead is local. However, this is an irrelevant point where the applicant is from should not be a focus of discussion. The focus should be on recognizing misalignment of this proposal with the OCP. how the proposal disregards the surrounding form and character of the existing community, and the opposing views of most of the closest residents. It's important to remind the RDCK Board that they rejected the Johnston Road industrial site, which was which was a smaller, less invasive industrial proposal in Area F. This established the lens through which all similar projects should be considered. Following precedent helps ensure consistency and predictability in land use decisions making it easier for landowners to understand their rights. Many

	residents in the Crescent Beach community have invested a significant amount of their life savings into their homes. Believing the OCP and bylaws would protect them from a massive industrial development in the heart of their country. Residential neighborhood. I fail to see any material differences in two applications. A residential community and Area F. With this Valid proposal company ballot has already appeared to have had a referendum on spot. Zoning industrial sites and residential communities. Signatures from the majority of Crescent Beach residents who live the closest to the proposed site indicate significant opposition to the application. A solution like you've heard a lot of tonight is an industrial park in the RDCK to accommodate expanding businesses such as Spearhead and to attract new businesses. I asked the RDCK to review their thoughtful and appropriate past decisions that served to protect property owners against land use, changes of neighboring parcels of land that otherwise may have resulted in conflict, devaluation of residential property, and alteration of rural environment and way of life. Thank you.
Terry Lowrey (Robertson Road resident)	Good evening, Mr. Chair, and thank you for this opportunity. I live just a short 3-minute walk from Spearhead on Robertson Road. After careful consideration of all the implications I believe this is the wrong location for the proposed expansion. Tonight, I want to speak about my concerns related to environmental hazards and comments. Interior Health reported in November 2024, that the OCP Board should be carefully considered. We know environmental health hazards concerns part of the rezoning consultation process, and that is why the RDCK has to ask Interior Health to comment. According to the first Interior Health report, community planning must be conducted with care specifically to limit the production of and exposure to air pollution, noise pollution and other environmental hazards. This is not a suggestion. It is a clear directive meant to safeguard public health and maintain the quality of life for all residents. And yet here we are months later, after asking, where is the careful consideration specifically the risk to our air quality. Posed by one or more biomass wells, Interior Health has issued a clear warning to the RDCK. Regarding the proposed expansion of existing wood product manufacturing business. They stated in no uncertain terms that this expansion represents a significant change to the neighborhood and may generate a conflict between the land users due to their incompatibility. So I ask, why was this warning dismissed? Who made the decision to move forward and based on what evidence, because the data from Interior Health is not ridiculous. It is rooted in environmental science and public health best practices. The warning was not hypothetical. It was professional judgment based on the risk to our community. We deserve a planning process that puts people first and not just industry.

	I respectfully request the RDCK to be more transparent and thorough in addressing the known dangers posed by biomass boilers in the staff report. According to the US Environmental Protection Agency, 2024 emissions from biomass boilers are linked to chronic illness, cardiovascular disease, and even premature death. Those most at risk include children, the elderly people with heart and lung conditions, all of which are in our neighborhood. Simply stating pollution in the staff report is not enough. We're talking about toxic substances, fine particulate matter, hydrocarbons, carbon dioxide and nitric oxide, just to name a few. The estimated 270 cords of wood waste wood to be burned and disposed of in our air shed is unacceptable, depending on the amount of wood to be burned to heat a home. This could actually equal as many as 60 to 90 more wood burning stoves in our neighborhood, and that is a significant number of wood stoves. In conclusion, we are not opposed to economic development while we are firmly against that, ignore professional advisors, and have failed to respect the balance between industry and livability. Let me leave you with this. Would anyone here feel comfortable living next door to an industrial plant using a biomass. Well, I think we know the answer. We should all be concerned about this proposal, rezoning this residential lot to allow such facilities would set up a dangerous precedence, and I urge the RDCK to reject this application. Thank you very much.
Tom Dooley	I'll start off with saying, I've kept an eye on this project for a while. I'm a property owner of present beach and I also have a home in Nelson. The staff of the Regional District have done an exceptional job of preparing this information for the public and watching from the beginning. Most of my points have been raised earlier on throughout the meeting, and some of them have been regurgitated a number of times. I'm very much in favor of this project for a number of reasons and one of the reasons is that the track record of this company is impeccable in the neighborhood and surrounding area and their contribution back to our community. I know Ted Hall. I met his son over there twice, I think, and I'm not sure I've ever met you, so I'm not a family friend or a personal friend of the family, but I do know what happens to a community when you reject reasonable applications for economic development. Now, as far as the rezoning goes, the provincial government in the last couple of years have made significant changes to rezoning and municipalities. They're allowing for more and more density, and I can assure you the conversations that I had prior to leaving City Hall. They're intending to do similar things with industrial land and light industrial land, so that there's more density for industrial development. This particular project here is not more density for industrial development, based on what the province probably intending to do in the next 5 to 10 or 15 years to encourage more development. In our opinion, I made several notes here, and one

	of them was on the Grant application, or the grant that was awarded to Spearhead. If the grant, as was mentioned by Murray earlier wasn't tied to the project, and if the grant is not used, it sends a core signal for our area, and I encourage the Board to think through this before they decide to make a decision on it, and to approve this project by disapproving this project. We will not be in line for grants in the future, because provincial governments and federal governments that offer up money for a project like this, they do their homework. they look at them to see what is their contribution to the community? How many employees they have? How are they changing the way forestry is looked at? For years and years we have worked our backsides off in this community for more value out of product. We are seeing this happening with Porcupine Lumber, Atco Lumber and Kalesnikoff lumber. They have adopted and adjusted to that need and that request from the communities. What is the outcome of that? Then more development by Kalesnikoff. You can see their major project. Two of them they have one in South Spokane, and one now in Castlegar, Porcupine and Atco have taken similar steps to get more value from the same wood, and believe it or not, much of that conversation actually started with many of the people in this room that were opposed to the harvesting of West Arm Park. and they asked the provincial government to turn that land into a park, not to harvest it. But we should be doing more with the wood, we should be adding more value to our wood. These people are doing it. They are raised in our community. These are exactly the kind of business we need. I sat in City Hall when I had companies coming from Toronto, Montreal, Vancouver requesting to develop in Nelson, and I knew when I sit in front in front of them they had no stake in our community. In fact, they would look at the zoning bylaws, and they wanted to scared them the best we could. These folks here have sat through. I think this is the 4th or maybe 5th public meeting listening to the community's concerns. And I've read the documents from top to bottom, and they've addressed them. We need these projects. We need these young people. My hair is gray. Today I'm thinking about my grandchildren and my children. We need these young people. We need them to fill our schools. We know what happens when the enrollment drops and schools close. I support this project a hundred percent for many, many reasons, but mainly because it's a homegrown operation. And it's a way that we can move our community forward in a positive manner. Thank you very much.
Connie Bell (Robertson Road resident)	I live on Robertson Road, and I've lived there for 15 years, and I'm here to voice my strong opposition to Spearhead's rezoning. Before I begin, I want to make clear I support the economic development. But Crescent Beach is not the right place for this kind of development. Industrial activity does not belong in the area of our residential community that is still home to so many people. Let's start with the basics, what governs land in the RDCK land use is guided by official community plans which define the long-term vision and goals for the community and guide land use decisions zoning bylaws which regulate the specific uses and activities allowed on a property. While the RDCK does have the authority

	to enact zoning bylaws under Section 479 of the Local Government Act. It must also follow the adoption process of the OCP outlined in section 4, 3, 4, which requires comprehensive community consultation once adopted, the OCP is not meant to be used selectively. It is a holistic document that reflects the community's shared vision and must guide all zoning decisions. That's why I'm deeply concerned that the RDCK has not applied the OCP in its entirety. Through the Spearhead rezoning application, the Staff report should reflect all 19 relevant articles of the OCP. That this proposal convenes not just a summary or headings. For instance, Article 5, 1, 3, on community guiding principles deserves full and thoughtful consideration. The result of this selective application has been 7 months of stress for our community, stress that could have been avoided. Has the OCP. Been properly respected. These are the policies that we, as area residents alongside government agencies, businesses work hard to create and a home. Yes, there are differing opinions. But there is a clear path forward. Spearhead can grow their business, just not here. There are alternative industrial properties already zoned for this type of development within Nelson and the surrounding areas. These properties are available right now, listed publicly on Realtor.ca. Spearhead has shown that it has the resources to make this move. They're proposing to blast part of the mountainside, construct new systems, drill, monitoring wells, and build a facility worth millions of dollars. That tells me that they have the financial means to build, possibly somewhere else in the Nelson area. Spearhead stated that relocating would fracture their team and that their operation has a low product volume, but a 60,000 square foot factory does not suggest low volume. With all due respect. Those reasons don't justify putting our health and safety and environment at risk in closing the RDCK must apply the Area F OCP holistically and include all relevant articles in its staff report. Approving this rezoning would be an act of spot zoning a dangerous precedent that could open the door for future industrial projects in residential areas. The safest, healthiest, and most responsible solution to is this solution is to deny this application and encourage spearhead to expand in a properly zoned industrial area. If the rezoning is denied, Spearhead still has opportunities, they can resell the properties, but if it is approved, the character of Crescent Beach will change forever, and once that damage is done, it cannot be undone. To the directors. Please be kind and respectful of humans and all life when you make your decision. Thank you
Ursula Lowrey (Robertson Road resident)	, and road from Spearhead. Thank you, RDCK, for allowing us yet again to comment on the rezoning application by spearhead for the Crescent Beach residents. This proposal has been personal, this and future industrial development at that location would permanently impact the enjoyment and possibly the health on our properties and in our homes. But I'd also like to speak on behalf of the many people who come to our community for rest and recreation. But they don't live there full time. Directly across the highway from the proposed Spearhead plant is Crescent Beach resort, consisting of 73 strata units. No, think the is gone. I believe most of these seasonal residents have not been informed about this

	proposed development. Imagine their shock when they come for their summer vacation at the lake to find this giant factory at their front door and then less than 200 meters east along the highway is Kokanee Creek Provincial Park, which has 189 campsites, a group campground that's open from May 1st to December 30th during Peak season there are over a thousand campers in the park each night. We know this. Terry worked there for almost 20 years. Day use and picnic areas are used year-round often with hundreds of people walking, their dogs, playing with their children, skating or skiing in the winter, and just enjoying the natural character of the park. The nature Center hosts over 22,000 visitors a year, and the spawning channel now attracts over 12,000 viewers during the Kokanee salmon spawning season, August and September, and they also come to see the bears feeding on the salmon. I was a bear guardian there this fall. There are many international tourists, but most visitors are local or come from elsewhere in British Columbia and Alberta. What sort of impression would a large industrial factory adjacent to this provincial park give our visitors tourism is a huge economic driver in this region, and especially so around our community at Crescent Beach in twelve months. Turning part of this rural community into a large industrial site, will certainly take away from its attraction to tourists and locals for recreation. I'm very glad to see the regional district is educating residents who have waterfront properties on best practices. This pamphlet was sent to all our mailboxes. Of those of us who have lakefront best practices for maintaining our beautiful Kootenai Lake. The official community plan also has lofty guiding principles, such as environmental integrity, health, and well-being of its residents and property owners, as well as the natural environment and integrity for future generations as a quote and the guiding principles of the OCP. Converting the upland area which we also mentioned on this living near Kootenay Lake to an industrial site would counter this praiseworthy current direction that the regional district and the official community plan is reporting to take. Thank you.
Peggy Hinitt (Robertson Road resident)	Hi, my name is Peggy, and I live on Robertson Road a 2 min walk from Spearhead. I'm here today to speak in firm opposition to the proposed amendment to our official, to our OCP and Zoning bylaws. I also want to respond to some of the dismissive and disrespectful nimby comment made at the last public hearing by supporters of the proponent. Let me be clear, this is not about not in my backyard. This is not just about me or you. This is about responsible community planning and the safety, health, and future of Crescent Beach as a whole. When a proponent publicly states, as was published in the Nelson Star on February 13. 2025, that I'm not sitting here saying, there's zero impact, then. Yes, community concerns are more than justified. In fact, they're essential. Our official community plan, specifically, section 5.3, under community guiding principle states that the RDCK must ensure all the development is safe for the use intended wherever it occurs. This proposal fails that basic test. Crescent Beach residents are not asking for anything radical. We're asking the RDCK to uphold the

	most basic principle of urban planning. That's not Indiaism that is, good governance and community care. At the January 9th Public Hearing a professional architect and urban planning expert offered a professional critique of this proposal. Her key points deserve to be heard again. The proposal contradicts several core principles of responsible urban planning. Industrial activity should always be separated from residential areas to reduce risk, noise, pollution, and environmental degradation. This development fails to consider both the current and future needs of Crescent Beach. Rezoning this land for industrial use would result in irreversible harm. Pollution, degradation, and a loss of potential future community use the long-term cost to the neighborhood far outweighs the short term theme of the single private business. Spearhead has chosen a deeply inappropriate site, and in doing so threatens the multigenerational rural lifestyle that defines the community in summary. We're not being alarmist for being realistic. The proponent has openly admitted that there are risks associated with this proposal the RDCK must uphold our OCP community guiding principles that protect all of us, principles that prioritize health, well-being, safety and sustainable community first development. Also, about splitting Spearhead, they already have two offices, one on the highway, and also one on Baker Street, and with regarding the grants they can be extended, as stated, on the Grant application. Thank you.
Fabien Peterman (Spearhead employee)	I've worked with Spearhead for 10 years now and my role there is Technical Director. I manage to flow between the fabrication and the design. I wanted to talk about how, just in my day-to-day job I need to manage with both information processes and material between different part of the business. The expansion is about adding the capabilities of making *inaudible*. This is the reason we're doing it is to stay competitive in the more and more difficult market where bigger players start to be smaller *inaudible*, like a family company. That's real. And I think it's very important that we keep the connection to a local like to the current facility, because we had example. I think it was mentioned before, there is a couple actually similar between industry that last couple of years try to expand in a similar manner. They separated the site and they went bankrupt. And huge impact actually completely lost company, those people lost jobs. And I think the risk will be very high spirit is already very high for small business company, like family business company, to invest 15 million dollars, and I think the risk will be a lot higher. If we separate the fabrication process right now we can see people from the office walking in the shop every day, and this is why we can produce such high value material to add value to the material is because we connect people to the material and separating the side, I think, would be a huge impact and create a lot of risk in that process. And I think creating a risk that would literally put 70. Not only that current space at risk, because well, we need to take a risk to keep providing, keep making better project and keep offering local employment, and I think separating the two parts of the business will make it

	a very high risk in the short term. I also want to talk about the actual process of making people all understand the industrial part of why it's industrial. It's actually (and this is really wide aspect from metal and concrete) wood. The machinery is extremely simple. It's pretty much taking a real piece of wood, surfacing it then joining in together and going in like the process. There's no machine in that entire line that would have any contact with water at any stage. There's also no pollution created by any machines during the process. It's actually an extremely simple process. The size of the building is determined by the length of the equipment because the building using wood in public building, we see a lot of wood getting used in schools and museums and stuff like that. And I think this fan is getting larger, and I think we need to break on the beams. Which is why this building is so big, really like, it's actually, when you look at the equipment inside the building, It will just if you actually won't feel that gateway inside, it's not much different. Probably. Now, like most of the machine, we would be installing a similar machine that we already have. They just think scale, that's the data scale. And one of the points is, I think Spearhead is planning on investing millions of dollars in research neighborhood. I think that hasn't been mentioned too much. I think it's very important to mention that we want to work with local foresters. We want to look at the way that we could use the wood better. Yeah, so we could use wood better, especially hardwood. I think it's some very interesting project coming up around the world that people are trying to use the word better make them more resilient, and especially, I think, we had a great topics being talked with us, and we'll know what they're doing. I think it will be extremely important to see what Spearhead can do with all the technology and all the companies around here to like use. Of course, that actually make them more highly resilient. It's a very high risk for community science. And I think there's opportunity. We can manage a monitor and use them there, and I think this project will help. Thank you.
Ali Topping (Spearhead employee)	It's definitely not my intention to bombard people with two back-to-back Spearhead employees, but what I have to say is in line with some of the things. I moved to Nelson specifically for a job opportunity at Spearhead, and I wanted to share my perspective with everyone. Something that's always been really important to me is that I have an employer whose values align with mine, and what I have found at Spearhead are people who genuinely care to do the right thing. They make decisions with long term vision that prioritize the environment and sustainable business practices. They care for their employees, and they invest in the local community. They invest in the local community, and they have built a workplace culture that is safe and inclusive, and something that we should all be deeply proud of. From what I've seen with those values and what I've witnessed in my months there, I fully trust that they're going to follow through with all of the commitments that they've made throughout this public hearing process. Something of note that I really wanted to speak to is in my role. I'll be leading the recruiting for the 60 plus positions that will be created as a result of this

	expansion, if it goes through, and Spearhead is committed to a local first approach. So that means that we're going to continue offering high school work placements, internships, apprenticeship opportunities. We're going to continue building our relationships with local schools so that the next generation can see meaningful career paths here locally. And we're also going to make sure that we continue investing in our existing employees, so they can upscale and see a meaningful career ahead of them as well for positions where the skill set, perhaps doesn't exist locally. Right now, we're going to make sure that there's mentorship and knowledge transfer, so that it's still benefiting the local workforce. I chose to speak tonight because I think it's important to put a face to the type of individual that is going to be attracted to the Nelson community with this type of growth and development, the type of individuals who volunteer care to get involved, join boards and committees, and are going to contribute to this community in a really productive and meaningful way. So I would also end with one of the biggest observations in my time. There is the rate at which collaboration has to happen to execute such complex projects, and you cannot do that for multiple sites. So yes, we've got a downtown office. But who works there is very strategically time throughout the week based on project workflow. So that's just something of note I wanted to point out. I think Spearhead is a really special place and a local employer. We can all be proud of, and I hope more people get to experience that through this expansion. Thanks.
Will	I've been a North Shore resident for four years. I have no doubts Spearhead is a wonderful company. It's that's all I hear about is Spearhead being so wonderful. All you want. You're an industrial factory. I don't know how you got in where you are, where you are when you did 28 years ago. But you did. You've grown. You've got lots of money. You've got a big Grant. Seems to me maybe you should move your whole project. Everybody talks about splitting it. Move the whole place, sell that to parks for overflow camping. Okay, make it more of a campground. Move your whole business somewhere else to flat ground where you don't have to blast. You'll save a whack of money without blasting. That's got to be a million bucks more right there. I don't know, seems to me moving the whole business, not splitting it up would be the way to solve this whole problem. Parks would be good, residents would be good, there'd be no risks to aquifers or anything, and it would be a done deal. That's all I've got to say about it all, watching it go on, from a distance for a while. Maybe I've simplified it too much. But it seems like it's got to be simplified. And the OCP is what's got to rule this because it's setting a really bad precedent for all residents that move into these areas and spend millions of dollars on their homes just to have three years later somebody comes in and maybe buy four residences next to them and get the approval to put in a sawmill next to them. You're great business, you're wonderful. It sounds like you do a wonderful job, but you can't whitewash it with childcare, and all that sort of stuff doesn't work. I think you should move the whole thing a half hour down the road or a half hour up the

	road. People still have to drive. Nobody lives right there. Very few of you live right there, so just move it all. Sorry. I'm a simple guy, and you got a lot of money. It sounds like, so use that money. You've made so much money. You've had a really good show for 20 years in your spot, so use it, move it, make everybody happy. RDCK can move on to another project, and we can all live our lives in our residential communities. Not an industrial park, simple, maybe too simple. Thank you. Sorry, you guys. I've been sitting quiet for a long time, and I know you do a good job, but it's just not working. You've grown too big for your britches, and you know what my wife's a seamstress. You put 2 inches on your waist strap, but the rest of the britches don't fit right, and you're putting 2 inches on your waist strap. But in 5 years time your britches aren't going to fit again. So find a bigger place with more room, flat country, and not as many residents around you. Thank you.
Nicholas Sills (Electoral Area E, Blewett Resident)	I'm a proponent of the Spearhead project, but what I want to ask and talk about today is a little bit different. From my research, industrial zoning does not exist in bulk in this region. In fact, across the province industrial zoning is in low supply, and many groups going out have a hard time finding location for their facility. When we look at these zoning maps around here in the region and you look where the industrial zoning happens, it's typically where an existing business was. We don't have large conglomerations of industrial zones. We have places where there's a sawmill in here, a sawmill over there, a gravel pit here, and that's where the industrial zoning sits today, and that's how Spearheads current zoning came into play building on that current zoning. And I may be wrong on some things here so apologies. But the OCP appeared to come into play in 2020, 14 years ago, followed by the zoning Bylaw in 2012, thirteen years after that that may sound like a long time, but in the face of a region that is rapidly growing, and there is no industrial land at play. To me, that means we need different and evolving land management practices to find out how we can live and work together as an integrated community building on the integrated community and working on a global scale. I've toured plants around the world that specialize in mass timber and in Europe, in Germany, Austria, France is very normal to have these facilities within 3 meters, even a few facilities. I know of where a facility shares a firewall with houses. This very normally integrated homes. And this is how these communities exist. There'll be 50 to 200 residences surrounded by a sawmill with a mass timber blue laminated facility. Right there on site, they live very friendly. But a lot of the principles Spearhead has taken about noise, biomass, boilers, and these systems are borrowed from those European models, integrated live work, play, and then building on this character of this facility. The daycare they're proposing is not a whitewashing move. It will be a place where their own kids. Ben and Josh both have children that will attend that daycare. This is a real life, light, industrial facility, where everyone, I believe, can live happily and

	work together and learn to be together as one in a community, and above all else, this is what we, as British Columbians, need to figure out in the in the future is, how do we all work, live, and play together. I think that's all I have there. I'm closing. This is not a steel forge or plastic factory. This is a place that will have a daycare on site, and we need to learn to work together to accomplish divisions like this.
Rob Stacey	My name is Rob Stacey. I'm I grew up in North Shore, and I live in South Slocan now, and I think it's an important point, because they have some commonalities. And I wrote a letter, and there's been lots of good points throughout and didn't want to just reiterate what I said in the letter, because I think that you know there's a few things worth listening to through the night that I wanted to pick up on and respond to. I'm an architect not hired for the projects, and so no financial conflict of interest worth saying. But I do support it. And you know there's a lot of presentations and things that I do as part of my work to, you know, to propose projects and depend on them. Make good case for them, and this is the right time for me to speak like that. This is more time for them to speak like a local. That's what happened but I can speak on some of the process of what an architect and what I do know is that we solve problems. When you work with smart engineers, smart engineers help solve problems, too. We routinely come up against reports, and you know, concerns building code concerns that we see as a problem. And then we solve. That's what we do. This project is at an early stage, and a lot of those things get solved through the process of design. So that's something I know. The other point that I wanted to pick up on John Dooley stuff, too. And he was talking about South. So if I live in South Slocan, there's about 55 household there, and I can walk in my slippers to the Kalesnikoff facility, it's real close. It's right in the neighborhood, and they're great neighbors. They've been there. They expanded 6 years ago, and there we haven't had any problems, and I'm probably, you know, one of the more directly affected. If that were the word, and that you know they have trucks. They make noise sometimes, but I've never had a problem, have never talked to leaders about a problem with us, and they donate money in the community and products without any kind of recognition or and they're really nice neighbors. And you know. Similarly, the Dam Inn is right there, too and recreation site is part of it. It's a very industrial site. Both are industrial sites. And there's 35 households around. That's something that I thought was worth even though it's I think it works parallel. I think that the kind of work that's done Spearhead is not nearly as massive as Kalesnikoff, they don't have the large grounds that has. You know they have a tighter knit kind of production facility. So from that perspective. I think it's a lower impact. And yeah, I think that from that perspective, it's very, mindful of neighbors. And you know the way that business is conducted, you know, and

	a lot of what I put in my letter to talks about all the things that we always, , in terms of for this part, for economic diversification in case of terrorist threats and trade wars, as well as you know, making sure we have voices for kids and all that's still true and relevant, and it's been well said before, but wanted to try and give everyone comparable kinds of experiences as to show you know how it's been one of their focus means. Thank you.
Walter Townsend	I live directly across the street from Spearhead. The common consensus I've been getting from a lot of people is, they should move the plant somewhere else. There is nowhere else in Nelson or the immediate Nelson area to move that plant. There may be places in Castlegar, there may be places in trail. There may be places in solo that'll display some of the agricultural land of Salmo, but there is no places in Nelson. Why are we trying to drive these guys away from Nelson? Maybe they should go south into the border? Trump would welcome them. But we need to stop being a gravel pit and we need to start increasing, improving the quality of production we have, which is exactly what Spearhead is doing. They're looking at putting a plant in our neighborhood. Yes, they're looking at a very low impact to the environment. Basically, there really isn't a lot of areas in Nelson itself that they could even look at trying to put that plan. So I would really like to see it go ahead in our neighborhood and basically be there for our children to work at. Thank you.
Nadia Hall	My name is Nadia and I'm Ted's wife, the mother of Josh, Ben and Natasha who couldn't be here tonight. I'm hearing a lot about the future of our children to come and work back in Nelson, and one of the things I just wanted to touch on with the state of our world right now, the unrest, the fighting, the political climates, the unrest. I can't tell you how proud I am to hear these boys that are looking at the future, not from you know, necessarily only employment age, but right from childbirth. That they're trying to find a childcare center that the parents of those children can work at Spearhead, and they can visit with their children. If somebody's sick, they can come right away to be with them, and those are the kind of children that are going to be raised, having the support of their parents right close in their upbringing when there is no other daycare, or if they were at another somewhere else, they're not going to have that immediate contact with their parents. There are many angles to look at this. And that is why I wanted to say we need to raise children that have incredible support from families. And this is what we're trying to do in order that they can be our future in the world and help in the struggles we are facing tomorrow.
Andrea Ziswiler	I work at Spearhead and have worked in a lot of places around the world, and we had a dinner for International Women's Day. There's none of our bosses there, we're sitting around the table, and I had the pleasure of hearing the gratitude that was shared. We went around the table, saying how we were getting to live an aspect of our dream because of spearhead. I know that change is scary and hearing of like industrial. And I can honestly say the moral integrity behind the leadership in this business is phenomenal. I wouldn't be here or wouldn't be able to stay. Every day is a pleasure to show up

	with this team and Yes, and I think that is very worth noting that it's not your standard industrial. This is their community, and they do have a stake here.

PROPONENT'S RESPONSE TO SUBMISSIONS

We started with a thank you I'd like to end with a thank you. I think there is great perspective to raise. I hope that these conversations continue, whether the project goes ahead or not with the pleasure of welcoming a lot of the people in this room to our facility for conversations. I hope that some people that haven't had the chance to come feel inclined in the future, and we would more than welcome them.

Maybe to start just on the industrial zoning type. We are going after comprehensive development, which is extremely limited. It's much more limited than our current site, basically restricted to exactly what we do on our current M1 site. But it doesn't come with all the other diesel mechanic opportunities and things that used to be there.

We've intentionally limited that because we knew that working with residents and trying to do what we can to protect the community in this case is an important part of this close to earlier as a reference. I think it's also worth noting, we're proposing to do about 5 to 8% of the amount of volume. It's very low volume. When we use the PUR glue. It's a cold press glue. So, going through the press, it can't transfer through with an active, hot press. And you need cold zones 3 times the length of your longest part that we mentioned. That's what drives the size of the building. We've tried to make it as small as we could. We've got 40 feet of length off since the initial plan was proposed. We've been working with the equipment supplier for about a year now to limit that. But there's only so much done there in terms of the OCP.

It is a very important part of our communities. We fully agree with that, and it is a democratic process. I think that this is a representation of that democratic process, the fact that 4th public hearing now the fact that there's been some great civil engagement. That's also why we're here. We believe from our perspective that a ton of the OCP supports what we're doing, and I understand that for people that don't want this project to go ahead. There are some components the OCP. That it you see less alignment, right? And so we feel that, based on our track record in the neighborhood, and what we're trying to do here, that for us, the components of the OCP that support it is warranted for us to put this application forward for us.

We did look at alternate areas. A couple of times now at different hearings from the first hearing. But really what it comes down to is the type of work we said this evening the type of work that we do can't fragment the feedback loop that we need to be. You know, world leaders at this complex project typology. Our team has to be able to cycle quickly.

To touch on water, since that was a pretty major focus of this whole refining process. The with two very well-respected hydrogeology engineers do assessments. One of them came to site. One of them Dug test bits. One of them talked to us. One of them looked at what we're trying to do and the other one did a desktop setting on the site, we would, you know, would have welcomed discourse and direct contact through between the two engineers, which is common in engineering. It's pretty rarely yet we've repeated challenges to a different engineer's report. So picking up the phone. But that's where we are.

In the last response that they provided, which is peer reviewed by Paul that was here earlier. These are civil engineers in the septic we indicated in there the introduction of the monitoring wells, which is a great thing that McElhanney raised, that we can't do too much water monitoring, we totally agree. The upgrade of the septic system, the type 2, all those sorts of things. The protection of water is a joint responsibility.

If we look at the provincial database for septic systems and neighborhood, what we see is that the neighborhood is a mix of septic systems from the nineties, and with several residences that are unregistered.

I think that when we're talking about risk to the aquifer, it's important that we're taking. We've heard the concern we're coming up with technical solutions to try to mitigate that concern. But it is a group effort, right? The person changing oil in their car on the gravel driveway also carries risk, and it's all our responsibility. If the water gets ruined there, we don't have viable business. We need that water for drinking. You also need that water to be in your homes, right? And so we have the same common goal. How can we work together to ensure that we're all protecting the water right?

On the boiler, I think. Just one clarification. The quartz of wood does not equate to the number of wood stoves just given different filtration capabilities in the boiler. I will say that we have in recent plans. We've increased the installation in the building which has allowed us to push the size of the boiler down and reduce the amount.

There's a question raised. Would anyone feel comfortable living next to that type of boiler? And I would argue, yes. The entire population of Rosemont lives next to Selkirk College, which has a larger version of the same boiler, and from our consultation with the Facilities department about that system, since it was installed.

I think, lastly, maybe to touch on the number 85% come up quite a few times, and I don't really want to pick it apart. But we'll just bring up a different perspective that I found online. I haven't done it since the last public hearing. So this is after the second public hearing. But that was after 85%. And when brought up, when I looked on the RDCK website and all the people that spoke in public meetings, and that wrote letters. What I found, and granted I simplified it to households was that 19 households between Crescent Park and the big corner where we lived all the mile wrote letters of support. 16 households wrote letters of opposition, and then there's several houses that stay quiet now, don't trust my math on that. I would encourage RDCK to do it, but that was just like the different ways that we can look at different information. There's a door knocking petition, which is where I understand 85% came from. But we can also, like as we're on different sides of this, we can see similar information in 2 different ways.

I think we'll try to continue strengthening our community engagement. This project goes forward or not. I think that I sincerely hope we don't have to move somewhere else. It's not what we want to do, and our track record at our current size doesn't suggest that we should. But I think that yeah, I would welcome continued conversations with all of you and we will. work towards trying to continue to do better. That's the only way that we could leave a company that maybe our kids will work for one day. We don't know something else. Thank you. So, in closing, want to thank everybody for attending this public hearing and providing the regional district.

ADJOURNMENT OF PUBLIC HEARING

The hearing was adjourned at 8:55 p.m.

Garry Jackman, Director, Electoral Area A

Zachari Giacomazzo, Planner 1

To the Planning department of RDCK and all members of the Board.

Re: rezoning of 3 lots on highway 3A and Starlight Road

We are Jack Starr and Anne Desjardins and we live at 4609 Starlight road. We bought our property in 2001 and planned to retire in this small and rural community. We invested everything we had in creating this space for us, away from the highway and close to a Park and the lake. We built our house ourselves with the help of a local small timber framing company.

We did all the landscaping ourselves. There is a big vegetable garden in the back. We have been working on this place for 23 years.



Jack worked on the Kootenay Lake Ferry for over 30 years and I worked in local day cares, then at the Waldorf school for 4 years and moved on to School district 8 where I was an education assistant for 12 years.

We are both retired but I have had to go back to work sporadically to supplement our income.

We hoped to live on this property and this home we built for the rest of our lives. This is our retirement investment.

Now this rezoning is threatening everything we have. The band of trees separating us from highway noise, lights, and polluted air might disappear. The dump trucks and excavators will return. We know this industrial expansion will not stop until land in this small neighborhood is no longer available.

Our neighbors do not care. They are moving away. We would like to, but our house's value will diminish to a point where we will not be able to relocate to a similar place.

We respectfully ask that the Board members of RDCK think about the impact this re zoning may have on regular people like us when they make the decision to allow for this re zoning to accommodate a million dollar industry for the convenience of operating their business in a pristine environment which they should have never been allowed to establish themselves in the first place.

Times have changed. Recreation and natural spaces are becoming more important to our society. Please think of this.

Thank You

Anne Desjardins

Jack Starr

From: [redacted]
To: Planning
Subject: Spearhead
Date: Tuesday, March 18, 2025 10:19:19 AM

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.**

Sent from my iPad

Begin forwarded message:

From: [redacted]
Date: March 18, 2025 at 10:07:03 AM
Subject: Spearhead

60 years living in Nelson,and visiting Kokanee Creek Park with family, friends and AI Collinson school classes.
Pristine area. Please vote no to industrial expansion which has pollution (noise,light,air water) potential.
Thank you,
Beverly Gelzinis

715 Second Street.

Zachari Giacomazzo

From: Bob & Janet Hook [redacted]
Sent: April 30, 2025 3:13 PM
To: Planning
Subject: rezoning

You don't often get email from [redacted] Learn why this is important

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Residential areas with Official Community Plans that protect rural character need to remain residential, not be changed to industrial.
Janet Hook
Trail BC

I am apposed to the rezoning.

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.

This proposed project represents a fundamental shift in how we value our land. Our present Area F Official Community Plan emphasizes the importance of preserving our natural resources, protecting the rural character of our neighbourhood and ensuring development aligns with the long-term vision of the community.

Spearhead wants to rezone five acres of rural residential property to industrial use, despite strong community opposition. I urge all Nelson residents to oppose this industrial rezoning project and stand up for future generations. This decision has consequences that are irreversible and sets a president for future community planning in any area. Spearhead has the ability to build their Glulam industry in an industrial zone, but Kokanee Creek Park and residents cannot relocate.

If you have an opinion please contact RDCK board members. All 20 board members. Also contact plandept@rdck.bc.ca

Have a great day!

From: Caroline Van Haeften
To: Tom Newell; Zachari Giacomazzo
Subject: Ethics - Humanity - Integrity in ALL business & political decisions.
Date: Friday, April 18, 2025 4:46:04 PM

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.

ATTENTION: Area F Director **Tom Newell**
+ RDCK Planner **Zachari Giacomazzo**

Gandhi said, "Be the change you want to see in the world."
This is what I am doing.

Hello,

I, 100% agree that RDCK Board Members should honour the Area F plans and bylaws and deny industrial re-zoning in the middle of small residential heritage community.

TOP PRIORITIES MUST BE - Protecting Health & Safety! Preserving Community Rural Character! Sustainable Rural Planning! YES! YES! YES to enforcing and following established bylaws supports long-term planning that balances growth with environmental stewardship and community well-being all while preserving nature.

Common sense tells me industrial zones should be allocated for industrial development. NOT RESIDENTIAL communities. It's just common sense. Fresh air comes from green spaces, trees & clean communities & NOT industrial developments.

I urge you to please listen to the good people of the Crescent Beach Community Group. What they say is important.

It takes action to get things done. The Crescent Beach Community Group is taking positive action to get things done the right way for their community. I RESPECT THIS.

Margaret Mead said, "Never doubt that a small group of

thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has."

Three cheers for 'The Crescent Beach Community Group."

HIP HIP HURRAY! HIP HIP HURRAY!
HIP HIP HURRAY!

Community living must be safe living.

I thank you for the privilege of sending this email.

With Respect & in Boldness,
Caroline Van Haeften

May 1, 2025

Regional District of Central Kootenay
ATTN: RDCK Board Members and Staff
202 Lakeside Drive
Nelson, BC V1L 6B9

Dear Zachari Giacomazzo,

My name is Chauncy Blair, and I live on Crescent Road directly across from Spearhead. I have spoken twice at the public hearings, giving commentary on potential health and environmental risks to the surrounding community by introducing industrial zoning into the heart of a residential community.

Once industrial zoning is in place we are forced to rely on the good faith industry as our only form of protection from health and environmental risks from the industrial processes at the site. The RDCK requested comments from IH about a Healthy Build Environment demonstrating a healthy environment must be considered an integral part of land use decisions.

I recognize the use of chemicals is an integral part of industry. At the last public hearing the applicant presented an industry sponsored paper and emails by the manufacturer of the adhesives that concluded that the adhesives posed no risk. The data that was submitted only looked at ultra short exposure times (3 hours) and used a surrogate end point as a proxy of safety. The paper appears to have been written in response to the European Commission's REACH restriction on diisocyanates.

The European commission put restrictions on the use of diisocyanates because of their known toxicities, volatility, and reactivity. Due to these concerns, legislation was deemed necessary to protect the health of individuals who may be exposed to these substances.

The European Commision concluded that an unacceptable risk to human health arises from the use or placing on the market of diisocyanates, on their own, as a constituent of other substances and in mixtures.

The implementation of strict regulations in the EU is at odds with the claim that these compounds are non-toxic and do not pose health or environmental risks to the community.

My main concern is that if the site is zoned industrial, we have very little protections on future uses of chemicals at the site. I applaud the applicant in looking to use adhesives that may pose less risk than other available options for their adhesives.

The only constant in life is change. Trends in industry, demands for customers, or less conscious future owners may lead to far worse chemical species being used at the site. There has been talk about the use of restrictive covenants to mitigate risk, but this does not seem to be a tool that can be applied to adhesives. The only other mitigative strategies proposed is reference to the applicants' best practices and procedures. Only vague information on what this entails has been presented and cannot be evaluated.

Again, my main concern is once the land use designation is changed it creates an unknown long term risk scenario to the community.

The safety data submitted was conducted over such a short time frame (hours) it is irrelevant to residents and the surrounding environment that may be subject to continuous exposure over decades. All can appreciated decades long exposures is a much different risk proposition. Once this land is zoned industrial it will fundamentally change the character of this rural residential area in perpetuity. I urge the RDCK to take these health concerns seriously and include them in the Staff Report.

For these reasons I am opposed to rezoning.

Thank you,

Chauncy Blair
4626 Crescent Road
Nelson, B.C.

From: [redacted]
To: Planning; MUNI.minister@gov.bc.ca; Roger Tierney; Kelly Vandenberghe; Aimee Watson; Cheryl Graham; Tom Newell; Hans Cunningham; Walter Popoff; Andy Davidoff; Henny Hanegraaf; Teresa Weatherhead; Maria McFaddin; Arnold DeBoon; Suzan Hewat; Aidan McLaren-Caux; Keith Page; Leonard Casley; Diana Lockwood; Jessica Lunn; [redacted]
Subject: Re: RDCK File Z2410F Spearhead
Date: Monday, April 28, 2025 10:54:16 AM

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

Planning Dept/RDCK
Re: RDCK File Z2410F Spearhead
Public Hearing Written Submission
28/04/25

I am writing to support residents opposed to the proposed Spearhead expansion in residential zone. The public notice in the paper could have been headed Spearhead
so people would know immediately what it was for.
I did not know about Spearhead until the proposed expansion was in the news. I do not know if the present facility requires to be in an industrial zone and how it came to be
built in its present location and the cost of industrially zoned land or residentially zoned land. I do not know how facilities such as Spearhead are required to
consult with RDCK before starting up a business, whether they are supposed to consult before with planning as to where best to build a facility or how planning
is kept informed of industrial businesses planning to build.
I have an old computer and cannot lookup a lot of things so apologize for any errors in my email.
The expansion of Spearhead on the North Shore in residential zone does not show good community consideration on the part of Spearhead.
I have lived here all my life and consider this part of the North Shore to be naturally awesome and a place to be protected and enjoyed by people for generations to come.
Kokanee Park should be protected.
I do not know enough about where the industrial areas of area F are or where there are other industrial areas for Spearhead to locate. Where in Nelson could it be located.
Several years ago, I had a marijuana growing property next to mine and there were plastic green houses set up with large fans making
noise all day. Most people would think nothing of this, but it greatly reduced the enjoyment of my property. This property eventually had a fire.
What happens if there is a fire at Spearhead in the proposed expansion area. Will electricity use/cost be affected for residents in any way with the Spearhead expansion.
Is it better for industries to be located in one area, so these types of services are more efficiently provided. Alternative locations should have been provided by Spearhead.
There was an article in the news that RDCK was suing Teck for damaging the land fill in Salmo. Will there be law suits arising out of problems from

industrial facilities being built in residential zones. Will this increase costs for taxpayers.
Interior Health also recommended industrial projects of this nature be located far from from residential zones due to their incompatibility.
I would like to comment that the industrial area where Kalesnikoff and Selkirk Truss is near the Dam Inn is a good example of an industrial area in a rural area.
This is close to the road, but you don't see a lot of it and it doesn't affect traffic.
I have lived in a rural area all my life and support all the rural areas of RDCK. I wouldn't like to see any industrial areas in the rural parts of RDCK.
If there is going to be more large industrial facilities in the area there should be better planning for this in RDCK.
Yours truly,
Christina Postnikoff
3093 Fofonow Rd
Nelson, BC
V1L 6Y5

May 1, 2025

RDCK FILE #Z2410F

Zachari Giacomazzo:

Hello to all the directors of RDCK, I wish to express my personal feelings in regards to this file.

I have lived in the Crescent Beach Community for 50 years and it tears my heart apart and scares me to death to think of the consequences of a possible industrial development here. Every member of this community could lose everything.

The health risks are extremely real. NO WATER - NO LIFE.

Please be kind and respectful of humans and all life when you make your decision.

Thank you.

C. Bell

Crescent Beach Community Review Comments on Active Earth Response to Interior Health
For submission to The RDCK for the Public Hearing on May 1, 2025

Many Crescent Beach Community residents have raised concerns in the Public Hearings about the potential risks to their private domestic wells and drinking water. Having reviewed the Groundwater Impact Assessment 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 remained safe. Active Earth had concluded in their Jan. 29th study that "the effects of the development on groundwater quality, and in particular to wells located south of the Site, is expected to be negligible." A group of residents decided to pay for an independent hydrogeological assessment, which was prepared by McElhanney Inc, and submitted to the RDCK on March 12th, just prior to the March 13th Public Hearing. The residents also forwarded a copy of the McElhanney study to Interior Health. The McElhanney study, as confirmed by the Interior Health Authority (IHA), identified significant sources for potential contamination of Groundwater and the down-gradient drinking water of the residents. IHA notified the RDCK that they found the information in the McElhanney report concerning, and that they were updating their prior comments on the Spearhead application.

To quote from IHA's updated review, which was dated April 10th:

"Source protection is a critical part of drinking water protection."

"It is our recommendation to the Regional District of Central Kootenay that the concerns and deficiencies identified and related to the potential impacts for groundwater contamination (e.g. Section 8.2 of the McElhanney report) and within the conclusions (e.g. Section 9 of the McElhanney report) should be **addressed, mitigated or resolved**, either prior to the application proceeding, or as a condition of the application's approval".

On April 16th, Active Earth submitted to Interior Health a 'Response to McElhanney Review – Groundwater and Environmental Concerns'. This Response was also reviewed and signed by Highland Consulting.

In their introduction, Active Earth states:

"It is important to note that there are stages to the design process and the McElhanney review was based on earlier versions to that of the current design, and **all the concerns raised have subsequently been addressed**."

The Crescent Bay Community Group (CBCG) has studied this Response as it has been included in the materials for today's Public Hearing. We have grouped their Responses as to whether they meet the IHA recommendation of **mitigating** or **resolving** the impacts and deficiencies as they had been included in Section 9 of the McElhanney Report.

The format below will first identify the McElhanney [McE] conclusion, then the AE Response, followed by the CBCG's evaluation/confidence in the stated solution.

Mitigated (4)

- [McE] Partially renovated wastewater effluent directed or eventually report to Aquifer 994 via rock pits and/or perimeter drains : {AE] Response - *treatment will be upgraded from Type 1 to a Type 2 system*.
    - The CBCG reminds the RDCK that the presence of a clay layer remains unproven,
    - there remains uncertainty whether Type 2 treatment would be sufficient to mitigate the risks of wastewater contamination as it reports to and recharges the vulnerable aquifers.

- [McE] It is unlikely that there will be adequate effluent renovation prior to discharge at south property boundary: [AE] Response - *treatment will be upgraded from Type 1 to a Type 2 system, and groundwater quality to be monitored to confirm no unacceptable impacts*.
    - The CBCG understands the wording of AE response to confirm the uncertainty of outcomes.
    - Type 2 treatment has operational weaknesses and experiences failures; it requires ongoing performance maintenance and monitoring near the treatment facility to detect failure.

- [McE] No consideration of installation of groundwater monitoring wells along southern Property Boundary: [AE] *Response – monitoring wells are being voluntarily installed*
    - The AE response is not specific as to frequency of testing, the duration in years, nor as to what will be tested, whether it would be limited to biological contaminants or more extensive testing for the toxic chemicals of the adhesives to be used in the plant.
    - The response called the sentinel monitoring wells voluntary, and did not state if the monitoring results would be made public and shared with residents.
    - We emphasize, monitoring is not preventative, it only confirms failure, with potentially lengthy delays.

- [McE] No consideration of baseline and post operations groundwater monitoring in the highly vulnerable aquifer: [AE] *Response – monitoring wells will be installed prior to facility development*
    - [CBCG] Considering that Active Earth has stated the site does not overlay Aquifer 994, it is not clear how the monitoring wells on the property will assess conditions in Aquifer 994. Additional monitoring sites will be needed.

No new information provided (2)

- [McE] Recharge of stormwater to the subsurface at the south limit of the Property will increase via the rock pit and/or perimeter drain: [AE] Response - *the stormwater management system will collect water from new impervious surfaces and direct it to infiltration systems*.

  - [CBCG] The design of the stormwater system was not attached, and the character of the infiltration system is not disclosed (to be noted rock pits are one form of infiltration systems, is this what is planned?).
  - [CBCG] This lack of information is despite IHA requesting "a clear stormwater management plan including the locations, intended function and number of rock pits".

- [McE] No clear Stormwater Management Plan:[AE] Response - *Highland Consulting LTD prepared a stormwater management plan*.
  - The design of the stormwater system was not attached.

Neither mitigated nor resolved (5)

- [McE] Wash water from concrete floor slab may impact groundwater: [AE] Response –*There will be no floor drains and no requirement to regularly wash the floor with excess water.…Any accidents will be addressed per Spearhead's Best Management Practices, and do not present a constant source of contamination*.
  - [CBCG] While this response addresses the risk of water contamination, it highlights that the management of adhesive overapplication, mishandling or spills remains unaddressed.
  - IHA, in its comments, stated that industrial waste, including materials from the shop floor, require appropriate permits under the Waste Management Act and Regulations. These requirements have not been addressed in any of the Spearhead documents but will be critical to controlling risks from the use of diisocyanate adhesives.
  - [CBCG] In its response, AE has implied that such situations do not present a constant source of contamination. This does not inspire confidence. Rather, it is a tenant of risk management that such events need to be rigorously documented with practiced emergency management plans due to the time challenges of intervention to reduce the risk of catastrophic outcomes.

- [McE] "Wash water from the asphalt surfaces may impact groundwater: [AE] Response - *water quality is expected to be similar to a typical paved parking area or road surface runoff.*"
  - The AE response solely serves to dismiss the stated risks.
  - CBCG points out that there will potentially be100 cars and trucks parked on the property shedding dirt and residual hydrocarbons, which will be carried by rain or melting snow down to the southern portion of the property to infiltrate and recharge the aquifers. This is an increase in contamination that would not occur if the plant is not built.
  - BC requires interior parking garages to have drains to prevent the pooling of water, where will the water from these drains report?

- [McE] No consideration of the high consequence, low likelihood event of a release of a low VOC or petroleum hydrocarbon chemicals at the Property: [AE] Response – *Spearhead's Best Management Practices for the facility will be followed to ensure a very low risk… There is also a proven track-record with the existing facility operations*.

    - First, let us acknowledge that Spearhead has no prior experience in manufacturing glulam beams, and the equipment and chemicals are new to them.
    - We know from what Spearhead mentioned in an earlier Public Hearing, they had a fire in a ventilator, and if this were to happen in the new plant, it would ignite the airborne chemicals from the adhesives that the ventilators are designed to capture, and the result could be catastrophic, including the release of hydrogen cyanide which is highly toxic.
    - As to the Spearhead Best Management Practices, we lack confidence since they have failed to comply to provincial regulations to licence their well. And they have signed Compliance Agreements with the RDCK under the 2020 development permit which they have since failed to respect.

- [McE] No consideration for the fact the proposed development is between 20 and 45 m up-gradient of a highly vulnerable aquifer that is the sole source of potable drinking water for several homeowners: [AE] Response – *upgrade to Type 2 effluent treatment and the installation of monitoring wells*
    - [CBCG} The risk of the stormwater and asphalt surface contamination is not addressed nor mitigated, only the effluent.
    - Monitoring wells inform only after contamination has occurred.

- [McE} Time for potentially contaminated groundwater to be intercepted by domestic wells located downslope (down-gradient)… may be less than expected and could represent a health-hazard: [AE] Response – *the basis for this concern is not defined by McElhanney and is considered unnecessarily alarmist.*
    - IHA, in their review stated "Source protection is a critical part of drinking water protection. Where assessments indicate risks to drinking water, proponents or resource users operating in a watershed are expected to identify steps required to effectively manage those threats….Under BC health laws, everyone is responsible for ensuring their activities do not result in contamination of drinking water."

In conclusion, Interior Health, in its April 10th email to the RDCK, confirmed that there are risks to the health of Crescent Beach Community residents due to Spearhead's proposal to build a large industrial plant. Interior Health further recommended that all the concerns and deficiencies identified in the McElhanney report be addressed, mitigated or resolved. Active Earth's prepared a Responce to Interior Health and stated **"all the concerns raised have subsequently been addressed**." Our review of the Active Earth Responses indicates that they essentially dismissed some concerns, and for others advised we were to rely on Spearhead' s Best Management Practices and proven track record, which we have already spoken to as demonstrating a lack of compliance and disregard for our community. Active Earth also claimed that a stormwater

management plan has been prepared to address some of the issues, yet no evidence was provided, despite Interior Heath asking that the plan include “locations, intended function and number of rock pits”.

While Active Earth has labelled McElhaney as “unnecessarily alarmist”, Interior Heath reminds us that “source protection is a critical part of drinking water protection.”

The Crecent Beach Community asks the RDCK Board to deny the amendments to the OCP and the zoning that would permit a large industrial plant to be built on or adjacent to vulnerable Aquifers in the Crescent Beach community.

From: Dave & Cheryl Elliott
To: Planning
Subject: Spearhead rezoning application..
Date: Monday, April 14, 2025 10:19:12 AM

[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.***

My husband David and I wish to add our concerns and absolute opposition to this rezoning application. We admire and respect Spearhead and have accepted their current operation in our neighborhood however if they wish to expand their industrial facilities they must find an area that is zoned industrial and not attempt to expand into an area that is zoned residential and also has Nelson's premier park close by. Please listen to the objections of 150 citizens on our petition and preserve what we all believe the OCP has intended for our area and that does NOT include rezoning for more industry. This issue is very similar to the Johnstone Road community objections to the rezoning in 2021. I implore the planning board at RDCK to listen to the residents on Crescent Road and surrounding areas and deny the rezoning application Spearhead has requested.
Cheryl Elliott 4682 Crescent Road
Role Sent from my iPad

To: RDCK Planning
[redacted]

April 21, 2025

Re: Opposition to Spearhead's current expansion proposal

As a West Arm resident and lifelong Kokanee Park visitor who values the pristine natural beauty of our area, I write in support of Area F residents' strong opposition to Spearhead's rezoning request from rural residential to industrial. The proposed industrial operation will contribute a significant amount of pollution in the form of noise, light, water (chemicals from glulam manufacture), and air (particulates from two biomass burners). This will seriously degrade the serene and pristine environment park visitors seek as it will operate year round just 262 metres, from our beautiful Kokanee Park (RDCK Mapping Tool).

RDCK should uphold the goal they state in their Official Community Plan for Area F, "*Our underlying goal is that our pristine natural environment and spirited communities provide a peaceful home, balanced economy, and wild recreation experiences for all Kootenay residents and visitors."* While Spearhead is a valued innovative local industry, the RDCK must find a more suitable industrial zone for its expansion. It is not furthering a "*balanced economy*" to allow an expansion in the current area when polluting effects and the irreversible loss of a pristine natural area far outweighs any financial benefits.

I urge the RDCK to reject Spearhead's rezoning application and preserve the "*pristine natural environment*" of Kokanee Park together with the health and well-being of residents and park visitors.

Sincerely,
Elizabeth McDermott
6309 Erindale Road
Nelson, BC V1L 6P8

To Zachari Giacomazzo, RDCK Planner May 1, 2025

Re: RDCK FILE 22410F (SPEARHEAD)

Hello Zachari and Board Directors,

Four generations enjoy this rural property we have owned since 1991.

I am firmly opposed to the Spearhead rezoning proposal. I am against the idea of converting residential land into industrial use, regardless of who the proponent is.



There are four main reasons for my opposition:

#1. The Role of the RDCK

The very first report from Interior Health, submitted in November 2024, clearly states that best practice is to situate industrial areas “close, but not too close” to residential zones. This guidance is rooted in decades of public health research and planning principles designed to protect community well-being. Despite this, the planning department has chosen to ignore that advice. Today, We are faced with the reality that the closest residential home sits only 50 meters

from the Spearhead industrial site. In my view—and I believe many in this community share this opinion—50 meters is far too close.

It is the responsibility of the RDCK to support businesses in finding appropriate industrial land—land that is already designated for such use and located far from residential neighborhoods. This protects residents from potential health and safety risks and upholds the integrity of zoning bylaws and the Official Community Plan. Incidentally, Spearhead's recent Jobs grant is NOT TIED to this land.
The burden of accommodating industrial growth should not fall on the shoulders of residents who chose to live in a residential area for peace, safety, and stability.



We have the good luck to live next to Kokanee Creek Provincial Park, one of the Crown Jewels in the BC Park system. We walk our grandchildren in the Park often. We don't want wood boilers burning a cord per day, 24/7 for 10 months.

#2. Lack of Tangible Community Benefit

We have yet to see any clear, measurable benefit to the Crescent Beach community from this rezoning proposal. I ask the RDCK to quantify and substantiate the so-called “positive impacts” for the Crescent Beach Community. From the community’s perspective, after a comprehensive assessment, we see far More potential harm than good.

#3. Transparency and Engagement Concerns

There are also serious concerns about transparency in this process. Important design plans that impact our health and drinking water were not shared with the McElhanney engineer or the public. No 3D visual renderings of the proposed facility and how it would fit within the neighborhood have been made public. There have been no formal open houses to inform or engage the broader community. While Spearhead offered tours, they were only by request. Outreach was focused on businesses, not on the people living next to the proposed industrial site.

#4. Community Values and Trust

Good neighbors consider the impact of their actions on others. The very act of pursuing this rezoning suggests either a lack of care or a serious disconnect from our community values as stated in our OCP. Residents remember how long it took to fix a single dust collector fan—how can we trust that larger, more complex issues will be addressed responsibly if this rezoning is approved? The good faith of the proponent is, quite frankly, in question.

Thank you for your time considering this input.

Gusti Callis

Zachari Giacomazzo

From: Heather Smith [redacted]
Sent: May 1, 2025 3:10 PM
To: Planning
Subject: Submission Re Crescent Beach Rezoning Application

You don't often get email from [redacted] Learn why this is important

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

Hello RDCK Staff,

I would like to register my great concern on the issue of approving the application by Spearhead Timberworks to expand their production facility in the Crescent Beach area.

The area Spearhead is proposing to expand into is in the center of a large residential area, very close to homes and immediately adjacent to the very popular and busy Kokanee Creek Provincial Park. It is not a suitable location for a huge industrial complex, and there are many very valid concerns raised by the locals that live there, including:

- Interference with local aquifers that feed domestic water sources during the blasting/construction phase
- Potential for pollution in the area caused by the glues used in the laminating process
- Greatly increased noise and dust levels
- Increased amount of industrial traffic around the area, especially during the building phase

As a person living in another area administered by RDCK, I am also very concerned about the precedent this would set if this zoning application were approved. I feel strongly that this sort of large industrial development does not belong in residential neighbourhoods. People that chose to live rural areas like ours have often chosen to live in a place out of the hustle and bustle of cities. Friends of ours who live very close to the proposed development in Crescent Beach bought the property many years ago and built a lovely home and garden over many years. They have invested a huge amount of time and effort into creating their living space, and the quiet, peace and clean air are a part of that. They will be very negatively impacted by a development of this type if it is allowed to go ahead.

We also read with some surprise, in a May 1st article in the Nelson Star, that that Spearhead will be receiving a 7.5 million grant from the BC government to expand their facility. The article goes on to say that the funding is contingent on the rezoning application being successful. This seems like a 'cart-before-the-horse' situation, and puts RDCK staff in a tough position. If you don't approve it, they won't get the grant. I strongly urge you not to let this affect your decision, that you need to try see the situation clearly without this clouding the waters.

If the company wants to expand in this way, they should find a suitable area already zoned as industrial, like the airport area near Castlegar that Kalesnikoff Lumber is currently building a new facility at. If it means they will need to reapply for the Provincial grant, then they can do that.

As you make your decision on whether to approve this zoning application or not, please try to put yourself in the place of local residents who live close to the proposed development. Consider how you would feel about this sort of development going up next door to your place. Or next to your children's first home, or your elder parents dream home they built over many years. Consider how you would feel if their well dried up, or how you'd feel about their health suffering from dust and toxic fumes, or how they'd cope with increased industrial traffic when trying to access their property.

Please vote 'NO' on the rezoning application.

Thank you,

Heather Smith

Zachari Giacomazzo

From: Jocelyn Martens [redacted]
Sent: May 1, 2025 8:22 AM
To: Planning
Subject: Crescent Beach Neighborhood

You don't often get email from [redacted] Learn why this is important

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

Hello,
Residential areas with Official Community Plans that protect rural character need to remain residential, not be changed to industrial.
I do not support the proposal by Spearhead to re-zone to industrial use within the rural area.
I support Spearhead to develop in a different area that is appropriate for their industrial use, and does not impede residential zoning.
The residents of this area deserve to maintain their community culture through the residential zoning they have worked hard to maintain.

Jocelyn Martens
[redacted]
1320 Cedar St
Nelson, BC
V1L 2E8

Zachari Giacomazzo

From: Juanita Stein [redacted]
Sent: April 30, 2025 3:58 PM
To: Planning
Subject: Proposed rezoning concern

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.**

RDCK directors:
I strongly object to the proposed expansion of Spearhead in or near an established residential community on the shores of Kootenay Lake: this is short term planning.
This is a beautiful rural neighbourhood, enjoyed by families and tourists alike. It is designated as a residential area within the Official Community Plan, and should not be redesignated arbitrarily for Industrial use. The RDCK needs an industrial park that can provide growing businesses like Spearhead ample space for their manufacturing. It need not, and should not, be in a prime recreational area, particularly not beside a Provincial Park. Such a site, once established, would attract other businesses to Nelson, for the benefit of the whole area. Please terminate the plan to rezone this lovely residential area.

Juanita Stein
244 E Avenue, #1
Kaslo BC V0G 1M0
[redacted]

May 1, 2025

Regional District of Central Kootenay
ATTN: RDCK Board of Directors and RDCK Planning Staff

Dear Mr. Giacomazzo,

Re: RDCK File #Z2410F

I am writing to unequivocally express my **opposition** to Spearhead's application to amend OCP Bylaw No. 3002 and Zoning Bylaw No. 3003, which would redesignate the land at 4612, 4614–16 Starlight Road and 4643 Highway 3A from "Country Residential" to "Industrial." In my respectful opinion, this application must be denied by both the RDCK Planning Department and the RDCK Board.

I want to acknowledge that I fully support **responsible** economic development within the RDCK region, nevertheless, the rezoning of these 5 acres to allow for an industrial operation is unequivocally wrong for the following reasons:

1. Strong, organized community opposition

There is no doubt that there is strong community opposition to this rezoning based on reasonable and legitimate concerns of the Crescent Beach Community residents.

Over **85% of directly affected residents** have signed an official petition against the rezoning. An additional **500+ signatures** have been collected online on Change.Org Deny Industrial Rezoning in Our Rural Residential Community.

2. The application is contrary to Area 'F' Official Community Plan (OCP) and Zoning Bylaws.

Although the RDCK has the authority per Local Government Act (LGA), s. 479 to enact Zoning bylaws, the LGA also sets out a process by which an OCP is adopted, including per LGA , s. 434 an in-depth community consultation process. Once an OCP is adopted, the OCP must guide zoning decisions and be applied holistically-not selectively.

The Staff Report on April 17th, 2025 continues to provide an unbalanced assessment. The economics benefits of the Spearhead proposal are clearly stated but key articles on how the Spearhead proposal is contrary to the Area 'F' OCP has

been disregarded by the RDCK. For example, Area ‘F’ OCP Article 4.0 wasn’t mentioned in the Staff Report.

Area F residents have shown widespread support for maintaining a rural lifestyle and have expressed support for development that protects and enhances this lifestyle.
Much of existing development is along the shores of Kootenay Lake/River. Protection of water quality and riparian habitat are important objectives….
The majority of residents are employed outside of Area F in the nearby community of Nelson. Economic activity within Area F consists of home based business, the service and recreation industry and some ‘low impact’ industrial activity. Economic development is important to the residents; however they do not support large industrial enterprises within what is largely a rurally-based residential community.

If we are look at the OCP holistically, the RDCK should include all 19 articles that are contrary to the Area ‘F’ OCP in the Staff Report (Appendix A).

The lack of a balanced assessment is even more curious when considering the rationale to deny other rezoning applications that are contrary to the OCP. See, for example, File Z1909F which states “Development in the rural areas should occur in alignment with the incorporated areas and in such a way that the development will have positive impacts on the community…”

I would like the RDCK to quantify and substantiate what the “positive impacts” of this application are to the community because many of us, in the community, do not see positive impacts when a comprehensive assessment is done, other than, the undefined number of jobs it might create. Spearhead is actually not even on the Top 100 Kootenay Employers, based on employment numbers (KootenayBiz 2023).

Furthermore, the current OCP is well out of date and needs to be updated so industries do not continue to thrust residents into a situation where very different views exist. This is not the first time the RDCK has been requested to update the Area ‘F’ OCP. In 2021, Johnson Road residents (File Z24104F) requested the RDCK to update the Area ‘F’ OCP because of a rezoning application conflict by an industrial business in a residential area, however these recommendations were not followed, and we are now in a similar situation. In the end, the proposal on Johnson Road was denied by the RDCK staff.

3. Incompatible with longstanding rural residential neighborhood

Residents of Crescent Beach have chosen to live and retire in this community because of its peaceful, rural character. This proposed zoning amendment would **irreversibly transform** the neighborhood, negatively affecting:

- Property values
- Quality of life
- Rural aesthetics
- Enjoyment and safe use of nearby land and water







Kokanee Creek Park (500 m from Spearhead)

The OCP is meant to protect the character of the neighborhood from exactly the type of zoning amendment being proposed as it would fundamentally and forever change the nature of the community neighborhood.

This is not a minor change. It is a **significant** disruption to the community's identity and future. What started as a small woodworking family business has already been issued a development permit to expand the existing operation in 2020/21. Now Spearhead is requesting an **unprecedented** change to the current land use classification to significantly increase the size and scope of their business.

Spearhead's massive proposal does align with the OCP's Economic Broad Goals. It is of note here the OCP 6.2 states,

Ensure an orderly level of growth to protect the "rural sense of community.." Maintain slow managed growth that fosters the agricultural and small business character of Area 'F….

Spearhead's current operation already does not fit the rural sense of community.





3. Glulam manufacturing facilities should be located in industrial parks

The introduction of an industrial facility in a quiet, rural, and historically residential area is not only inappropriate—it's unprecedented. Glulam manufacturing facility should be located in industrial parks with proper infrastructure and separated from residential communities.

There are numerous companies in Canada, the US and worldwide who produce Glulam. I could find none located in middle of a quiet residential neighborhood next to a provincial park (even though some industrial parks may border nearby residential areas usually with a clear border). All are situated well away from residential zones.



Element 5 mass timber facility in Ontario. Far away from residents.

4. Spearhead plans to expand further

The glue laminated timber market size is expected to grow at 13.7% from 2023 to 2028. Spearhead owners have made many attempts to purchase the 3.04 residential acres that border their east (park) side. The owner of the property, has refused all offers due to decades of conflict. We fear that Spearhead will eventually need this property for expansion and this prime residential recreational acreage will become an industrial corridor- right next to rural residential properties and Kokanee Creek Park. This must stop.

5. There are several suitable industrial/commercial zones in close proximity to Nelson that are available

In a previous public hearing Spearhead mentioned 2 suitable sites but did not want to fracture their team. **Spearhead has the financial means to make almost any industrial site work in the Nelson area.**

There are currently 2 large acreage parcels for sale within 10 minutes from Nelson, and 1 large acreage with no zoning restrictions in Slocan Park. Procter has several industrial properties for sale.

#1- 2835 Silver King Road. Nelson, British Columbia V1L7A
MLS® Number: 10344795. No zoning. 6 Acres. The property can be used for a large shop, with easy access to town.



#2- Lot 2 6 Highway. Nelson, British Columbia V1L5P3.
MLS® Number: 2478778. The property is 5 minutes from Nelson. 159.8 acre with No zoning.



6. Neighbor health and safety concerns

Interior Health stated the proposed industry would be "**incompatible"** and should be located **far** apart from residents. The RDCK has ignore this warning and has not adequately prioritized community health or environmental safety

The Spearhead sponsored study done by Active Earth had a narrow scope and did not address private well contamination concerns. The RDCK refused to get a third party to review the Active Earth Groundwater Impact Assessment (GIA). Residents were forced to commission an independent hydrogeological study from McElhanney, which concluded 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. The McElhanney GIA report was:

- Not shared on the RDCK website until residents complained
- Dismissed during public hearings by RDCK chair and staff.
- Residents were told that the McElhanney GIA was not going to be sent to Interior Health for comments.
- Residents inquired if they could send in the health concerns reported in the GIA to Interior Health. Director Newell said "you can submit it but you can't receive any more feedback."
- The McElhanney GIA was only reviewed after residents submitted it directly to Interior Health who then contacted the RDCK directly resulting in a 4th public hearing.

This rezoning proposal is normal. There are several health hazards that need to be addressed and reported to RDCK Board Directors. The RDCK Staff Report April 17th, 2025 has completed a very selective assessment of neighbor health and safety concerns. The following concerns should be listed as neighbor concerns in the RDCK Staff Report:

- Residents are concerned about Spearhead's transparency; important waste management and stormwater management plans are not being shared. These design plans can impact resident drinking water and health, thus residents should be able to make comments.
- There are two biomass boilers being proposed but there is a lack of information being presented by the proponent related to boiler products and safety mitigation plans.
- Residents have no information on how much hydrocarbons, carbon dioxide, nitric oxide and particulate matter they could be exposed to, if the proposal is approved.
- Residents are concerned about the quantity of toxic resins. Right now an unknown amount of toxic chemicals are being proposed in a residential area. Just because toxic substances are packaged does not mean they are safe.
- The long-term toxic impacts from the resins proposed have not be researched and may pose risks to human health and the environment.

7. Spearhead has a history of non-compliance with the RDCK and other government regulators

Spearhead has a non-compliant history and it is important to review past measures of good faith and attempts they have made to address public concerns:

- In 2020, Spearhead was granted a development variance permit to expand the existing operation. The permit was subject to certain conditions and requirements. Spearhead was required to enter into a compliance agreement with the RDCK, whereby Spearhead agreed not to allow trucks to idle overnight on site. **Since the execution of this agreement, trucks have idled overnight on site. This is not in compliance.**
- The development variance permit required a landscaping buffer. Spearhead was to install three items: (i) visual screen at the south boundary, (ii) trees on the west boundary, and (iii) visual screen at the east boundary. Spearhead was granted from July 2020 to Aug 31, 2022, to complete this work. **The work has not been completed as of this day.**

- Failure to register and license a water well utilized in their commercial operation. Since 2019 provincial regulations requires commercial water wells to be licensed with the Ministry of Water – Land and Resource Stewardship. Spearhead has been out of compliance since 2019. **We have now been informed by Spearhead's spokesperson, Active Earth, that the well in question is being upgraded and licensed, as of April 16, 2025.**

It appears that Spearhead only abides by the provincial regulation when their non-compliance becomes public.

8. Significant transparency concerns

The Crescent Beach Community Group is deeply concerned that the proponent is not sharing critical design plans that could impact their health and safety. In the Active Earth Response to McElhanney Review-Groundwater and Environmental Concerns it states

The McElhanney review relied upon reports prepared by Active Earth (January 17 and January 29, 2025) and by the Highland Consulting Ltd (January 17, 2025) in addition to other publicly available sources of information. It is important to note that there are stages to the design process and the McElhanney review was based on earlier versions to that of the current design, and all the concerns raised have subsequently been addressed.

There have been no new design plans shared with the public. There have been three public hearing, Spearhead has had many opportunities to share design plan updates with the community. Nevertheless, the residents are left unknowing critical assessments that could impact their health. The RDCK Rural Affairs Committee requested at least one of these assessments (On-Site Wastewater Assessment), it would only be prudent to make sure the public are updated. It is troubling that the RDCK planning staff have not requested these documents and posted them on their website before the hearing.

This lack of transparency poses questions about Spearhead's good faith as a company and how they might address concerns in the future, if the proponent is successful. Past actions inform future decisions.

9. The Johnson Road (Valid) proposal (File Z24104F) set a precedence for Area F future rezoning applications

In 2021, a private business (Valid) proposed to rezone the former North Shore Elementary School property located at 570 Johnstone Road in Electoral Area ‘F’. The applicant sought to re-zone the property from Institutional to a proposed new Industrial High-Tech zone (M7) to enable office space for their engineering team and parts and assembly related
to electronics.

The RDCK received letters of support from the Chamber of Commerce, the business community and some residents, who noted the potential employment opportunities should the proposal be successful. However, the response from the surrounding neighbourhood were predominantly of opposition.

According to the Board report, due to significant opposition toward the proposal from the neighbouring residents, staff recommended that no further action be taken with respect to the bylaw amendment.

Final Request

At the end of day, if rezoning is denied, Spearhead can resell the properties, whereas if this rezoning proceeds the character of the community is forever changed and irreparably and negatively impacted.

Considering all of the above, I respectfully urge the RDCK to:

1. **Deny Rezoning/OCP amendment application which acknowledges the strong community opposition and maintains the quiet, charming, residential neighborhood of Crescent Beach.**

2. **Update OCP with public input on vision for Area F.**

Thank you for your attention to our many concerns. We are hopeful that the application will be handled with the transparency, impartiality, and community respect it deserves.

Respectfully,

Linda and Ken Blair
4622 Crescent Road
Nelson B.C.



Exploring Kokanee Creek Park with my grandchildren. Approx 500m from Spearhead.

Appendix A

OCP Articles Contravened by Spearhead's Rezoning Proposal:

4.0 Area F residents have shown widespread support for maintaining a rural lifestyle and have expressed support for development that protects and enhances this life style.
Much of the existing development is along the shores of Kootenay Lake/River. Protection of water quality and riparian habitat are important objectives, therefore initiatives such as a 'regional' Liquid Waste Management Plan, in partnership with Area E and the city of Nelson is encouraged.
The majority of residents are employed outside of Area F in the nearby community of Nelson. Economic activity within Area F consists of home based businesses, the service and recreation industry and some 'low impact' industrial activity. Economic development is important to the residents however they do not support large industrial enterprises within what is largely a rurally based residential community.

5.1 Our underlying goal is that our pristine natural environment and spirited communities provide a peaceful home, balanced economy, and wild recreation experiences for all Kooteney residence and visitors.

5.2 We envision, a caring and relaxed rural community that is sustained through creativity, diversity, and collaboration. It is characterized by a welcoming neighbourhood and the sense of individual belonging. This vision reflects the broad views and collective voice of the residents of Electoral Area F.
Among aspects of our sustainable future addressed our policies and regulations that reflect a commitment to:
-preservation of community heritage and character,
-management of growth and development,
-stewardship of natural resources through conservation and public education,
-maintaining the rural character,
-managing and enhancing community community services and facilities
-fostering support for vital economy.

5.3 Community Guiding Principles
-Supports healthy, clean and sustainable communities based on an ecosystem approach, by ensuring that environmental integrity and diversity are maintained in land use decisions.

-Aims at creating attractive and liveable communities that offer a wide range of opportunities for residence and property owners.
- Foster unique, strong community identities.
-The RDCK is accountable for the application and adherence to these principles.

6.1.3 Ensure future development and growth are compatible with the community values (e.g. scenic, vistas, green space, privacy, quality of life, low population density, rural ambiance)

6.2.1 Ensure an orderly level of growth to protect the “rural sense of community,” and to ensure that growth does not result in large tax increases.

6.3.5 Protect the quantity and quality of water resources, and waterways

7.2.1 Manage and direct development to where it will have the most positive and least negative impacts on community networks, agricultural lands, and the natural environment.

7.2.2 Ensure development is located in accordance with the long-term planning vision in areas suitable for new residential development and infrastructure in advance of individual or site specific bylaw amendments and subdivision applications.

7.2.3 Encourage development in areas where infrastructure, amenities and services are already established, or could be established where appropriate and supported by the local community.

7.2.5 Consult with, and communicate to citizens to ensure development meets the long-term needs of community as a whole.

7.3.2 Encourages development to be contiguous to or within natural existing developed areas, taking into account topography, natural features, and natural hazards of the area, to capitalize on existing infrastructure and community services while developing with the capacity of existing areas and minimize the length of infrastructure extensions.

7.3.3 Encourages directing higher density development to municipalities or existing or proposed residential notes, where infrastructure, services and employment opportunities sustain higher densities.

20.3.1c design should consider compatibility with adjacent than uses and designations, and the character of the area

20.3.1e Site design should consider the size of the property in relation to the proposed activity.

20.3.2 Development should take into account, the overall physical aesthetic, ambience, or sense of place, respecting the general scale, quality, electric variety of architecture and nature of the streetscape.
20.3.20 Development proposals involving a variety of land should be adequately planned and include measures to mitigate impacts on adjacent landowners.

21.2 The production of neighbourhood and study area plans as well as updates of byelaws and servicing strategies requires review and considerable staff participation. As the approval for the undertaking of plans is considered, the RDCK will endeavour to ensure that appropriate staff participation and resources are committed.

From: Linda Blair
To: Zachari Giacomazzo
Subject: Re: AOA ....assessment from Archeology Branch BC
Date: Friday, April 25, 2025 11:06:32 PM

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

Hi Zach
Thanks for your response. I request that you add the Archaeology Branch's assessment of the properties to the package as a submission. I think it's important knowledge should the proposal go forward. Anytime there is any digging in a known "high potential area" one must be informed so to be vigilant of possible artifacts and bones. You can submit it under Parker Blair, my grandson, who has a keen interest in this area.
Thanks
Linda Blair
Sent from my iPad

On Apr 11, 2025, at 1:39 PM, Zachari Giacomazzo [redacted] wrote:

From: "Lutley, Travis FOR:EX" [redacted]
Date: March 26, 2025 at 2:22:13 PM PDT
To: Linda Blair [redacted]
Subject: RE: AOA

Linda,

Good afternoon. I asked a member of our technical team to review the AOA in terms of evidence provided to support the conclusions/assertions. I have included their response bullets below. Please note that AOAs are not a regulated/permitted form of assessment and as such the Branch neither formally accepts or rejects them at this time.

1. Concerns over the lack of information provided during the field survey. Where Ursus has identified characteristics of high potential, for example, proximity to hydrological features, other archaeological sites, ethnographic information that supports land-use history, a thorough field assessment of potential is required.
2. Not enough evidence to support rationale. Portions of the landscape are considered "low potential" due to slope/heavy disturbance. However, it is possible that other pockets on the landscape which are moderately sloped, contain remaining archaeological potential regardless of previous disturbance.
3. I would request more information is provided to support the "low potential" assessment.

I would note that our guidelines do indeed encourage engagement with First Nations on these sorts of preliminary studies. Our online guidelines are meant to note the best practices to achieve the most informed results and recommendations. Additionally, the conclusions of an AOA/PFR do not remove the obligations to the HCA, or the protections of the HCA. Any activity that impacts archaeological sites (recorded or unrecorded) without appropriate permitting in place will need to stop and obtain the appropriate permitting before continuing.

Please let me know if you have any further questions.

image001.png

Travis Lutley (he/him)

Manager – Residential Development

Archaeology Branch | Ministry of Forests

[redacted]

PO Box 9816 Stn Prov. Gov't, Victoria BC V8W 9W3

[redacted]

Zachari Giacomazzo

From: Lisa Bramson [redacted]
Sent: May 1, 2025 11:34 AM
To: Zachari Giacomazzo
Cc: Garry Jackman; Aimee Watson; Hans Cunningham; Keith Page; Kelly Vandenberghe; Andy Davidoff; Henny Hanegraaf; Leonard Casley; Tom Newell; Teresa Weatherhead; Walter Popoff; Leah Main; Jessica Lunn; Suzan Hewat; Aidan McLaren-Caux; Diana Lockwood; Maria McFaddin; Arnold DeBoon; Roger Tierney
Subject: RDCK FILE 22410F (SPEARHEAD)

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.**

May 1, 2025

To: TO RDCK BOARD MEMBERS AND REG. PLANNER GIACOMAZZO

Re: RDCK FILE 22410F (SPEARHEAD)

Dear Directors and Planner,

Thank you for the opportunity to express my opposition to this rezoning proposal.

Past RDCK land use decisions should inform future land use decisions. I would like to address a previous bylaw amendment proposal that came before the RDCK in 2021. The file is Z2104F. This previous land use amendment file is strikingly similar to the bylaw amendments you are currently considering.

The applicant company (named Valid) proposed to rezone the former School District property at 570 Johnstone Road in Area 'F'. They sought to re-zone this property from Institutional to a proposed new Industrial High-Tech zone for office space, and electronic parts manufacturing and assembly.

The RDCK received letters of support from the Chamber of Commerce, the business community and some residents, who noted potential employment opportunities. However, the response from the surrounding neighbourhood was resoundingly in opposition.

According to the Board report, due to significant opposition against the proposal from the neighbouring residents, staff recommended that no further action be taken with respect to the bylaw amendment.

Some similarities between the Spearhead and Valid proposals were that Valid attempted to create a manufacturing facility that would employ 40-plus people at full capacity. Like the Spearhead proposal, Valid applied for a zoning that limited future use at the site, to allow only the manufacturing and assembly of electronics parts and offices as permitted uses.

Key differences between the proposals are: the Johnstone Road site was already developed and serviced. It would not require a greenfield site. This is in stark contrast to the Spearhead proposal, which would require loss of residential lots (and therefore housing) in a country rural residential neighbourhood. Spearhead's project would require a long construction phase and significant blasting. It would result in a massive industrial facility, increased industrial traffic, and introduce an industrial scale biomass burner into the community. Above all, Spearhead's project threatens nearby residents' drinking water.

The most important difference between the two projects is that there are health risks forced onto the neighborhood with the Spearhead rezoning proposal. Despite the mitigation steps Spearhead may take, the risk will never be zero. Residents are not willing to accept any risks.

Valid had headquartered in BC but was not from Nelson. Spearhead is local, however, this is an irrelevant point – where the applicant is from, should not be a focus of discussion. The focus should be on the recognizing misalignment of the proposal with the OCP, how the proposal disregards the surrounding form and character of the exiting community, and the opposing views of most of the closest residents.

It is important to remind the RDCK Board that they rejected the Johnstone Road Industrial site, which was a smaller, less invasive industrial rezoning proposal in Area F. This established a lens through which all similar projects should be considered. Following precedent helps ensure consistency and predictability in land use decisions, making it easier for landowners to understand their rights. Many residents in the Crescent Beach Community have invested a significant amount of their life savings into their homes, believing the OCP and bylaws would protect them from a massive industrial development in the heart of their country residential neighborhood.

I fail to see any material differences in the two applications. A residential community in AREA F has already appeared to have had a referendum on spot-zoning industrial sites in residential communities.

Signatures from the majority of Crescent Beach residents living closest to the proposed Site, indicate significant opposition to the application.

A solution is an industrial park in the RDCK to accommodate expanding businesses such as Spearhead and to attract new businesses.

I ask the RDCK to review to their thoughtful and appropriate past decisions that served to protect property owners against land use changes of neighbouring parcels of land that may result in conflict, devaluation of residential property, and alteration of rural environment, and way of life.

Thank you for reading so much public input material!

Lisa Bramson 4722 Robertson Road at 12-mile

Zachari Giacomazzo

From: Garry Jackman
Sent: May 1, 2025 10:59 AM
To: Peggy Hinitt
Cc: Zachari Giacomazzo
Subject: Re: Rezoning

Hi Peggy
I have forwarded your comment to staff, so they can make it part of the record as appropriate.
Garry

Garry Jackman | Director Electoral Area A

Regional District of Central Kootenay | [Satellite Office]
Phone: 250.223.8463
Follow us on Facebook

rdck.ca

From: Peggy Hinitt [redacted]
Sent: Thursday, May 1, 2025 10:38 AM
To: Garry Jackman <GJackman@rdck.bc.ca>
Subject: Rezoning

[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.***

Good Morning

We are facing our 4th public hearing regarding the rezoning from Residential to Industrial, Amendment Bylaw #3002-3003.
It is very important to my family and my neighbours, that this area stays Residential. Please keep our neighbourhood safe, healthy and free from Industrial Businesses. We deserve to live in a healthy neighbourhood with clean drinking water!

Thank you,
P. Hinitt
Sent from my iPhone

From: Planning
To: Zachari Giacomazzo
Subject: FW: Crescent Beach rezoning
Date: Wednesday, April 30, 2025 9:34:20 AM

Sadie Chezenko MCP | Planner 1
Phone: 250.352.1585 | **Fax:** 250.352.9300

From: Barry Gray [redacted]
Sent: Tuesday, April 29, 2025 8:02 PM
To: Planning [redacted]
Subject: Crescent Beach rezoning

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

Letter to RDCK

Regarding the rezoning application affecting the Crescent Beach neighbourhood:

We are very supportive of Spearhead's plans to expand their business but strongly feel a different location would be better. Kokanee Creek Provincial Park is also close by and would be negatively impacted by such industry. The pristine, quiet neighbourhood is a big part of what draws the many thousands of campers to this gem every year. The RDCK needs an industrial park separate from rural neighbourhoods that can provide expansion space for such light industry.

Respectfully,

Ursula Heller and Barry Gray
Harrop residents
[redacted]

Murray Shunter 4617 Crescent View Dr.

It is not okay that at the first hearing Spearhead acknowledged that the Salmo & Castlegar areas had suitable land for their business but at this hearing their employees have stated that a two facility solution would be unworkable. These two statements are not in alignment ~~and highly suspect~~.

May 1, 2025

Good evening, Mr. Chair. (Gary Jackman) and thank you for this opportunity.

My name is Terry Lowrey, and I live just a short three-minute walk from Spearhead. After careful consideration of all the implications, I firmly believe this is the wrong location for the proposed expansion.

Tonight, I want to speak about my concern related to environmental hazards and comments Interior Health reported in November 2024 that the RDCK Board should be carefully considering

We know environmental health concerns are part of the rezoning consultation process and that is why the RDCK asks Interior Health to comment. According to the first Interior Health Report, community planning must be conducted with care — specifically to limit the production of, and exposure to, air pollution, noise pollution, and other environmental hazards. This is not just a suggestion; it's a clear directive meant to safeguard public health and maintain the quality of life for all residents. And yet — here we are, months later — residents are left asking: Where is the careful consideration, specifically the risk to our air quality posed by one or more biomass boilers?

Interior Health issued a clear warning to the RDCK regarding the proposed expansion of an existing wood product manufacturing business. They stated — in no uncertain terms— that this expansion represents a significant change to the neighborhood and may generate conflict between land users due to their incompatibility. So I ask: Why was this warning dismissed?

Who made the decision to move forward — and based on what evidence? Because the data from Interior Health is not ambiguous. It's rooted in environmental science and public health best practices. The warning was not hypothetical — it was a professional judgment based on the risks to our community. We deserve a planning process that puts people and health first — not just industry.

I respectfully request the RDCK be more transparent and thorough in addressing the known dangers posed by biomass boilers in the Staff Report. According to the U.S. Environmental Protection Agency (2024), emissions from biomass boilers are linked to chronic illnesses, cardiovascular disease, and even premature death. Those most at risk include children, the elderly, and people with heart and lung conditions. All of which are in our neighbourhood.



This Fink Biomass Boiler located at Selkirk Collage is of similar size expected to be used at Spearhead.

Simply stating "pollution" in the Staff Report is not enough. We're talking about toxic substances: fine particulate matter, hydrocarbons, carbon dioxide, nitric oxide—just to name a few. The estimated 270 cords of wood waste to be burned and disposed of in our airshed is unacceptable. Depending on the amount of wood burned to heat a home, this could equal 60 ~ 90 more wood burning stoves in our neighbourhood, that is significant!

In conclusion, we are not opposed to economic development, but we are firmly against decisions that ignore professional health advisories and that fail to respect the balance between industry and livability.

Let me leave you with this: Would anyone here feel comfortable living next door to an industrial plant using a biomass boiler? I think we know the answer. We should all be concerned about this proposal. Rezoning these residential lots to allow such a facility would set a dangerous precedent, and I urge the RDCK to reject this application.

Thank you for allowing me to express my concerns.

Terry Lowrey
4718 Robertson Road
Nelson, B. C.



The blueish smoke is fine PM or particulate matter that's produced 24/7 during heating season.



Fink Biomass Boiler used at Selkirk College. It is of similar size as what is expected to be used if the Spearhead expansion proceeds.



The bluish smoke is fine particulates (PM) that is produced 24/7 during the winter heating season.

Speech

Director Jackson, RDCK Board Members and Staff and general public :
My name is Linda Blair and I have been a resident of Crescent Beach for 50 years.

On behalf of the Crescent Beach community, I wish to express our strong opposition to Spearhead's proposed zoning change.

While we respect Spearhead's value added wood processing activities and acknowledge the importance of supporting economic development, such expansion must remain consistent with our rural character and the vision and goals of Area F's OCP. This OCP was **democratically** and **collaboratively** developed by residents, landowners, government agencies, and businesses. To disregard it would undermine the community's trust in the RDCK and render the OCP **meaningless**.

One of our primary concerns centers on the threat to our community's drinking water. The site's proximity to Aquifer 994—a highly vulnerable groundwater source—presents a potential risk of contamination which is mentioned in Interior Health's report.

Spearhead commissioned a Groundwater Impact Assessment (GIA) by Active Earth. However, residents found this report inadequate and commissioned an independent review by McElhanney. McElhanney's assessment highlighted several deficiencies in the original GIA and warned that contaminated groundwater "could represent a health hazard" to nearby residents.

In contrast, Active Earth asserts there is "negligible risk" to wells and has dismissed McElhanney's concerns as "unnecessarily alarmist." Subsequently, Active Earth has had to address these deficiencies . These two different professional opinions offers little reassurance to those of us who depend on wells for safe drinking water.

It is common land planning practice that Industrial development should occur in designated industrial zones—**not near or in highly sensitive aquifer recharge areas.** In fact, this project is not 'normal' and I suggest the RDCK planning department utilize the wealth of information on groundwater management that is posted on the Nanaimo Regional District's website. For example, a Groundwater Assessment and Vulnerability Study they posted states **industrial activity over highly vulnerable aquifers is not recommended.** See table below

Table 9: Best Management Practices (BMPs)

Sources of Contamination		Aquifer Vulnerability			Responsible Parties		
		Low	Moderate	High	Senior Governments	RDN & Municipalities	Individuals & Businesses
Industrial	*Liquid wastes*	Confined industrial wastewaters disposal allowed (use of impermeable liners)	Confined industrial wastewaters disposal allowed (use of impermeable liners)	No industrial wastewaters disposal is allowed	✓		✓
	Tank and pipeline leakage	Tanks and pipelines are allowed, with groundwater monitoring	Tanks and pipelines are allowed, with groundwater monitoring	No tanks or pipelines are allowed	✓		✓
	Mining activities	Mining activities are allowed with water management plans	Mining activities are allowed with water management plans	No mining activities	✓		✓
	Hazardous products handling and storing	Detailed list of hazardous products handled, stored and used. Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans) Auto – wreck yards: All vehicles coming to the yards have to be drained of all their fluids (fuels, oils – lubricating and hydraulic, cooling) and batteries be removed and recycled. The BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007) applies. Design and implementation of staff education and training programs on toxicity and risks to the environment Reporting to reg. agencies every 3 years	Detailed list of hazardous products handled, stored and used. Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans) Auto – wreck yards: All vehicles coming to the yards have to be drained of all their fluids (fuels, oils – lubricating and hydraulic, cooling) and batteries be removed and recycled. The BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007) applies. Design and implementation of staff education and training programs on toxicity and risks to the environment Reporting to reg. agencies every 2 years	Industrial activities in a high vulnerability zone are not recommended. Detailed list of type and quantity of hazardous products handled, stored and used. Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans) Auto – wreck yards: not allowed. Reporting to regulatory agencies every year.	✓	✓	✓
	Hazardous products use	Detailed reporting of products used (every 3 years)	Detailed reporting of products used (every 2 years)	Detailed reporting of products used (every year)	✓		✓
	Waste generation and disposal	Detailed description of waste generated (type and volume) and outcome of wastes	Detailed description of waste generated (type and volume) and outcome of wastes	Detailed description of waste (type and volume) and outcome of wastes	✓		✓

Ontario's Land Use Compatibility Guidelines similarly advise that separation is the preferred method to prevent conflicts between industrial and sensitive land uses such as drinking water sources. If this is impossible they suggest compatibility studies be done.

This leaves me wondering if our RDCK have and utilize the most up to date guidelines to protect our aquifer.

On a personal level, I am deeply concerned about the sheer size and potential future expansion of this development. Spearhead has publicly acknowledged interest in acquiring additional adjacent properties, including a 3-acre residential parcel to the west and potentially the neighboring storage facility.

Spearhead has stated its expansion is "small" relative to other Glulam facilities. Without respecting zoning, we risk our part of our community transforming into 15 acres of industrial sprawl. Our rural, residential area was never intended to host such development.

Finally, we are **deeply concerned about the excessive and inappropriate political and commercial pressures** influencing this proposal. While we understand that local and provincial government officials, along with private sector interests, are actively advocating for this economic development, we ask board members to rise above these pressures and uphold the principles of sound land planning, fairness, safety, and long-term sustainability of our small community.

Thank you for considering our voices and concerns of our community. We trust you will make a decision that reflects your responsibility to protect public health and uphold the integrity of our OCP.

Sincerely,
Linda and Ken Blair
4622 Crescent Road
On Behalf of the Crescent Beach Community

Good evening, my name is Mariette St-Germain and I live on Crescent Road.

Active Earth had concluded in its January Groundwater Impact Assessment that "the effects of the development on groundwater quality, and in particular to wells located south of the Site, is expected to be negligible." Residents of the Crescent Beach Community did not believe that the scope of the study had evidence to support that conclusion, and engaged McElhanney Inc, to prepare an independent hydrogeological assessment which was submitted to the RDCK and Interior Health Authority (IHA) on March 12th, just prior to the Public Hearing. This assessment identified significant sources for potential contamination of Groundwater and the down-gradient drinking water of the residents. After reviewing the McElhanney report, the IHA notified the RDCK that they found the information in the McElhanney report concerning, and that they were updating their prior comments on the Spearhead application.

To quote from IHA's updated review, which was dated April 10th:

"Source protection is a critical part of drinking water protection."

"It is our recommendation to the Regional District of Central Kootenay that the concerns and deficiencies identified and related to the potential impacts for groundwater contamination … should be **addressed, mitigated or resolved**, either prior to the application proceeding, or as a condition of the application's approval".

On April 16th, Active Earth submitted to Interior Health a Response to McElhanney Review – Groundwater and Environmental Concerns, and stated

"**all the concerns raised have subsequently been addressed**."

The Crescent Bay Community Group (CBCG) has studied this April 16th Response as it has been included in the materials for today's Public Hearing. I want to point out that despite this being the fourth document provided by Active Earth, unfortunately, in our opinion, it still does not resolve all outstanding concerns.

We have prepared a detailed review, point by point, and it has been submitted to RDCK prior to this meeting, but it is too long and detailed to present orally. I will only be presenting highlights.

1. The CBCG understands from the selective wording of AE responses that there remains uncertainty whether Type 2 treatment of the effluent will be sufficient to mitigate the risks of wastewater contamination as it reports to and recharges the vulnerable aquifers. Type 2 treatment has operational weaknesses and requires ongoing performance maintenance and monitoring to detect failure. may fail.
2. The risk of the stormwater and asphalt surface contamination has not been addressed nor mitigated, only the design for the collection of stormwater was discussed, but the plans were not attached. Directing the perimeter drains and asphalt run-off to concentration sites for infiltration purposes does not treat the water, rather it may result in higher concentrations of contaminants.
3. Active Earth states monitoring wells are to be installed at the southern property boundary with "groundwater quality to be monitored to confirm no unacceptable impacts." But the AE response is not specific as to frequency of testing, the duration in years, nor as to what will

be tested, whether it would be limited to biological contaminants or more extensive testing for the toxic chemicals of the adhesives to be used in the plant. The response called the sentinel monitoring wells voluntary, and did not state if the monitoring results would be made public and shared with residents. Let me emphasize, monitoring is not preventative, it only confirms failure, with potentially lengthy delays.

4. It is not clear how installing sentinel monitoring wells on the property will assess conditions in Aquifer 994, which is the source of many residents' drinking water. Additional monitoring sites will be needed.
5. In respect of the risk of down-gradient residents' well water being contaminated by paved surface contamination, the AE response was to dismiss the impact stating "water quality is expected to be similar to a typical paved parking area or road surface runoff." But if there is no development, then there would be no parking lot or truck traffic. Similar is irrelevant, there will be an increase in contamination. If they build it, they need to mitigate it.
6. The distraction of comparing the effluent of the plant to 3 single family residences is not only inaccurate, according to the BC Sewerage System Standard Practice Manual, but it completely ignores that the plant requires blasting out the bedrock, then covering the site with impervious building roofs and asphalt surfaces, and thereby impacting surface water flows and the recharging of the aquifers.
7. In respect of a high consequence, low likelihood event of a release of low VOC or petroleum hydrocarbon chemicals at the Property, the AE response was to dismiss the risk, stating that it is "not a constant source of contamination". This does not inspire confidence. Rather, it is a tenant of risk management that such events need to be rigorously documented with practiced emergency management plans due to the time challenges of intervention to reduce the risk of catastrophic outcomes.

Now, let us acknowledge that Spearhead has no prior experience in manufacturing glulam beams, nor with the highly specific equipment and hazardous chemicals.

- While the AE response addresses some of the risks of water contamination, it highlights that the management of adhesive overapplication, mishandling or spills remains unaddressed. Vacuuming a shop floor does not neutralize the chemicals.
- We know from what Spearhead mentioned in an earlier Public Hearing, they had a fire in a ventilator, and if this were to happen in the new plant, it would ignite the airborne chemicals from the adhesives that the ventilators are designed to capture, and the result could be catastrophic, including the release of hydrogen cyanide which is highly toxic
- As to the multiple references suggesting we will be protected by Spearheads Best Management Practices, we lack confidence since they have failed to comply to provincial regulations to licence their well. And they have signed Compliance Agreements with the RDCK under the 2020 development permit which they have since failed to respect.

- Furthermore, if Spearhead had robust Best Management Practices, we would not be here today, because they should not have proposed putting a large industrial plant on vulnerable aquifers.

In conclusion, Interior Health, in its April 10th email to the RDCK, confirmed that there are risks to the health of Crescent Beach Community residents due to Spearhead's proposal to build a large industrial plant. Interior Health further recommended that all the concerns and deficiencies identified in the McElhanney report be addressed, mitigated or resolved. Our review of the Active Earth Responses indicates that they essentially dismissed some concerns, and for others advised we were to rely on Spearhead' s Best Management Practices and proven track record, which we have already spoken to as demonstrating a lack of compliance and a disregard for our community.

While Active Earth has labelled McElhaney as "unnecessarily alarmist", Interior Heath reminds us that "source protection is a critical part of drinking water protection."

The Crecent Beach Community asks the RDCK Board to deny the amendments to the OCP and the zoning that would permit an industrial plant to be built on or adjacent to vulnerable Aquifers in the Crescent Beach community and up-gradient to the sole source of residents' drinking water.

Notes for a speech from Michel St-Germain at the May 1, 2025, Public Hearing on the application for a zoning change by Spearhead

My name is Michel St-Germain, and I am a resident on Crescent Road. My drinking water is from a well on my property located just down-gradient from Spearhead, on an aquifer that has been identified as highly vulnerable to contamination.

I am an actuary. My previous role as President of the Canadian Institute of Actuaries was to ensure that the public can rely on actuaries for risk management assessments.

In my opinion, the risk of water contamination in the vulnerable aquifers has not been properly assessed and the RDCK Board does not have enough information to conclude that the proposed Spearhead project, to construct a large industrial building and produce glulam beams, as described in the application, will not contaminate my well. The public, myself and my neighbours included, rely on the RDCK Board to make a full risk assessment, supported by professionals, including engineers, prior to approving the Spearhead proposal.. The importance of the role of engineers in supporting the RDCK Board is why the Professional Order of BC Engineers requires, in the first article of its Code of Ethics, that its members "hold paramount the health of the public".

In its January 29th report, Active Earth claims that "the potential environmental impact on the ground water quality, and in particular to wells located south is expected to be negligible". The only argument in the report to substantiate that claim was that Spearhead is committed to environmentally friendly practices. From a risk management perspective, there was no reference to significant sources of contamination, nor to the significant consequences of a mishandling or ccident involving toxic chemicals.

We now read in Active Earth's April 16th report, that Active Earth has referred to subsequent new measures that might serve to mitigate some of the contamination risk. It seems to me that a professional who holds paramount the health of the public, would have said in the first report that measures to address the risk of water contamination were missing.

This most recent Active Earth response has been reviewed by another engineering firm, McElhanney, and by the Crescent Beach Community Group, and they conclude that that there are still questions outstanding, and some risks remained unmitigated.

This newest response repeats, that to address the consequences of a low probability release of hazardous chemical, we should rely on Spearhead Best Management Practices. There is no documentation on what events have been considered, or what the consequences are, what Spearhead Best Practices are, whether Spearhead has any experience in handling the isocyanates, and whether Active Earth has even looked at Spearhead's current Best Practices.

Relying on the hope that Management will follow undefined Best Practices in a new process is not an appropriate risk strategy. A proper assessment would have included an analysis of the consequences of low probability events, such as a technical failure of equipment, a release or spill of chemicals, or a forest fire, what Best Practices should be, and the outcomes should Best practices not be followed.

In my opinion, the Board does not have the necessary information to assess the risk of water contamination of the source aquifer for my well that would result from the Spearhead application including the proposed construction of a large industrial building on the site. I urge the RDCK Board to deny Spearhead's application and to address all the concerns raised by McElhanney.

Our File #: 2451-06280-11

TECHNICAL MEMO

To	From
Zachari Giacomazzo, Planner RDCK Via Crescent Beach Community Group	Remi Allard, Snr. Groundwater Engineer 2121 / Water Resources
Re	**Date**
COMMENTS FOR May 1 OPEN HOUSE Groundwater Impact Assessment Spearhead Industrial Expansion	May 1, 2025

Further to our original aquifer impact assessment report issued March 11, 2025, we provide the following comments for the open house on this matter to be hosted by the Regional District of Central Kootney (RDCK) on May 1, 2025. Our understanding is the Crescent Beach Community Group will submit this to Zachari Giacomazzo, a Planner at RDCK.

_____

McElhanney has been asked to provide an independent expert opinion on a challenging hydrogeological matter. We do this in recognition of our obligation as engineers to adhere to codes, standards and guidelines that prioritize public health, safety and general welfare.

As a general statement, we suggest the review of various expert reports on the same matter is crucial to develop a more comprehensive understanding of the issues at hand, recognizing that different experts highlight different and distinct aspects on the same matter, contributing to a more well-rounded understanding. Furthermore, a comparison of reports allows for identification of consensus or where weaknesses, data gaps, or points of contention exist. Such review and dialogue assists with evaluation of rigor, reliability, and relevance, while ensuring transparency and adherence to best practices. Finally, these reviews allow for critical analysis, inferring that unexamined assumptions may impact the validity of conclusions.

Relating to this project, we refer to the geological setting in the area recognizing it is proposed to significantly expand an industrial plant in a residential area. The plant area is underlain by shallow bedrock, which slopes towards a residential community which relies on individual water wells completed in an aquifer that is characterized as moderately to highly vulnerable to contamination. In our opinion, the unique combination of geological characteristics, ground slope, and the project's proximity to a residential area dependent on groundwater renders this project atypical.

We concur that the investigations into the feasibility of effluent disposal on the site generally comply with the requirements outlined in the BC Sewerage System Standard Practice Manual, or SPM (2014, Ver. 3). This includes adhering to the appropriate setback distances specified in the SPM between the proposed ground dispersal areas and well locations, potential breakout points and perimeter drains. However, Sections I-2.1 and II-5 of the SPM indicate that "*the standards in this manual are presented as minimum standards only. More stringent standards may need to be utilized for challenging systems or to address specific site conditions*".

We assert that either the shallow bedrock or clay layer (which has not been sufficiently documented as continuously present across the site) represent a low hydraulic conductivity (permeability) layer upon which infiltrated effluent will accumulate and subsequently flow along the top of the layer, generally towards the main plant building. Based on the limited percolation testing completed, the hydraulic conductivity of the shallow soils targeted for infiltration (above the bedrock and clay) ranges between 9 m/day (2 min/inch) and 18 m/day (4 min/inch). Assuming the slope of the bedrock across the site is similar to the slope of the current ground surface, the slope of the clay or bedrock between the primary effluent dispersal field and the northwest corner of the plant is 0.25. Combining this with an assumed porosity of 0.25 (typical for unconfined granular soils), the time for effluent beneath the dispersal field to travel 28 meters to the edge of the building ranges from 1.5 days to 3 days.

We anticipate the new plant building will feature a perimeter drainage system designed to collect and channel all runoff along the top of the bedrock towards a stormwater disposal system, which will be located at an as-yet-undetermined location near the southern boundary of the property. At this location, stormwater will be infiltrated into the ground at the northern edge of BC Aquifer 994, a moderately to highly vulnerable aquifer utilized by residential well owners. We note that no details have been provided to date regarding the location, design, and operational features of the stormwater management strategy for the site.

It has been proposed that the volume of stormwater generated on the site will not change and downslope impacts will be negligible. With no information available for review, the concern is that stormwater from the entire site, possibly impacted by effluent, will be discharged to the ground at a single location, thereby concentrating water quality impacts in the aquifer at a location within the capture zone of one or more wells in the aquifer.

We introduce a document that has not been considered in this matter: the BC Ministry of Health Guidance Document for Determining Groundwater at Risk of Containing Pathogens, or GARP (2017, Ver. 3). We refer to Section 4 (Hazard Screening and Assessment), Subsection 4.2.4.3 (Supplementary Information), which states, "*some studies have shown that viable viruses can travel hundreds of meters from a source of viral contamination to a well, depending on the amount of contamination and the hydrogeology of the aquifer*". Further, on the same page regarding hazard screening radius, it is stated that "*potential sources of contamination located within 300 meters of a groundwater well suggest that the groundwater source at*

the site of the well is potentially at risk of containing viruses. The 300-meter radius is consistent with the contaminant source inventory outlined in the Comprehensive Drinking Water Source-to-Tap Assessment Guideline (MHLS, 2010), and the Arbitrary Fixed Radius parameter recommended by the B.C. Ministry of Environment Well Protection Toolkit for delineating capture zone areas where limited hydrogeological information is available (BCMOE, 2006). The DWO may accept that a source of contamination within 300 meters does not pose a risk to a well if there is reasonable evidence that the source of contamination is outside of the well's capture zone, is downgradient from a well, has a time of travel to the well of greater than 200 days, or there is a barrier to viral transport". DWO refers to a Drinking Water Officer – a public health professional with Interior Health.

We acknowledge that the GARP document is intended to help well users identify potential threats to water quality. However, we propose the criteria outlined in the document could also be utilized by existing well users to challenge any proposed development that might impact the continued use of an aquifer.

It could be argued that the permeable reactive barrier (PRB) now being promoted by the proponent represents a barrier to viral transport. The use of this treatment method should be discussed in more detail, particularly regarding monitoring to assess ongoing performance and the criteria for replenishing reactive materials or addressing physical damage to the barrier.

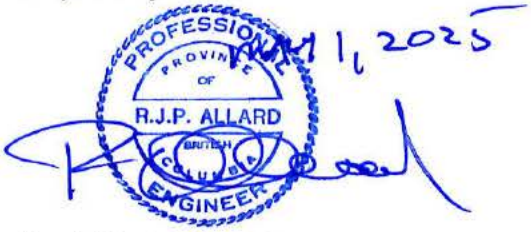
In conclusion, it appears that the RDCK did not provide terms of reference for the aquifer impact assessment conducted for the proposed plant expansion. Consequently, the criteria considered and the level of effort applied were determined at the discretion of the hydrogeological consultant. McElhanney has extensive experience in conducting aquifer impact assessments, groundwater protection plans, and Groundwater at Risk of Containing Pathogens (GARP) studies for various local governments across the Province of British Columbia. There is significant variability in the required scope for such studies and therefore, without standardized terms of reference or scope, it is challenging to categorize any completed studies as either alarmist or non-compliant. However, it is McElhanney's opinion that significantly more effort is necessary to investigate and assess some of the possible impacts relating to effluent and stormwater disposal on the site and that this information be made available in the public domain.

We trust the information provided meets your current requirements. Please understand that the conclusions and recommendations made in this report are subject to the attached Statement of Limitations. If you have any questions, or concerns, please contact the undersigned at your convenience.

Sincerely,

McElhanney Ltd.

Prepared by:



Remi Allard, MEng, PEng.
Senior Groundwater Engineer
[redacted]

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

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Construction Cost Estimates. This construction cost estimate has been prepared using the design and technical information currently available, and without the benefit of (Survey? Geotechnical? Environmental? Other?) information. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimate is therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warranty the accuracy of such estimate.

This construction cost estimate [and construction schedule] has [have] been prepared using the design and technical information currently available, and without the benefit of [Survey,] [Geotechnical,] [Environmental,] [Other – specify] information. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimate [and construction schedule]) is [are] therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warrant the accuracy of such estimate[s]

Cost Estimates and Construction Schedules. This construction cost estimate and construction schedule have been prepared using the design and technical information currently available, and without the benefit of (Survey? Geotechnical? Environmental? Other?) information. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimate and construction schedule are therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warrant the accuracy of such estimate or schedule.

From: Andrew Watkins
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: ref: Z2410F
Date: Monday, April 28, 2025 5:41:26 PM

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Hello Zachari,
I am writing this email to show support for the Spearhead expansion project. We live in the vicinity of Spearhead Timber Works on the North Shore on Longbeach Rd. I am aware of their sustainable forest practices. Spearhead is a large provider of jobs in this region and considering the amount of work they do is very low impact on their surroundings and the environment. I am a stout supporter of timber fabrication in our community and Spearhead does a great job and have my full support in their expansion endeavours.

Regards
Andrew J Watkins
Master Locksmith
Master Electrician
BIGFOOT SECURITY SYSTEMS [redacted]
KOOTENAY LOCK AND SECURITY [redacted]

Regional District of Central Kootenay
202 Lakeside Drive
Nelson, B.C.
V1L 6B9

Attn: Zachari Giacomazz
[redacted]

Sir,

Please accept this letter as a recommendation to adopt the bylaw amendment Z2410F in regards to the application put forth by Spearhead Advanced Timber.

I have done business with Spearhead since they first arrived in 1998. They have been a pleasure to work with over these years and have contributed to the success of my business. The expansion they propose will only continue to have economic benefits for Nelson and the surrounding area.

Furthermore, as volunteer treasurer for the Nelson Overture Concerts Society, Spearhead has been actively involved in the arts community. They have been our largest donor for the past three years ensuring our continued success and will continue to help our organization for years to come.

Sincerely,
Andy Cowan
Cowan Office Supplies Ltd.

From: Rogan East
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Letter of Support for Spearhead Expansion
Date: Tuesday, April 29, 2025 2:28:56 PM

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Good day,

I am writing to you today to voice my support of Spearhead's expansion plans. As a small business owner (Angry Hen Brewing) and avid woodworker myself, I see tremendous value in bringing more value-added wood products to our doorstep. Many of my regular patrons are involved directly with the forestry industry and home building. This expansion will bring excellent responsible forestry practices for many many projects in the future and with that more local jobs and more direct homegrown cash in the pockets of workers to spend in small and large local communities.

Cheers,
Rogan

[redacted]
Angry Hen Brewing
343 Front Street, Kaslo, BC
V0G 1M0
P.O. Box 1049

From: Balfour Repair
To: Zachari Giacomazzo
Cc: Tom Newell; [redacted]
Subject: Letter of Support for Spearhead - Application Z2410F
Date: Tuesday, April 29, 2025 12:21:17 PM
Attachments: Letter of Support - Spearhead.pdf

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Good afternoon,

Please find attached our letter of support for Spearhead Timberworks' bylaw amendment application Z2410F.

Kind regards,

Brian and Heather Beaudoin
Owners, Balfour Repair

--
"Solutions For Your Problems"
Balfour Repair
[redacted]

Grant Carr

Beauties Pizza
449 Baker St
Nelson, BC
(604) 314-5184
[redacted]

April 29, 2025

Dear RDCK,

I would like to express my whole hearted support for Spearhead to be granted rezoning specifically bylaw amendment Z2410F.

Spearhead is a huge supportive force in our community. They have went above and beyond in supporting the people and businesses of Nelson, which I have no doubt they will continue to do so.

Sincerely yours,

Grant Carr

Co-owner Beauties Pizza

From: Brent Malysh
To: Zachari Giacomazzo
Subject: bylaw amendment application Z2410F
Date: Tuesday, April 29, 2025 7:30:57 PM

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Dear Mr. Giacomazzo and the RDCK

We would like to express our support for the proposed Spearhead expansion project on the North Shore. Spearhead is a valued local manufacturer and employer that is having a positive impact on the local economy and would be a shame if this facility were to be lost to another community.

Brent Malysh
Founder/CEO
Backroads Brewing Company
[redacted]

From: Brian Monroe
To: Zachari Giacomazzo
Subject: Re bylaw amendment Z2410F
Date: Tuesday, April 29, 2025 12:35:22 PM

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Hello,
This is in support of Spearheads expansion. They have been working hard in our area to create sustainable industry practices and high level production and jobs . We are excited for the project bringing that many more professionals to our community to support our local economy. We have a salon in Nelson and have been caring for the families of the employees and the owners for over 20 years.
As well as putting and keeping Nelson on a local and international economic map. We look forward to seeing this continue on a grander scale.

Sincerely,
Brian Monroe
Enso Hair Design

Sent from my iPhone

From: Carson Field
To: Zachari Giacomazzo; Tom Newell
Cc: [redacted]
Subject: bylaw amendment application Z2410F
Date: Tuesday, April 29, 2025 12:14:27 PM
Attachments: Outlook-s3swrmqm.png

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Good morning,

I am writing to express my strong support for the proposed expansion of Spearhead in our community. As a valued business in our area, Spearhead has consistently demonstrated a commitment to economic growth, job creation and community engagement, making this expansion a highly positive development for our region and surrounding areas.

The planned growth of Spearhead is expected to bring a number of significant benefits to the local economy. Most notably, the expansion will create new job opportunities for residents, both during the construction phase and in long-term operational roles. This will provide meaningful employment and contribute to the overall financial well-being of local families.

In addition to job creation, Spearhead has a proven track record of partnering with local suppliers, service providers, and schools, further strengthening the economic fabric of the area. The expansion is also likely to increase the local tax base, which in turn supports public services such as schools, infrastructure, and emergency services.

Beyond economics, Spearhead has shown a genuine dedication to being a good neighbor. Whether through sponsorship of community events, support for local nonprofits, or environmental sustainability efforts, the company has become a trusted and respected presence in our community. An expansion would not only enhance these contributions but also reinforce the company's long-term commitment to our shared future.

For these reasons, I fully support Spearhead's proposed expansion and encourage others to do the same. I am confident this project will be a catalyst for continued growth and improvement in our community.

Sincerely,

Carson Field
VP

Kootenay Industrial Supply Ltd
323 Vernon St.
Nelson BC
V1L-4E3
[redacted]

Zachari Giacomazzo

From: Charlea Greig [redacted]
Sent: May 1, 2025 5:48 PM
To: Planning; Zachari Giacomazzo
Subject: Letter of Support for Spearhead Land Use Bylaw Amendment (Z2410F)

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Good afternoon,

I am writing in support of the proposed lot consolidation and rezoning of 4612 and 4614-4614 Starlight Road, and 4643 Highway 3A, 12 Mile, Electoral Area 'F' - Spearhead Expansion (application Z2410F).

My support for this application extends beyond Spearhead's efforts to address neighbours' concerns and is rooted in the standards that Spearhead has set for local businesses. In expanding their facility and operations, the owners are prioritizing family and equitable access to childcare for staff by developing an on-site childcare facility. This decision clearly indicates the values of Spearhead as a company, in addition to the significant contributions to the local economy and reputation of the Kootenays as a timber innovation region. The creation of a childcare facility for employees will also benefit the wider community by relieving pressure on existing, in-demand daycare spaces. This commitment raises the bar for what responsible, forward-thinking development can look like in our region.

I understand that many of the concerns about the proposed expansion are due to the location within the existing Country Residential zoning. While these concerns are valid, the site location along highway 3A adjacent to the existing facility provides a buffer to the neighbours to the south along Crescent Road, and the topography and landscape provide a significant natural buffer to the neighbours along the North of Starlight Road. While change can be challenging for folks who love their communities as they were in previous years, development and expansion by a local family-owned business can set a precedent for sustainable, community-minded growth that gives back to the wider community in the RDCK and Nelson, while keeping strong values at the core of their business.

Thank you for taking the time to review my letter in support of Spearhead and the expansion of their facilities.

Warm regards,

Charlea Greig, Architect AIBC
Nelson, BC

LAKEWOOD LANDSCAPES
5670 Longbeach Rd. Nelson, BC V1L 6P1
[redacted]

28 April 2025

Re bylaw amendment application Z2410F (Spearhead Rezoning Proposal)

I wish to express my approval and support of the Spearhead rezoning proposal. Spearhead has created employment for many talented individuals, local contractors and suppliers. The proposed expansion of operations will create further opportunities for Nelson and the broader region – creating much new employment, adding millions in payroll, strengthening local businesses and supporting progressive, sustainable forestry practices. As such, I feel that the region will greatly benefit from this proposal, should it, hopefully, meet with approval.

Sincerely



Chris Holt

Owner Lakewood Landscapes

From: Chris Noakes
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Spearhead Rezoning Applicaiton
Date: Tuesday, April 29, 2025 12:25:12 PM

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To whom it may concern,

I'm writing you today to express my support for the rezoning application put forward by Spearhead to build a new facility on the north shore. I am very familiar with the parcels of land in question and the surrounding area. This project is exactly what SHOULD be happening in our communities, not something that is met with opposition. As a taxpayer in the RDCK, I feel that any proposal that offers the overall benefit to the community and surrounding area, as this one does, should be an easy decision to approve. I understand there is a process, and your office has an obligation to all community members to do your due diligence and follow due process. Still, I hope this project gets the necessary approval.

Thanks,

593 Baker St. Nelson, B.C.
[redacted]

From: Christian Rawles
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Support for Spearhead project
Date: Tuesday, April 29, 2025 1:00:57 PM

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Hi Zachari,
I'm writing to voice my support for the project that Spearhead is proposing for their new facility. I understand that there is a final review for the rezoning amendment application Z2410F and I hope that the RDCK will pass the bylaw amendment so that the project can go through.

Spearhead has been a strong and supportive community member to Nelson and the surrounding area and I believe that this project will benefit the community. I was able to get to know several of the Spearhead staff and the owners through my relationship with them in my prior business, Ambler Mountain Works.

What stands out to me about Spearhead is that they are committed to their employees and the community. My former business, Ambler, made custom hats for Spearhead. During the process, Spearhead staff made it very clear that they were working with us because we were a local business. They were not concerned about finding the lowest cost, they wanted to support another local business.

We need businesses like Spearhead to continue to grow within the community so that they can provide sustainable, professional jobs for members of the community.

Thank you for your consideration,
Christian Rawles
Nelson, BC

April 29, 2025

City of Nelson
310 Ward Street, Nelson BC
[redacted]

RE: Support for Rezoning Application – Spearhead Expansion at 4655 Hwy 3A

On behalf of the City of Nelson, I am pleased to offer our support for Spearhead's rezoning application concerning their facility located at 4655 Hwy 3A. Spearhead has been a part of greater Nelson's community and economy for over three decades.

The proposed rezoning, which would facilitate the development of a specialized, low-volume glulam fabrication facility, aligns with broader regional goals of fostering sustainable economic growth, supporting local industry, and promoting environmental stewardship. Spearhead's emphasis on sustainable forestry practices, partnerships with local forestry cooperatives, and leadership in advanced timber fabrication demonstrate a deep commitment to responsible development rooted in community values.

This project will contribute significantly to the local and regional economy by creating highly skilled employment opportunities, workforce development, and attracting new talent to the Kootenays. In addition, the installation of wildfire suppression infrastructure as part of the project illustrates proactive measures to strengthen community resilience and public safety.

Spearhead's collaboration with award-winning architectural firms ensures the expansion will respect the character and quality of the surrounding area, reflecting both design excellence and sensitivity to the community context. The company's vision for a hyper-local, sustainable supply chain further positions greater Nelson and the broader region as leaders in sustainable industry practices.

The City of Nelson believes that this rezoning application represents a thoughtful and strategic investment in the future of our region. We respectfully encourage the Regional District of Central Kootenay to approve Spearhead's application and to support this initiative.

Thank you for your consideration.

Sincerely,

Janice Morrison
Mayor, City of Nelson

From: colin anderson
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Bylaw amendment application Z2410F
Date: Tuesday, April 29, 2025 3:19:08 PM
Attachments: 0E17DF2D-52D7-455A-A302-9E976059850F.jpeg

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To whom it may concern at the RDCK, I am writing this letter in reference to bylaw amendment application Z2410F.

Over the years I have had many positive experiences with Spearhead. One of my first memories of the company was visiting my grandmother at the ashram in Riondel and hearing it was built by Spearhead. Also my father, the shop teacher in Kaslo, has taken kids on field trips to see that facility several times over the years as well. Those experiences as well as having several good friends being given employment that has allowed them to live and raise families in the area have given me a great deal of respect for the company and what it provides for the region. The opportunity to have dozens more full time, well paying, jobs for families available is a great thing for people who look to work, live and play in the Kootenays. The cutting edge fabrication process that Spearhead is attempting will be a great way to ensure that other kids will be able to grow up in such a wonderful location for many years to come. I hope you will consider approving the amendment as it is important to have eyes to the future as the area continues to grow.

Thank you for your time,
Colin Anderson

From: Dan Brosseuk
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: bylaw amendment application Z2410F
Date: Monday, April 28, 2025 6:55:11 PM

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To Whom it May Concern,

I am writing this letter in support of the rezoning application by Spearhead for their proposed expansion.

I think we are at a critical juncture in the trajectory that British Columbia and Canada take on many fronts, but specifically in regards to trade, employment, manufacturing and our economy at a local, provincial and national level. Given the current political and trade climate of our largest trading partner I think it is imperative that we move as quickly as possible to expand manufacturing as a cornerstone of what will be the new Canadian economy. I think we can count ourselves lucky to have a company like Spearhead operating here in our District. They provide high paying, high value jobs to their employees and the employees are people that live, thrive and spend in our communities. The expansion will allow a magnification of this effect and will therefore be a very positive step in support of the local economy in these very uncertain times. The specific type of manufacturing that Spearhead does is exactly the type of manufacturing we should be supporting - using local renewable resources to produce high value products that are in demand on an international level.

Spearhead have shown themselves to be good corporate citizens and the kind of company we should be welcoming to the area. They have shown that they are conscious of possible environmental impacts of their facility and willing to take steps to minimize these impacts. They have also shown that they are willing to design the expansion in such a way to minimize any impact on neighbours in the immediate area. I also feel that the expansion will allow them to continue their history of support of multiple initiatives in our communities.

In summary, I fully support the Spearhead expansion as I feel strongly that it will be a very positive contributor to our local economy in multiple ways and is all the more important given our current uncertain trade environment.

Dr. Dan Brosseuk MD, FRCSC

Dark Horse Innovations
Presence. Clarity. Focus.

1021 Sproat Drive
Nelson, BC
V1L 7B6

April 29, 2025

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

To Whom it May Concern,

As a local business owner in the outdoor industry and tech space, I'm writing in support of the proposed Spearhead Timberworks expansion project. I'm in support for many reasons, but the most important of all I feel is the importance of creating high value jobs in the West Kootenay for future generations. Nearly 20 years ago I found moving to the Kootenays daunting from a work perspective as a highly trained professional engineer looking to relocate to the area (MASc in Mechanical/Biomedical Engineering). As a young professional I took a major career risk in order to move to the Kootenays, and I had to work very hard to maintain employment here and I was forced to travel a ton to Vancouver where I was able to find work. I love that Spearhead is thinking about future generations, and creating highly skilled jobs for our children and others who want to live in the area for the amazing lifestyle it offers AND be able to progress their careers with meaningful and well paid work.

The value to the area of bringing over 60 new jobs to the region and further cementing the West Kootenays as a leader in Mass Timber fabrication and innovation is unparalleled at the moment. By offering childcare, they're also addressing another community need which also helps ensure diversity and inclusion for parents who need this support in a workplace. Spearhead is also supporting the community with giving back as well, since they're backing the construction of an Olympic level climbing gym with major inkind support of the fabrication.

In summary, I hope the RDCK will support this project and the prosperity it will help bring to the region for generations to come.

Sincerely,

Cameron Shute
Founder and Chief Innovation Officer
Dark Horse Innovations
Nelson, BC

From: DAVID KNOX and laurie Knox
To: Zachari Giacomazzo
Subject: bylaw amendment application Z2410F
Date: Tuesday, April 29, 2025 1:08:04 PM

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To whom it may concern, I am writing in support of Spearhead Timber framing in their rezoning application.I trust the owners of Spearhead to do the right thing in any situation. They are some of the most honorable and conscientious people I know.
thank you , David Knox, Nelson B.C.

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

Delta-T Consultants Ltd.
101 – 1449 St. Paul St.
Kelowna, BC V1Y 2E5

April 28, 2025

Regional District of Central Kootenay
202 Lakeshore Dr
Nelson, BC V1L 6B9

Attention: Zachari Giacomazzo

Dear Zachari,

Bylaw amendment application Z2410F Spearhead

It is our understanding that Spearhead has applied for a zoning change to allow them to expand the business. This letter is to show Delta-Ts support to the company and encourage you to allow the zoning change.

We have been working with Spearhead since the last expansion and have found them to be one of the best companies we have ever had dealings with. On the work they have done on the current property (the last expansion), they installed quality equipment with an eye on the best the industry had to offer, there was never any hesitation in going above the minimum code in providing protection to the property and people. The preliminary research into the new facility has shown to be the same high standard of quality.

The employment that Spearhead provides should not be overlooked, there are few quality trades shops left and even fewer in our area. For a specialized tradesmen to have a place to practice their skills and produce such impressive structures, I cannot think of another shop in the valley that does such work and is world renowned. This is not just on the fabrication floor but in the office with a very talented design team, to not encourage this high level of skill would be a tremendous loss for the community. We have few places that keep employees the way Spearhead does, please allow them to continue to develop the team and to put more people to work.

In summary we would not hesitate to put our full support to the Spearhead team, not just as a customer but as a respected company we wish more people would model themselves after.

Sincerely,

Cliff Perepolkin, ET, RSE, GSC, Principal
Delta-T Consultants Ltd.

Mount Sentinel Secondary School

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

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: Drew Danniels
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Rezone Application Z2410F
Date: Tuesday, April 29, 2025 7:59:24 AM

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Drew Danniels
204 Douglas Road
Nelson, B.C. V1L 2T7
[redacted]

April 29, 2025

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

Re: Letter of Support for Spearhead's Rezoning Application Z2410F

Dear RDCK Planning Department,

I am writing to express my full support for Spearhead's application for rezoning Z2410F. I believe this application aligns well with the community's needs and values, and presents a thoughtful vision for sustainable development in the region.

Spearhead has consistently demonstrated a commitment to responsible land use, environmental stewardship, and local economic development through partnering with sustainable forestry partners including Harrop Proctor Forest Products and many other local trades.

I have known The Hall family and done business with Spearhead since its inception. I have visited and toured their operation at 4655 Hwy 3A on multiple occasions. I feel great pride that our community has a world leader in end product and sustainable forest product usage. I have seen Mills close and jobs vanish in Canal Flats where I have lived and in Nelson while timber heads south of the border for added value.

This initiative has the potential to further benefit the broader community as Spearhead provides employment, taxes, housing, diversity and many other significant benefits to our community. These include donations and support to schools in the RDCK, recreation and sports and to individuals who have been my employers and are my friends.

Although I do not have the good fortune to reside on the shores of Kootenay Lake, as a resident of the area, visitor and 4 season supporter of Kokanee Park, I value careful planning that respects both the character of our region and the opportunities for positive growth. From what I have seen, Spearhead's application reflects a thoughtful and community-oriented approach. I urge the RDCK to support this rezoning as a forward-thinking step that serves our long-term interests.

Thank you for considering my perspective on this important matter.

Sincerely,
Drew Danniels

From: Erika Schmidt
To: Zachari Giacomazzo
Subject: Support of re-zoning for Spearhead
Date: Tuesday, April 29, 2025 12:28:43 PM

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Hi Zach,
I'm not usually one to spend any time keeping up with these sorts of matters however I felt it was important to share my support in re-zoning for the sake of our town. I'm primarily in support because of the amount of jobs that will open up once the new expansion has been granted. I have a few friends who have worked and are currently working for Spearhead and they have been treated exceptionally well by the company. We need more well paying job opportunities in our community with good staff and I believe spearhead is a perfect example. They have the space for the expansion and have nothing but the best intentions for the future so I say heck ya! Re-zone, expand, and let us all reap the benefits of their contribution to Nelson and the north shore community! I am all for more job opportunities, economic growth for our town, and supporting local businesses.

Have a fabulous day and thanks so much for what I can imagine would be an EXTREMELY stressful job. You are very much appreciated.

https://erikaschmidtrealestate.com/
[redacted]

From: Graeme Leadbeater
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Bylaw Amendment Z2410F - Spearhead Expansion
Date: Tuesday, April 29, 2025 3:50:20 PM

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Dear Sirs,
I write to express my unequivocal **support** for the noted Bylaw Amendment.
My wife and I live in the Longbeach area (5790) and own property in Area F (3058). Also we are not associated in any way with this project professionally or otherwise.

The Spearhead company is the kind of business that we, as a community, region and country need to support. They are leaders in the manufactured wood and mass timber industry and create and manufacture sustainable and industry leading products. They are a major employer in our area and they are thoughtful and careful with the products they create as well as the buildings they have built on site. They have paid attention to appearance, noise, sustainability and code compliance on all their previous buildings on site.
I have no doubt their next building expansion will also be respectful to the site and neighbours.

I have reviewed the Bylaw Amendment package and recommend Council support its approval.
Sincerely,
Graeme Leadbeater

Graeme Leadbeater, Architect(Retired)AIBC, AAA(Life Member), FRAIC
Principal

Cover Architectural Collaborative Inc.
#1 - 96 Baker St.
Nelson BC V1L 4G9

[redacted]

We at Cover Architecture respectfully acknowledge the Ktunaxa Nation, Sinixt Nation, and Syilx Peoples, and recognize their underlying title to the unceded lands where we live and work.

From: CRJ 1919
To: Zachari Giacomazzo; Tom Newell
Subject: Bylaw amendment application Z2410F
Date: Monday, April 28, 2025 5:45:24 PM

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Mr Giacomazzo and Mr Newell,

I am writing you this email to lend my support to the successful bylaw amendment application Z2410F.

As a local business owner in Nelson BC for over 20 years, and a resident of Nelson for over 30 years, I recognize the importance of continued diversified growth and expansion in our community and its surrounding areas. We have always relied on a healthy mix of Government, Forestry, Hospitality, Trades, and most interestingly, unique niche market jobs and industries to sustain and to grow our local economy. It seems now as the global economy becomes more fraught with uncertainty, the time to invest locally has never been more important!

The Hall family have been working and contributing in our community for many years. They are world wide industry leaders in their unique industry, creating a skilled labour force, and a very desirable place to work. The millions of dollars in payroll they have put into this community has been spent on houses, local shopping, sports and recreation, food and beverage, and of course, bringing up the next generation. They have done this through hard work, determination, integrity, foresight, risk management, and of course, reinvestment!

Allowing Spearhead to proceed with their expansion plans as outlined in the proposal, will give them the opportunity to continue to grow, as well as add dozens of new well paying jobs to our small community. Truly providing a future for generations of workers, and their families to grow in our community.

I am 100% in favor of the approval for the Spearhead expansion.

Sincerely,

Clive Jackson
Owner Jackson's Hole & Grill
524 Vernon St
Nelson BC
V1L 4E7
[redacted]

From: Jenny Lehmann
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Letter of support for Spearhead"s Rezoning application
Date: Tuesday, April 29, 2025 9:40:08 PM
Attachments: Spearhead letter.pdf
AIorK4wr_LAKoTKeV1B8qEytnO4P067q1Mhi5jr5KVq410yPqTiZP_aOcHGvZq3O88L21qd-paes_71n1Jqc.png

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HI Zach,

Please find my letter of support for Spearhead's rezoning application (bylaw amendment application Z2410F).

Best,

Jenny Lehmann, MPT, BScKin
Registered Physiotherapist

From: John Armstrong
To: Zachari Giacomazzo
Cc: Tom Newell; [redacted] John Armstrong
Subject: Letter of Support for Spearhead
Date: Tuesday, April 29, 2025 9:33:05 PM
Attachments: Gate with 5 IMG_2574.jpeg

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615 Innes Street
Nelson BC
V1L 5G3

April 29, 2025

Re: Bylaw Amendment Application Z2410F

Dear Mr. Giacomazzo,

I am writing this brief letter in support of Spearhead and their contributions in many ways to our community.

As President of the Nelson Izu-shi Friendship Society, the non-profit support group for Nelson's sister city relationship with Izu-shi, Japan, I first met with representatives of Spearhead in the spring of 2017. Our volunteer members had designed and created the Friendship Garden in Cottonwood Falls Park in Nelson in 2005 and in 2017 we embarked on a project to build a new Japanese style gate on the west side of Cottonwood Creek. For a small group, as we were then, this was a very big project. Even though our members included experienced carpenters and builders, we were not sure that we could accomplish this on our own. Very fortunately, Spearhead offered to design, build, and assemble the gate on our site for us. Except for minor costs for extra materials, the bulk of their work was a donation to us.

I still remember visiting their plant and seeing the incredible work they were doing, work that was being shipped all over North America and to Hawaii. I was amazed and very impressed that such quality work was being done right here in our community of greater Nelson. Our gate was of the same quality as the work they were doing for those fine homes and other wood buildings.

One July day, the crew from Spearhead arrived at the park and by the end of the day, our new gate was in place. A few weeks later, it was officially opened by the mayors of Nelson and Izu-shi. Eight years later, the Friendship Gate continues to welcome visitors to Cottonwood Falls Park.

While I do not know all the details of their proposed new facility, I know very well the generosity they have shown to the community, the quality of their work, the care they took with our project, and the exceptional contributions they are making to our forestry related industry here in the West Kootenay. I strongly encourage the RDCK to consider approving

their application for rezoning.

Yours sincerely.

John Armstrong. M.A.
President
Nelson Izu-shi Friendship Society
[redacted]

From: jon breisnes
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Bylaw Amendment Application Z2410F
Date: Tuesday, April 29, 2025 10:22:48 AM

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Good morning,

My name is Jon Breisnes and I'm a resident of Balfour.

I've been reading both on social media and in the local news the reactions to this application... and so I thought I should put forth my own opinion on it.

I think the Spearhead expansion should go ahead. I think that the promise of local, innovative jobs is something that should absolutely be prioritized. Spearhead has had a positive place and a role in our community and should be given the chance to expand and continue to broaden that spectrum.

I'm also against the general NIMBYism that has been on display in the naysayers. Spearhead has existed with minimal disruption to the locals. I'm sure they've looked at all the ways possible to continue to co-exist.

I am a trained woodworker and I think the projects that Spearhead puts out there in the world are amazing and truly unique. With the abundance of woodworking related jobs in the Kootenays, they are one of many we should be proud of, something that keeps our small towns on the world stage.

Thanks for your time,

Jon Breisnes
[redacted]
Balfour BC

From: K W
To: Zachari Giacomazzo
Cc: [redacted] Tom Newell
Subject: Support for Spearhead's Rezoning
Date: Tuesday, April 29, 2025 4:29:17 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

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To Whom It May Concern,

I am writing to express our strong support for Spearhead's rezoning application currently under consideration by the Regional District of Central Kootenay.

As a neighbouring business located near 12-Mile, we see first hand the positive impact that Spearhead has on our local economy and community. Their commitment to sustainable innovation, job creation, and long-term investment in the Kootenays reflects the values we all share as residents and entrepreneurs in this region.

Spearhead's plans to expand their facility will not only create over 60 new jobs but also strengthen the broader network of local businesses — from trades and suppliers to hospitality and tourism. These are tangible benefits that will help ensure the resilience and vibrancy of our region well into the future.

We were particularly encouraged to see recent provincial support of this project, including the $7.5 million investment announced last week. This backing is a strong endorsement of the direction Spearhead is heading, and we believe the RDCK has an opportunity to further that momentum by approving the proposed rezoning.

The Kootenays have long been known for their combination of natural beauty, skilled trades, and entrepreneurial spirit. Spearhead is a shining example of how those qualities can come together to support innovation, sustainability, and community growth.

We respectfully urge you to support this application.

Sincerely,

K Waters

Dear Members of the RDCK,

As a young professional living and working in Nelson, I'm writing to express my strong support for Spearhead's land use bylaw amendment application Z2410F.

I chose to make the Kootenays my home because I saw a rare opportunity—to build a meaningful life and career in a region that values progress, innovation, and a strong sense of community.

Spearhead's proposed expansion represents a major step forward for both Nelson and the RDCK. It promises the creation of stable, year-round, well-paying jobs—positions that support families, strengthen the local economy, and help young professionals like myself envision a long-term future here. This is the kind of growth we should welcome, not delay.

Spearhead's reputation for excellence extends well beyond our region. Their decision to remain and expand in Nelson is a clear reflection of their commitment to this community and its future.

I respectfully urge you to approve Spearhead's land use bylaw amendment application Z2410F. Their continued growth is not just good for business—it's an investment in the long-term strength, stability, and vitality of the RDCK.

Thank you for your time and thoughtful consideration.

Sincerely,
Kanwar Pandher
Nelson Resident & Dentist

From: Kevin Arcuri
To: Zachari Giacomazzo; Tom Newell
Subject: Spearhead Rezone
Date: Tuesday, April 29, 2025 11:29:45 AM

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Hello Zachari and Tom-

I am writing to express my support for the Spearhead Rezoning application. We always need more good jobs in our area, and this expansion could bring 60 good-paying jobs to our community. The trickle-down effect of this helps many sectors in our area. This is precisely the type of industry that we need to support and encourage in our area, and I support the rezoning application.

Kevin Arcuri
Coldwell Banker Rosling
[redacted]
www.liveinthekootenays.com
Arcuri-Precious Real Estate - Home | Facebook

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From: Keith Berens
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: In support of Spearhead rezoning
Date: Tuesday, April 29, 2025 8:22:55 AM

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Hi Zachari,

I am writing this Letter in support of Spearheads plans for rezoning and expansion. Over the past many years I have been in business as Live Metal Studio, I have watched Spearhead become a global leader in innovative and sustainable design and manufacturing of wood products. They have employed and trained countless individuals and have had a huge economic and inspirational impact on this area.

Spearhead is a shinning example of what is possible and necessary in the wood industry and many other related industries. Spearheads expansion will create many new jobs and insure that they can continue on their innovative ,creative and sustainable path into the future. I wholeheartedly support their growth and expansion.

Thanks

Keith Berens
[redacted]
https://www.instagram.com/livemetalstudio

April 29, 2025

Subject: Support for Spearhead Rezoning Application Z2410F

Dear RDCK,

I am writing on behalf of Kootenay Kombucha to voice our support for Spearhead's rezoning application (Z2410F).

At a time when economic challenges are being felt across our community, it is important that we support sustainable growth led by businesses that have deep roots here and a proven history of responsible practices. Spearhead's commitment to the long-term stability and growth of our community is clear, and the steps they have already taken to respectfully address any neighbourhood concerns is evident. Their success not only strengthens their own business but also supports countless others across Nelson and the surrounding area, including Kootenay Kombucha.

This proposed expansion represents an incredible opportunity for our community: the creation of stable, year-round, well-paying jobs that help families thrive and encourage young people to build their futures here. The significant economic impact through payroll and reinvestment in the local economy is something we should embrace — not delay.

We encourage the Board to approve Spearhead's rezoning application and allow this important project to move forward. Spearhead has already demonstrated its value to our community many times over. Let's support their continued success and the future prosperity of the Nelson region.

Thank you for your consideration.

Sincerely,

Jim Laktin
Kootenay Kombucha Brewing, Inc.
Unit #802, 1955 Highway 3A, Nelson, BC
V1L 6T4

Jean-Marc La Flamme
Kootenay Lake Innovation Centre
Kaslo, British Columbia
[redacted]
April 29, 2025

To: Regional District of Central Kootenay (RDCK)
RE: *Support for Spearhead's Rezoning Application — Bylaw Amendment Z2410F*

Dear RDCK Decision-Makers,

I am writing as the Housing Innovator at the Kootenay Lake Innovation Centre and a committed regional advocate for regenerative development, to express my **unequivocal support** for Spearhead's rezoning application (Z2410F), which represents a vital step in the evolution of one of our region's most innovative and impactful companies.

Spearhead is more than a business—it is a **regional pillar of craftsmanship, innovation, and economic resilience.** Their proposed new fabrication facility at 12-Mile will not only elevate the Kootenays' role on the global stage in advanced timber engineering but will also deepen our shared commitment to **sustainable forestry, value-added manufacturing, and community-rooted development.**

With a **$7.5 million investment from the Province of British Columbia**, this project has already demonstrated strong provincial backing. However, it is the **local impact** that resonates most profoundly: over **60 new skilled jobs**, millions added to the **local payroll**, increased **childcare options**, improved **wildfire resilience**, and a thoughtfully designed architectural landmark that complements and enhances the North Shore.

This expansion mirrors our vision at the Kootenay Lake Innovation Centre — fostering **future-forward industries grounded in local talent and ecological integrity.** Spearhead's partnership with community-based forestry organizations like the Harrop Proctor Community

Forest and Monticola Forest Ltd. signals a deep respect for the land and for regenerative practices that prioritize **long-term stewardship over short-term extraction.**

Moreover, the company’s commitment to engaging with neighbours and minimizing impacts through architectural excellence and environmental sensitivity sets a **model for industrial development in rural British Columbia.** It exemplifies how industrial growth and community values can thrive together when guided by shared vision and collaboration.

In every way, Spearhead's expansion represents a **win for the economy, for the environment, and for the social fabric of our region.** I wholeheartedly urge the RDCK to approve this rezoning application and allow this transformative project to proceed for the benefit of current and future generations.

With appreciation for your leadership and service,

Warm regards,
Jean-Marc La Flamme
President
Kootenay Lake Innovation Centre
[redacted]

From: Laurie Knox
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Bylaw ammendment application Z2410F
Date: Tuesday, April 29, 2025 1:27:46 PM

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I am writing in support of Spearhead as a company who is conscientious and trustworthy to research and ensure the well-being of the neighboring community.
Thank you for your consideration of this bylaw ammendment.

Sincerely,
Laurie Knox
1013 Gore St, Nelson, BC V1L 5E1, Canada

May 1, 2025

Subject: Letter of Support for Spearhead Rezoning Application (Z2410F)

Dear RDCK,

As the owner of The Block in Nelson, I am writing to express our strong support for Spearhead's rezoning application, Z2410F.

Beyond their reputation for craftsmanship and innovation, Spearhead's presence directly impacts many local businesses, including ours. Their new Baker Street office is just a short distance from The Block, and we regularly welcome Spearhead staff for breakfast and lunch. The prospect of 60+ new high-quality, full-time jobs means not only growth for businesses like ours, but also a stronger, more vibrant downtown core.

This rezoning represents a major opportunity for Nelson — an opportunity to create stable, year-round employment, foster economic resilience, and attract young professionals who want to build their lives here. The economic ripple effects from this project will extend far beyond Spearhead itself, reaching local restaurants, retailers, service providers, and more.
We sincerely encourage the Board to approve Spearhead's rezoning application. Their growth is a win for the entire community, and we are excited to see the positive impact this project will have on Nelson's future.

Thank you for considering this letter of support.

Sincerely,
Kyle Dampsy

Aimara Hospitality Inc.
91 Baker St.
Nelson, B.C.
V1L 6X4

Zachari Giacomazzo

From: School of little fish Daycare [redacted]
Sent: April 30, 2025 8:28 AM
To: Zachari Giacomazzo
Subject: RE: Support for Spearhead Timber's Workforce Expansion and Childcare Initiatives

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Melissa Gerow
Owner, School of Little Fish Daycare
5799 Longbeach RD
Nelson, BC V1L 6P2
[redacted]
April 27th, 2025

Dear Zachari Giacomazzo,

My name is Melissa Gerow, and I am the owner/operator of School of Little Fish Daycare. I am writing to express my full support for Spearhead Timber's zoning application to expand their workforce by 60 new employees.

As a local educator and childcare provider, we recognize the tremendous value that Spearhead Timber brings to our community. Their decision to invest in additional workforce housing and to build a new daycare facility specifically to support their employees speaks volumes about their commitment to family-friendly policies and sustainable community growth. While School of Little Fish Daycare is not directly involved in this new facility, we strongly believe that expanding childcare options will benefit all families in the area — and strengthen our broader childcare network.

Bringing in new families and supporting working parents with accessible childcare creates positive momentum across the entire community. It means a stronger local economy, more opportunities for young families to settle here, and a healthier environment for businesses and services like ours to continue thriving.

We wholeheartedly support Spearhead Timber's vision for responsible growth and encourage you to approve their zoning application. It represents a major step forward for the future of our community.

Thank you for your time and consideration.

Sincerely,
Melissa Gerow

From: lukas armstrong
To: Zachari Giacomazzo; Tom Newell
Subject: Spearhead Re-zoning effort - Letter of Support
Date: Monday, April 28, 2025 2:45:20 PM

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Zachari and Tom,

I'm writing to express my support for the Spearhead initiative to expand their potential to create value added products from local sustainably harvested wood. Spearhead has a proven track record of being a sophisticated company that works hard to be good neighbors and add deep value to the community. Everything they intend to do with this project, from the value added production, to the sustainable forestry practices, the neighborhood child care center and the 60 or so jobs that it should create, point the direction for how we need to evolve our approach to forestry and the economy.

I wish them the best of luck in their endeavor!

Thank you,

Lukas Armstrong | Architect
AIBC AAA MRAIC LEED AP
Passive House Designer
Stand Architecture Inc.

[redacted]

To: RDCK

From: Lucas Hart

Re: Bylaw Amendment Application Z2410F

This letter is in support of Spearhead Advanced Timber's application for rezoning of three lots adjacent to their existing facility at 4655 Hwy 3A. From what I know about Spearhead, they are a family run company who has operated in the Kootenays for 30+ years. They provide great quality jobs in the area, they support local initiatives and innovation and continually expand providing more of those jobs to our community. This expansion only solidifies that view, they just want the ability to give more back to the community.

What our community whether that be Nelson or the RDCK needs is more local companies stepping up like this. Our community constantly needs more out of itself for low-income housing projects, emergency services improvements and other local initiatives. To make all those initiatives into reality, we're going to need a growing tax base. To get that growing tax base, we not only need more good quality, year-round jobs in the area and better yet, have those jobs be from a locally owned company. That's exactly what Spearhead is and is trying to do but that's not a long list of other companies in our area.

I can't imagine what the opposition would be to the rezoning proposal. Environmental impact around the facility? Spearhead has a long history in the community of environmentally sustainable practices and respect for our natural resources. Environmental impact of additional forestry in our area? What they're wanting to do more of is value-added forestry, not exactly slash and burning. That type of forestry work is exactly what we need to be doing more of to maximize our natural resources. Noise for the neighbors? They're already operating there and clearly are looking at minimizing impact to the neighbors already.

It'll be interesting to hear how this application goes and if there are any other reasons for community opposition, but I sincerely hope this application gets approved for the good of the RDCK and our community.



Lucas Hart

RDCK Area E Resident

4079 Kays Rd. Nelson, BC

From: Lucy Lopez
To: Zachari Giacomazzo
Subject: Spearhead Re-zoning
Date: Monday, April 28, 2025 9:18:44 PM

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Dear RDCK planning committee ,

I wish to register my support for the rezoning application and expansion of the Spearhead company.

Spearhead's new facility will create additional skilled employment opportunities in a state of the art building for glulam timber products. This would be of great value to the local community, and economy, insuring a stronger presence in the building and timber industry.

Furthermore, the endorsement of Spearhead's expansion by Premier David Eby and his Ministers and their financial contribution to this project further emphasizes the importance of such a facility to the local and provincial economy.

I strongly endorse the expansion of this locally owned, and operated West Kootenay company.

Sincerely,

Lucy Lopez
MSc

3946 McGregor Road,
Nelson BC
V1L 6M8

From: Ken Foot
To: Zachari Giacomazzo
Subject: FW: RE Bylaw amendment Z2410F
Date: Tuesday, April 29, 2025 10:49:45 AM
Attachments: image002.jpg

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Hey Zac,

Hope your doing good. Here is a support letter we'd like to get in the files. Not sure if Alan sent this to you already or just Tom. Please file.

Ken

From: Accounts [redacted]
Sent: April 29, 2025 9:43 AM
To: Ken Foot [redacted]
Cc: [redacted]
Subject: RE Bylaw amendment Z2410F

RE: Bylaw amendment Z2410F

To whom it may concern,

Please note that M29 Business Solutions supports Spearhead's expansion proposal to create jobs in our community. Our business relationship over the years proves that Spearhead is a supporter of local business and I believe the trickle effect of jobs created will have a positive impact on our local economy.

Should you have any questions I can be reached at the number below or at this email.

Sincerely

Alan Zdrazil

Description: M29_MainLogo

[redacted] www.m29.ca

From: Mark Weigeldt
To: Zachari Giacomazzo
Cc: Charles Arnold
Subject: Spearhead letter of support: bylaw amendment Z2410F
Date: Tuesday, April 29, 2025 11:55:43 AM

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RDCK and Zachari Giacomazzo,

We are writing in strong support of Spearhead's proposed rezoning initiative for their long-standing location at 4655 Hwy 3A.

This rezoning is not just a business expansion, it is an investment in the long-term resilience and prosperity of our local economy. Throughout their 30-year legacy in the community they have demonstrated an unwavering commitment to excellence and sustainability.
Spearhead's proactive and collaborative approach to this project shows a company rooted in integrity, transparency and respect.

We fully support this project and urge decision-makers to recognize the benefits it will bring to our region both now and into the future.

Sincerely

Mark Weigeldt and Charles Arnold
Owners
Gerick Cycle and Ski
Nelson, BC V1L 4J6

BRITISH COLUMBIA

Reference: 281787

April 30, 2025

VIA EMAIL: [redacted]

Zachari Giacomazzo, Planner
Regional District of Central Kootenay
202 Lakeside Drive
Nelson, British Columbia
V1L 6B9

Dear Zachari Giacomazzo:

Please accept this letter of support for the rezoning application brought forward by advanced timber architecture specialists Spearhead Timberworks Inc.

Spearhead's investment plans represent a real shot in the arm for our province's forest sector and the West Kootenay regional economy. In partnership with B.C.'s investment of $7.5 million from the Manufacturing Jobs Fund, Spearhead's additional manufacturing capacity will increase the value of timber harvested, create over 60 new jobs, and support local businesses.

With the rezoning support of the Regional District of Central Kootenay, I know Spearhead will continue to be a leader in the forest manufacturing sector in B.C. and will help build a strong, diversified economy that brings benefits to the communities in your region.

Again, thank you for taking time to consider this letter of support as part of the rezoning application review. I look forward to working with Spearhead and building together a brighter future for forestry in the Nelson community and Central Kootenay region.

Sincerely,

Ravi Parmar
Minister

pc: Tom Newell, Director, Electoral Area F, Regional District of Central Kootenay
Josh Hall, Partner, Spearhead Timberworks Inc.

Ministry of Forests | Office of the Minister | Mailing Address: PO BOX 9049 Stn Prov Govt Victoria, BC V8W 9E2 | Tel: 250 387-6240 Fax: 250 387-1040 Website: www.gov.bc.ca/for

April 29, 2025

To: Zachari Giacomazzo and Tom Newell, RDCK

Re: Letter of Support for Spearhead Expansion

Dear Zachari and Tom,

I am writing to express my support of Spearhead's proposed expansion and the required rezoning needed to facilitate this potential growth in a local business.

As a fourth generation Nelsonite and local business owner, I have always looked to Spearhead as a leader in our regional economy. What they have accomplished in the last three decades is of great significance when it comes to job creation, innovation, international repute, and perhaps most importantly, the tertiary nature of their business as it applies to our forest industry.

For too long British Columbia has left millions of dollars and thousands of jobs on the table by shipping raw logs and dimensional lumber abroad. Spearhead's business model, and others like Kalesnikoff, offer a value-added model on how we can maximize economic value and job opportunity from a critical provincial resource.

As a current resident of Queen's Bay, with long-time family roots on the North Shore, I also support the idea that rural areas need to be able to support commerce and light industry. This is the history of the area, with working orchards, farms, and associated businesses being a part of the landscape for over a century. While I understand the North Shore has become a vibrant residential community, with a strong tourism draw, I believe this needs to be carefully balanced with local business that creates tax revenue and job opportunity in an area with limited useable land. If there were ever a company to work with to achieve this balance, in my opinion, it would be Spearhead.

Sincerely,

Mitchell Scott

President – Gerrard Station Development Co Inc.

LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA



Brittny Anderson
MLA, Kootenay Central

April 30, 2025

RE: Letter of Support for Spearhead Timberworks Rezoning Proposal

Dear Planning Department at the RDCK,

I am writing to express my strong support for the rezoning proposal submitted by Spearhead Timberworks for the expansion of their facility at 4655 Hwy 3A in Nelson, BC. As the Member of the Legislative Assembly for Kootenay Central, I have had the privilege of witnessing firsthand the positive impact that Spearhead has had on our community and the broader Kootenay region.

Spearhead Timberworks is a family-owned business with a remarkable 30-year history in Nelson. Their commitment to innovation and excellence in advanced timber fabrication has positioned them as leaders in their industry, garnering recognition from architects, engineers, builders, and clients worldwide. This proposed rezoning is a significant step forward in their journey, enabling them to develop a specialized facility for producing custom glulam, which will set new standards for environmental sustainability in construction.

The benefits of this project extend far beyond the boundaries of Spearhead's operations. The thoughtfully designed architectural building will enhance the aesthetic appeal of our community, while the introduction of a much-needed childcare program will address a critical need in the Nelson area. Additionally, the installation of advanced fire suppression infrastructure will help mitigate wildfire risk in the 12-Mile neighbourhood, ensuring the safety and well-being of our residents.

Economic diversification is crucial for the long-term stability and growth of the Kootenay region. This project will create more than 60 direct, highly skilled jobs and numerous indirect employment opportunities in related industries. It will offer upskilling pathways for current employees and attract new talent to the region. The anticipated government funding of up to $7.5 million will further bolster our local economy, fostering resilience and prosperity.

The Government of British Columbia is committed to supporting the forestry sector and manufacturing industries. Through the BC Manufacturing Jobs Fund (BCMJF), we are contributing as much as $11 million toward four forestry-sector capital projects in the province. These investments are creating sustainable jobs, strengthening local supply

Constituency Office
433 Josephine Street
Nelson BC V1L 1W4
T 250-354-5944 F 250-354-5937
Toll Free 1-833-256-6270

chains, and establishing new made-in-B.C. products. Spearhead's expansion is a prime example of how these investments are driving local economic growth and innovation.

Spearhead’s commitment to sustainable forestry practices is commendable. By partnering with local forestry cooperatives such as Harrop Proctor Community Forest and Monticola Forest Ltd., they are promoting selective and sustainable harvesting methods that ensure the health and longevity of our cherished forests. This initiative will create a value chain for underutilized species, increasing forest resilience and diversity.

The proposed expansion has been meticulously planned to harmonize with the surrounding environment and land uses. Spearhead has partnered with Hemsworth Architecture and Studio 9 Architecture & Planning to design a facility that minimizes noise, traffic, and visual impacts, ensuring that the development blends seamlessly with the community. Their commitment to thoughtful planning and engagement with residents demonstrates their dedication to preserving the quality of life and character of our neighbourhood.

In summary, I wholeheartedly support Spearhead Timberworks' rezoning proposal. This initiative promises to bring significant benefits to our community, region, and province, and I look forward to seeing the positive impact it will have on Nelson and the Kootenay region.

Thank you for your consideration.

Sincerely,



Brittny Anderson, MLA
Kootenay Central

460450 BC Ltd dba KMC-Kootrac PO Box 31, 1056 Playmor Rd., Crescent Valley BC V0G 1H0

[redacted]

[redacted] Website: www.kmc-kootrac.com

April 29 2025

RDCK
202 Lakeside Drive
Nelson, B.C
V1L 6B9

[redacted]

To whom it may concern:

Spearhead
4655 Hwy. 3A
Nelson, B.C

Re: support for rezoning application Bylaw amendment application Z2410F

Please be advised that we at KMC Kootrac support the rezoning application for Spearhead. This will allow them to continue to expand their local business and compete in the open market, as well as provide job opportunities for residents in this area.

Spearhead has worked with our company and supported us since 2009. They are a key figure in our community and they support local businesses.

As the Provincial Government has shown significant financial funding, we would encourage the RDCK to support this application in order to further develop the Kootenay area.

D Farenholtz

Darren Farenholtz
General Manager
KMC Kootrac
1056 Playmor Rd.
Crescent Valley BC
V0G 1H0

From: Aimee Watson
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: FW: Spearhead Development
Date: Tuesday, March 18, 2025 10:09:12 AM

FYI
Are we still collecting input on this process?
Also, can you keep me in the loop on any future public hearings on this one? I was unaware of the one on the 13th and should have been there – my apologies Tom.

Aimee Watson| Chair/Director Area D

Regional District of Central Kootenay | [Satellite Office]
[redacted]
rdck.ca

From: Patricia Dooley [redacted]
Sent: Tuesday, March 18, 2025 10:07 AM
To: Keith Page [redacted]; Keith Page [redacted]; Aimee Watson [redacted]; Teresa Weatherhead [redacted]; Tom Newell [redacted]
Subject: Spearhead Development

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

Dear Directors,
With the recent election of Donald Trump, Canada finds itself in uncharted territory. which is threatening our financial security and the lives of numerous citizens. I am hoping that the RDCK is taking this into account as part of its criteria for judging the merits of proposals such as the Spearhead's request for expansion. In spite of the uncertainty, Spearhead is to be applauded for their willingness to add jobs, security and value to the area. I hope that all levels of government in Canada will have constructive conversations about bringing the threats posed by the Trump administration into their deliberations. At times like this, the greater good needs to be a key consideration in decision making.

I write in strong support of the company's proposal. As a part time resident of Crescent Beach, I am surprised by the objections put forward by some of the residents of Crescent Beach, many of whom do have a line of sight to Spearhead. The opposition seems to be more about what MAY happen without any actual certainty. The reference to "increased vehicle traffic and industrial activity" having an adverse effect on the

enjoyment of the natural setting and Park is puzzling, given that the people going to work at Spearhead will drive there, go to work, and leave. Over the course of the summer months, there is a huge increase in traffic which has been coped with and celebrated for many years as part of our support for tourism. When the Starlight Drive In was in operation, residents adapted to regular traffic in the area.

Our Rotary Club toured the Spearhead facility and were inspired by the community minded, visioning and innovative approach of this Company, which is world renowned. What a loss to our community and surrounding area it would be if this company was not allowed to grow and expand, adding even more value to our area.

While I recognize the obligation of the RDCK directors to listen to the public, objection to change is often the norm, with very little certainty around the reality of the claims made about negative impact. However, we can know with certainty that the expansion of Spearhead is a good and courageous thing, especially at this time of increased threat to Canada's financial security. I hope that the greater good of our region and country are the factors which win the day and that Spearhead is supported in its application.

Thank you for listening. I have copied this to Aimee as Chair, and to directors in the area. Feel free to share with the rest of the Board.
Sincerely, and thanks for what you do,
Pat Dooley

--
Patricia Dooley
Governance and leadership consultant
Board Member, BC College of Oral Health Professionals; Kootenay Boundary Division of Family Practice; Nelson and Area Friends of the Family

"Attitude is the mind's paintbrush. It can colour any situation." Anonymous

From: Phil Pinfold
To: Zachari Giacomazzo
Subject: Bylaw Amendment Application Z2410F
Date: Tuesday, April 29, 2025 9:46:22 AM

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,

I am writing to you to support Spearhead's Rezoning Application.

Although I understand the importance of historical zones bylaws for communities I believe that this rezone would be a justified move if the surrounding community is on board.

Spearhead's forward thinking business products, commitment to the local area, and history as a local economic driver speak for themselves.

In my opinion this rezone would positively impact the local community and economy.

Thanks for taking the time to read this.

Kindest regards,

Phil Pinfold

Retallack Lodge
www.retallack.com

[redacted]

From: Rhys Gerow
To: Zachari Giacomazzo
Subject: RE: Support for Spearhead Timber's Workforce Expansion
Date: Tuesday, April 29, 2025 6:16:25 AM

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.**

Rhys David Davies Gerow
Owner- Unkel's Street Eats
5799 Longbeach RD
Nelson BC V1L6P2 [redacted]

Dear Zachari Giacomazzo,
My name is Rhys D D Gerow, and I own and operate Unkel's Street Eats, a local food truck that's proud to serve the hardworking people of our community. I'm writing to offer my full support for Spearhead Timber's zoning application to expand their workforce by 60 new employees.
Spearhead Timber has been a real asset to our town. Their success lifts everyone around them — including small businesses like mine. More workers mean more people coming for lunch, visiting local shops, and investing in our community every day. It's a win-win for all of us.
Beyond the economic boost, Spearhead Timber has shown they care about doing things the right way. They're committed to responsible growth, creating good jobs, and making sure their success benefits the entire area. Approving their expansion would not only help them continue to thrive but would also strengthen the fabric of our local economy.
As someone who's seen firsthand how growth like this can make a real difference, I strongly urge you to approve their application. I'm excited for what this could mean for the community, and for Spearhead Timber, for Unkel's Street Eats, and for all of us who call this community home.
Thank you for your time and consideration.
Sincerely,
Rhys D D Gerow
Owner- Unkel's Street Eats

SPEARHEAD EXPANSION

LETTER OF SUPPORT - BYLAW AMENDMENT APPLICATION Z2410F

April 29, 2025

To: Zachari Giacomazzo
[redacted]

CC: [redacted]al Director)
[redacted]

RE: Support of Bylaw Amendment Application

This letter is to express my support for the expansion of the Spearhead facility. I live in South Slocan, Electoral Area H of the RDCK. As a representative of an architecture firm in the community, we are not involved with the project professionally, but see the widespread benefits of what they do in our community and economy.

We are being threatened by a trade war from the USA, and the ambitions of this expansion are part of the diversification needed to add secondary manufacturing of timber products to our country, rather than exporting raw materials to be turned into value-added products in other countries.

The current facility shows how sophisticated we can collectively be in advanced manufacturing of timber products, and provides leverage to support the local Kootenay economy with industry and innovation. The expansion plan is rational, as it builds on the existing facility and capabilities developed over the last two decades, and is a natural and appropriate phasing of the expansion. Additionally, the previous expansions have been thoughtful and considerate, improving the appearance, safety, fire fighting considerations, dust mitigation, and screening of operations - it is clear through their actions that they have a sincere interest in being considerate in the way they conduct their business and in expanding it.

Beyond this, the expansion is human and considerate, incorporating childcare facilities into the plan to help support the team who work there and the careers they have developed while they raise a family in our community.

Sincerely,

Robert Stacey | March, BFA, Principal | Architect AIBC

Cover Architectural Collaborative Inc.

#1 - 96 Baker St., Nelson BC V1L 4G9

www.coverac.ca, [redacted]

[redacted]

We at Cover Architecture respectfully acknowledge the Ktunaxa Nation, Sinixt Nation, and Syilx Peoples, and recognize their underlying title to the unceded lands where we live and work.

MASS TIMBER SERVICES

Build Extraordinary **Build Legacy**

Regional District of Central Kootenay

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

Date: April 29, 2025

Attention: Zachari Giacomazzo/Tom Newell

Reference: Bylaw Amendment Application Z2410F

Dear Directors,

I am writing to state my support for the approval of the Spearhead's Zoning Application Z2410F. The expansion of space and personnel at Spearhead is exactly the kind of light industrial growth we need to see more of in our region.

Mass Timber, or Advanced Timber as it is sometimes called, represents the pinnacle of value-added wood manufacturing, creating jobs and notoriety for our region.

Spearhead's expansion plan is bold yet appropriate. It creates opportunities for young graduates of the Selkirk College Fine Woodworking Program, as well as others, to contribute to a burgeoning industry.

I am 100% confident this expansion will be created with consideration for employees, neighbours, and the community as a whole.

Thank you for your consideration.

Sincerely,

Ron McDougall

Mass Timber Services Ltd

[redacted]

Website: www.masstimberservices.com

SAMURAI
HARDWOOD FLOORING

Dear Zachari,

I want to express my full support for Spearhead's exciting new expansion.

Ted Hall and the entire Spearhead team have played a pivotal role in the growth of our company, Samurai Hardwood Flooring INC. When we began, it was just myself, a helper, and a few sanding machines. Today, we're proud to be leaders in our industry—and throughout that journey, Spearhead has been a constant source of mentorship and inspiration.

Ted and his team have reimagined how homes can be built, not just locally, but on a global scale. We are incredibly fortunate as a community to have innovators like Spearhead right here in our backyard.

Sunny C. Wood
C.E.O
[redacted]

Niki Wood
Creative Director
[redacted]

From: Sandy Mitchell
To: Zachari Giacomazzo
Subject: Spearhead development
Date: Tuesday, April 29, 2025 7:23:33 AM

You don't often get email from [redacted] Learn why this is important

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I've been in the logging business for 45 years as a stump to dump operation ; I know how important it is to innovate upgrade and stay with the times or somebody else will . I've basically been in there situation many times over the years, (not in my backyard) four leaf logging is always proactive with concerns of the public ; (provide access to Crown Land development , bike trails, hiking trails, respect, riparian zones ext)

I believe spearhead takes that to the next level,,

- four leaf logging is proud and respectful to have a world class operation in our backyard (it really is something to be proud of a small town like Nelson and surrounding area to have a facility like this operating in our area)
-for more reasons than great paying value added jobs this expansion should definitely go Ahead!!
67 year resident of Nelson and surrounding area Sandy Mitchell

Subject: Supporting Spearhead's Rezoning (Z2410F)

Hey Regional District of Central Kootenay,

I'm writing as a local steel fabricator to back Spearhead's rezoning application (Z2410F).

Working in manufacturing myself, I see firsthand how challenging our local economy is right now. That's why I strongly support fellow fabricators like Spearhead who are trying to grow here in the Kootenays despite these hurdles. As someone who understands the realities of industrial operations, I've been impressed with how they've addressed neighborhood concerns in their Area F location.

Their expansion would boost our entire regional trades ecosystem. When local manufacturers like Spearhead succeed, it creates a ripple effect throughout the RDCK—more business for local suppliers, more steady jobs for our residents, and more skilled workers staying in our communities rather than heading to bigger centers. These are exactly the kind of year-round, well-paying positions our regional economy needs.

From one fabricator to another, I can tell you that having strong local manufacturing strengthens the entire Central Kootenay region. The payroll dollars that stay in our communities and the expertise they're building makes our whole area more economically resilient.

Please approve their application so they can move forward with this project. Companies committed to growing within the RDCK deserve our support, especially in today's challenging economic climate.

Thanks for considering this important local development,

Tim Hodgson, President

Shasheen Welding and Machining

1732 Hwy 6, Crescent Valley BC

From: Sheryl Richmond
To: Zachari Giacomazzo; Tom Newell
Subject: bylaw amendment application Z2410F
Date: Tuesday, April 29, 2025 8:42:29 AM

You don't often get email from [redacted] Learn why this is important

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

Hello Sirs,
I'm writing today in favour of the bylaw amendment application Z2410F. Spearhead has been an anchor of stability in our landscape of businesses that come and go in our region. It always considers it environment amongst it neighbours: makes improvements, listens to concerns, negotiates outcomes so everyone wins. They are a beacon amongst companies, in this day and age, that strives for making our world a better place through innovation and design.
Please consider rezoning to allow Spearhead to expand and innovate.
Sincerely,
Sheryl Richmond

TERUS

A COLAS COMPANY

Mike Roy
Terus Construction, Ready mix Manager
205 Lakeside drive
Nelson, B.C.
[redacted]

April 29, 2025

Attn: Zachari Giacomazzo

I am writing to express my strong support for Bylaw amendment application **Z2410F** regarding the proposed expansion of Spearhead Timber Company, a valued local business that has long contributed to the economic and environmental sustainability of our region.

Spearhead Timber has established a solid reputation for responsible forestry practices, job creation, and community involvement. Their commitment to sustainable resource management and innovation in timber processing sets a high standard in the industry. The company's planned expansion represents an exciting opportunity to increase local employment, strengthen our economy, and enhance the supply chain for numerous related industries in the area.

Beyond its economic benefits, the expansion proposal also reflects Spearhead's ongoing investment in modernizing their operations to minimize environmental impact. Their efforts to integrate advanced technologies and adhere to strict environmental guidelines demonstrate a forward-thinking approach that aligns with our community's values and long-term interests.

I believe that supporting this initiative will not only benefit our region economically but also reinforce our commitment to responsible development. I wholeheartedly support Spearhead Timber's proposed expansion and encourage all relevant authorities and stakeholders to approve and assist in bringing this project to fruition.

Thank you for your time and consideration.

Sincerely,
Mike Roy

C2 - COLAS GROUP INTERNAL: Employees and partners who need to know.

From: Thierry Noblet
To: Zachari Giacomazzo
Cc: Tom Newell
Subject: Ref Bylaw amendment application Z2410F
Date: Tuesday, April 29, 2025 6:29:31 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 am writing this email in support of the Spearhead rezoning application.

I totally support them.I believe it will bring jobs,innovation to the community

Thank you

Thierry Noblet

Chief Flight Instructor / Owner
Kootenay Lake Aviation Inc.
[redacted]
www.FlyKLA.com

From: Vic Neufeld
To: Zachari Giacomazzo
Subject: Re: Spearhead Development
Date: Tuesday, April 29, 2025 6:31:55 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.***

I am writing in support Spearhead's application for rezoning to accommodate their expansion. I have read their material and am persuaded that they have detailed plans to mitigate concerns and I believe that BC's forestry industry needs more value-added production.

Victor Neufeld, 5610 Highway 3A, Nelson, BC

From: Wendy Herbison
To: Zachari Giacomazzo
Subject: Spearhead
Date: Tuesday, April 29, 2025 2:13:42 PM

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.**

This letter is intended to be supportive of Spearhead's application for rezoning.

Given the importance of value-added wood products in BC, and given the reputation of Spearhead and the Hall family, I feel certain that any development will be given their utmost consideration to environmental and aesthetic concerns.

I have known the Hall family closely for many years and I know they will hold the best interests of the community in their new development.

Wendy Herbison
5610 Hwy. 3A,
Nelson BC
V1L 6N7

C&A
505 KOOTENAY STREET, NELSON, BC V1L 1K9 · FAX 2[illegible] PHONE www.nelsonaccountant.com
C.COMISHIN & ASSOCIATES INC.

April 29, 2025

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

RE: Land Use Bylaw Amendment Z2410F – Support for Application

To Whom It May Concern,

I am writing in support of the application to amend the land use designation as outlined in RDCK file Z2410F.

The proposed amendment represents a significant opportunity for the RDCK and surrounding communities. The intended use of the land will promote long-term job security and foster the continued production of value-added and manufactured goods within the region. Beyond direct employment, this development will generate demand for a wide range of contracted services, thereby providing further economic benefits to local businesses.

This initiative will also contribute meaningfully to tax revenues at the municipal, provincial, and federal levels. The Spearhead Group's operations—and the extended economic activity they stimulate through vendors and employees—will result in a substantial and sustained increase in tax contributions, supporting essential public services and infrastructure across all levels of government.

Opportunities to introduce new, high-quality employment and services in rural areas of the RDCK are infrequent. This proposal offers precisely that—an environmentally responsible initiative that strengthens our regional economy and improves the quality of life for many residents.

Having lived my entire life in the East and West Kootenays—growing up in Kimberley and spending the past 31 years raising a family and operating two businesses in Nelson—I have a deep appreciation for the values and needs of our communities. The Spearhead Group has demonstrated a long-standing commitment to responsible growth, innovation, and regional development. Their emergence as an industry leader, built from resources within the RDCK rather than from major urban centres, is a testament to their dedication and capability. They

are one of the region's top employers and are committed to hiring locally and enabling people to build lives here.

For all these reasons, I strongly support this land use amendment and encourage the RDCK to approve the application. The proposed changes represent a sound and forward-thinking decision that will benefit not only the RDCK, but also the broader Canadian public.

Sincerely,

C. COMISHIN & ASSOCIATES INC.



Corbin Comishin CPA, CA

CPA CHARTERED PROFESSIONAL ACCOUNTANTS Members, Chartered Professional Accountants of British Columbia

BRITISH COLUMBIA

April 30, 2025

Zachari Giacomazzo, Planner
Regional District of Central Kootenay
Sent via email: [redacted]

Dear Zachari Giacomazzo:

I am writing today to express my support for Spearhead's rezoning application in Nelson. The expansion of Spearhead's facility marks a significant step for the company and community, providing progressive change to the mass timber sector by developing a hyper-local supply chain, promoting truly sustainable forestry practices and showcasing the full potential of value-added timber fabrication stemming from the province.

I understand this zoning change will allow Spearhead to invest in the development of a highly specialized, low-volume facility to produce custom glulam for their unique work, and that this facility will set a new standard for environmental sustainability in construction. This expansion will also provide new skilled job opportunities and contribute to the overall economic growth of Nelson and surrounding areas.

I respectfully ask that the rezoning application required through the Regional District of Central Kootenay be expedited and approved in a timely manner to ensure business continuity for the facility and growth for the community.

Sincerely,

David Eby, KC
Premier

cc: Tom Newell, Regional Director, Commercial, Regional District of Central Kootenay

Office of the Premier

Web Site:
www.gov.bc.ca

Mailing Address:
PO Box 9041 Stn Prov Govt
Victoria BC V8W 9E1

Location:
Parliament Buildings
Victoria

STARLIGHT ROAD

39539

78320

50759

15000

15000

15000

15m SETBACK

15m SETBACK

7.5m SETBACK

4614

4616

4643

4612

4608

4655

4685

HIGHWAY 3A

15000

15037

110824

49859

122901

9150

8660

3660

10000

10000

7500

175454

16722

3000

147135

15000

4.5m MoTI SETBACK

ENHANCED LANDSCAPING TO PROVIDE VISUAL AND ACOUSTIC BUFFER TO ADJACENT PROPERTY

CONCRETE RETAINING WALL

ANCILLARY EQUIPMENT BUILDING

NEW PRODUCTION SHOP

CONCRETE RETAINING WALL

ENHANCED LANDSCAPING TO HELP SCREEN THE NEW BUILDING

FOR PARKING BELOW BUILDING SEE A1.00a

ENTRY FOR STAFF PARKING

CONCRETE RETAINING WALL

ENHANCED LANDSCAPING TO HELP SCREEN THE NEW BUILDING

ENTRY FOR ALL TRUCK DELIVERIES & VISITOR PARKING

STAFF PARKING

TRUCK CIRCULATION SHOWN IS AS PREVIOUSLY APPROVED BY THE MoTI

NOTE:
WHERE ACCESS / LOADING ROUTES & PARKING ARE SHOWN ON ADJACENT PROPERTY, IT IS UNDER THE SAME OWNERSHIP AND COVENANTS WILL BE REGISTERED ON THE SITE AS REQUIRED.

hemsworth
ARCHITECTURE
2930 W 30th ave
vancouver bc

Scale: 1:500 (24x36)
1:1000 (12x18)

Date Oct 16, 2024

N

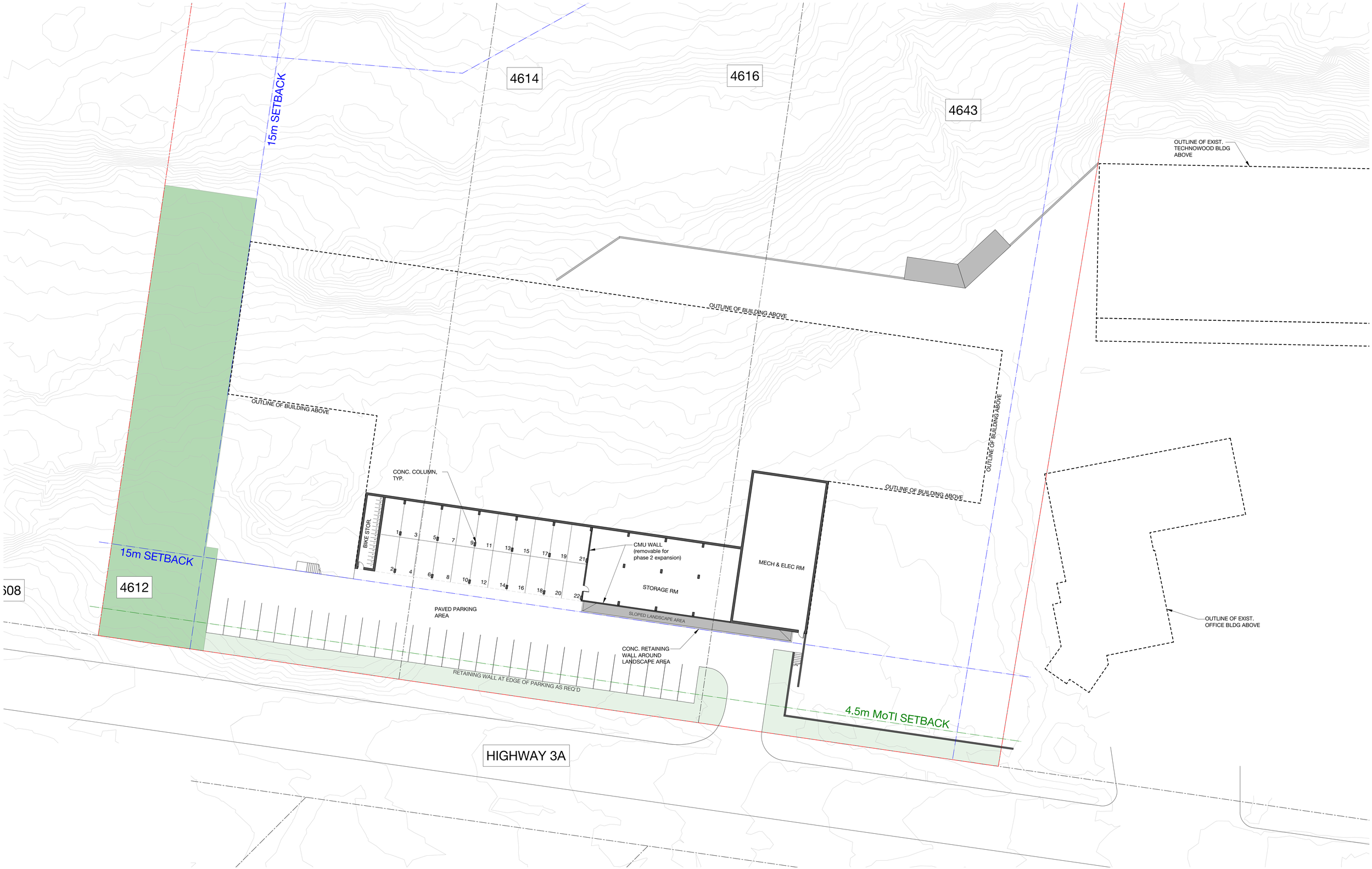
Spearhead Expansion

CLIENT: SPEARHEAD

Nelson, BC

Site Plan - Phase 1

A1.00



hemsworth
ARCHITECTURE
2930 W 30th ave
vancouver bc

CONCEPTUAL DESIGN

Scale: 1:250 (24x36)
1:500 (12x18)

Date Oct 16, 2024

Spearhead Expansion

CLIENT: SPEARHEAD

Nelson, BC

Basement Level - Phase 1

A1.00a

STARLIGHT ROAD

39539

78320

50759

15000

15000

15000

15m SETBACK

15m SETBACK

7.5m SETBACK

4614

4616

15000

15037

110824

7500

CONCRETE
RETAINING WALL

ANCILLARY
EQUIPMENT
BUILDING

122901

9150

8660

3666

10000

10000

ENHANCED LANDSCAPING
TO PROVIDE VISUAL AND
ACOUSTIC BUFFER TO
ADJACENT PROPERTY

49859

NEW
PRODUCTION
SHOP

NEW
OFFICES &
DAYCARE

175454

15m SETBACK

4608

4612

16722

3000

147135

15000

4.5m MoTI SETBACK

ENHANCED LANDSCAPING
TO HELP SCREEN THE NEW
BUILDING

FOR PARKING
BELOW BUILDING
SEE A1.01a

HIGHWAY 3A

ENTRY FOR STAFF &
VISITOR PARKING

CONCRETE
RETAINING WALL

ENHANCED LANDSCAPING
TO HELP SCREEN THE NEW
BUILDING

ENTRY FOR ALL
DELIVERIES

STAFF PARKING

4685

TRUCK CIRCULATION
SHOWN IS AS PREVIOUSLY
APPROVED BY THE MoTI

NOTE:
WHERE ACCESS / LOADING ROUTES &
PARKING ARE SHOWN ON ADJACENT
PROPERTY, IT IS UNDER THE SAME
OWNERSHIP AND COVENANTS WILL BE
REGISTERED ON THE SITE AS REQUIRED.

hemsworth
ARCHITECTURE
2930 W 30th ave
vancouver bc

Scale: 1:500 (24x36)
1:1000 (12x18)

Date Oct 16, 2024

N

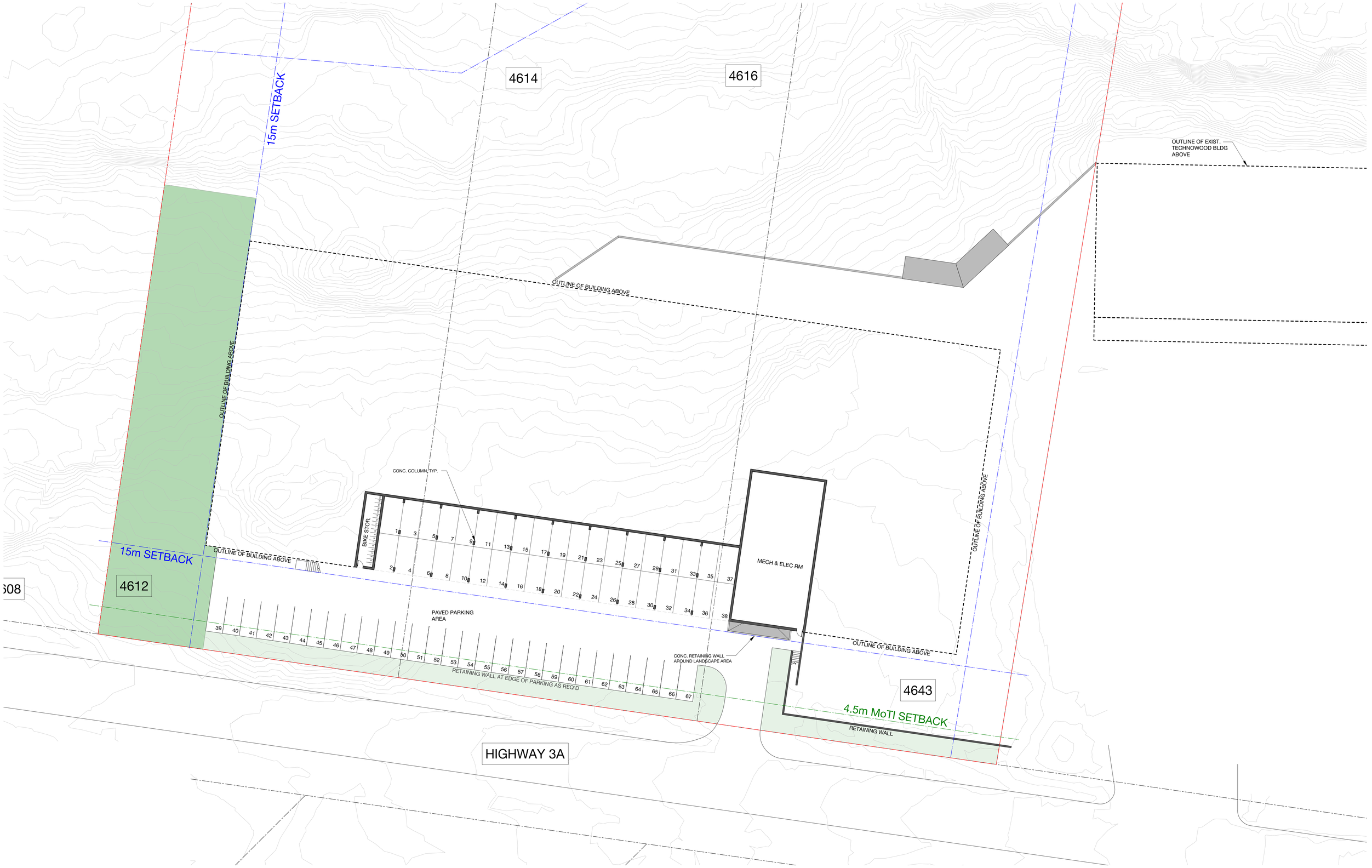
Spearhead Expansion

CLIENT: SPEARHEAD

Nelson, BC

Site Plan - Phase 2

A1.01



hemsworth
ARCHITECTURE
2930 W 30th ave
vancouver bc

CONCEPTUAL DESIGN

Scale: 1:150 (24x36)
1:500 (12x18)

Date Oct 16, 2024

Spearhead Expansion

CLIENT: SPEARHEAD

Nelson, BC

Basement Level - Phase 2

A1.01a

REQUESTED DEVELOPMENT REGULATIONS

Permitted Uses
Land, buildings and structures in the proposed Industrial CD zone shall be used for the following purposes only:

Commercial Workshops:
- Machine Shops

Construction, Sales, Repair and Storage of:
- Prefabricated Buildings
- Wood Product Manufacturing

Office
Day Care Facility

1 The maximum site coverage permitted shall be 50 percent of the lot area.
2 Excepting a fence, no building or structure may be located within:
- a. 15 meters of the front lot line
- b. 15 meters of the rear lot line
- c. 7.5m of the interior side lot line; or
- d. 15 meters of a rear or interior side lot line that abuts an agricultural or residential zone.

3 The maximum height of any structure on a lot shall be 15 meters.
4 Landscaping shall comply with the requirements of sections 621 and 622.
5 An Industrial Development Permit is required for developments on Industrial zoned land.

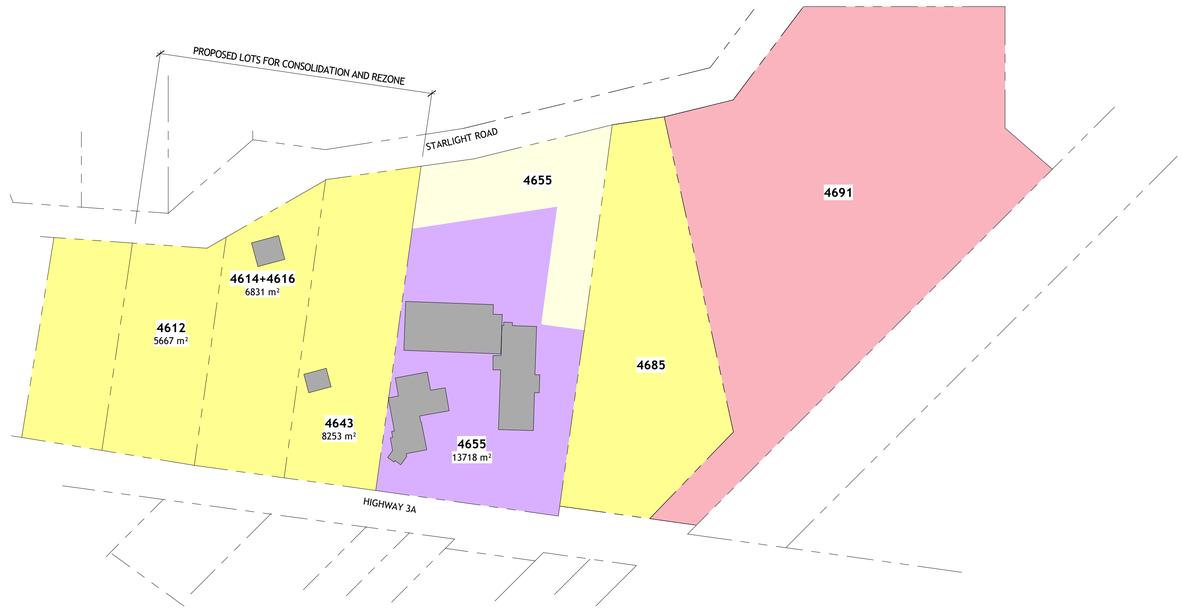
PROJECT DATA	
Legal Description	LOT 5, LOT 4 & LOT 3, PLAN NEP2449, DISTRICT LOT 790, KOOTENAY LAND DISTRICT
PID	015-282-228/015-289-567/015-289-559
Land Use	NONE/DUPLEX/SFH
Development Permit Area	AREA F
Zoning	Custom Light Industrial (Proposed) - Change from R2

ZONING REQUIREMENTS

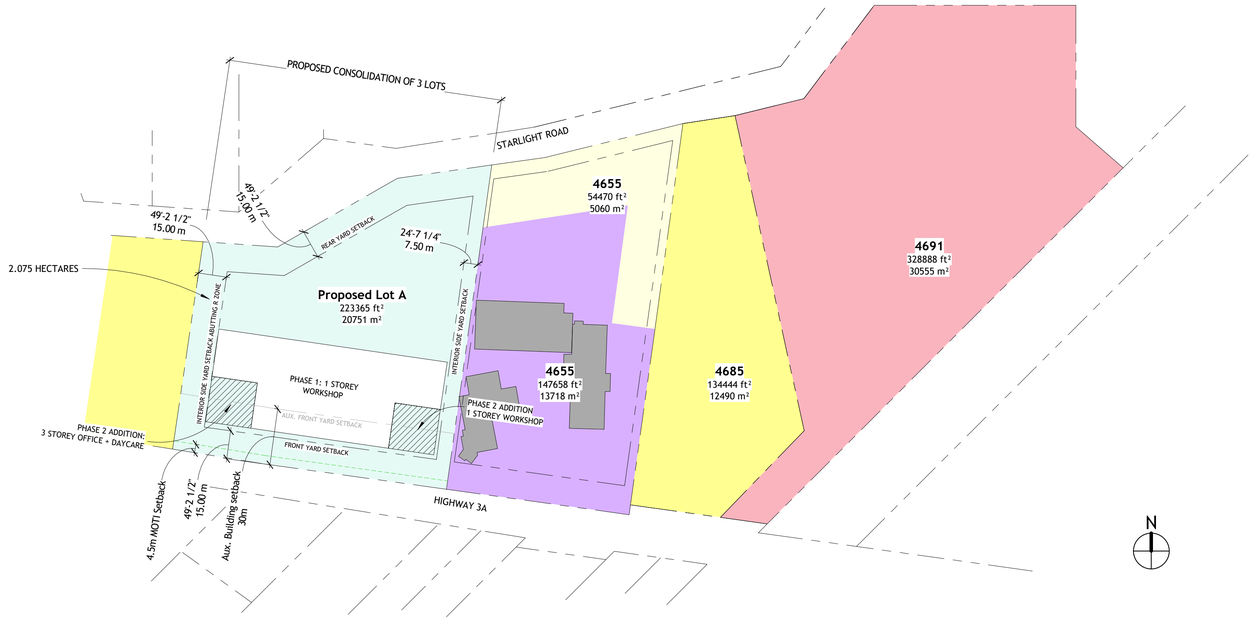
Item	Required	Proposed
Parcel Size and Coverage		
Parcel Area	20751m2 (2.075 H)	
Parcel Width	146.2 m	
Site Coverage		50%
Principal Buildings		
Setbacks		
front yard		15 m
rear yard		15 m
interior side yard that abuts agricultural or residential		15 m
interior side yard		7.5 m
Height (maximum)		15 m
Auxilary Buildings		
Setbacks		
front yard		30 m
rear yard		15 m
interior side yard that abuts agricultural or residential		15 m
interior side yard		7.5 m
Height		15 m
Parking		
Number of spaces		
Industrial (7,294m²)	1.5 spaces per 100m2 of GFA, 1 space/employee plus one for every commercially licensed vehicle for that address (110 total)	1 for every person expected to be working at the facility (30)
Childcare Center (67m²)	4.4 spaces per 100 m² GFA (3 total)	1 for every person expected to be working at the facility (2)
Office (1,003m²)	3.4 spaces per 100m² of GFA (33 total)	1 for every person expected to be working at the facility (33)
Total	146	65 (+19 for adjacent lot) = 84
Number of accessible spaces	provide one (1) disabled person's parking space for every ten (10) parking spaces required (8 total)	1 for every 100 spaces (per BCBC) x2 2
standard	2.6 m x 5.8 m x 2.2 m (wxlxh) Adjacent to Wall 3.2 m x 5.8 m x 2.2 m (wxlxh)	Abv. Grade 2.75 m x 6 m x 2.2 m (wxlxh) Below Grade 3.05 m x 6 m x 2.675 m (wxlxh) Below Grade (adjacent to wall) 3.2 m x 6 m x 2.675 m (wxlxh)
accessible	2.4 m+1.5m aisle x 5.4 m x 2.2 m (wxlxh)	2.4 m+1.5m aisle x 5.4 m x 2.2 m (wxlxh)
Parking provided for an alternate parcel	Where some or all of the off-street parking is provided on a parcel other than that on which the use, building or structure being served is located, a covenant under Section 219 of the Land Title Act must be registered in the Land Title Office in favour of the Regional District of Central Kootenay against the parcel to be used for parking, reserving the off-street parking spaces that are not on the same parcel as the use, building or structure that they are intended to serve, for as long as that use, building or structure exists.	19 Spaces to be registered for exisitng facility <PARCEL A, PLAN NEP2449, DISTRICT LOT 790, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 1 & 2 SEE CA5564282)PID: 029-966-574>

Zoning Legend

- C2
- CD
- M1
- R1F
- R2



1 Existing Zoning.
1 : 1500



2 Proposed Development
1 : 1500

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OWNER:
NAME OF OWNER HERE

Spearhead Expansion

4655 Highway 3A,
Nelson, BC V1L 6N3

ISSUE	DATE	DESCRIPTION
2	241015	Issue for OCP and Zoning Amendment
1	241010	Proposed CD

REGISTERED ARCHITECT
NELSON P. ROCHA
BRITISH COLUMBIA

PROJECT #: 231106
DRAWN BY: AW
CHK'D BY: NR
COPYRIGHT: 2024 STUDIO 9 ARCHITECTURE + PLANNING LTD.

CD Zone

A103

SCALE: 1 : 1500

NOT FOR CONSTRUCTION

Board Report
May 15, 2025

Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025

Author:	Chris Gainham, Utility Services Manager
File Reference:	08-3200-10-3027
Electoral Area/Municipality:	A, B, C, D, E, F, G, H, J & K
Services Impacted	S241-Riondel, S242-Sanca Park, S243-Lister, S244-Ymir, S245-South Slocan, S246-McDonald Creek, S247-Lucas Road, S248-Duhamel, S250-Erickson, S251-Arrow Creek, S252-Burton, S253-Edgewood, S254-Fauquier, S255-Balfour, S256-West Robson, S257-Woodland Heights, S258-Grandview Properties, S259-Woodbury, S260-Rosebery Highlands

1.0 STAFF RECOMMENDATION

That the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be read a first, second and third time by content to repeal and replace Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 2951, 2024

That Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be ADOPTED and the Chair and Corporate Officer be authorized to sign the same.

2.0 BACKGROUND/HISTORY

The 2025 Board adopted Financial Plan includes the following water services and requires the following Regional District water systems user fee changes:

- S251-Arrow Creek: Town of Creston 5.5% decrease; Erickson 7.6% decrease
- S255-Balfour: 10% increase
- S252-Burton: 25% increase
- S248-Duhamel: 5% increase
- S253-Edgewood: 4% increase
- S250-Erickson: 5% increase
- S254-Fauquier: 10% increase
- S258-Grandview Properties: 6% increase
- S243-Lister: 30% increase
- S247-Lucas Road: 5% increase
- S246-McDonald Creek: User rates and fees are set by the Village of Kaslo
- S241-Riondel: 3% increase
- S260-Rosebery Highlands: 5% increase
- S242-Sanca Park: 3% increase

- S245-South Slocan: 7% increase
- S256-West Robson: 10% increase
- S259-Woodbury: 4% increase
- S257-Woodland Heights: 2%
- S244-Ymir: 6% increase

Rate increase letters are drafted and will be sent to water system customers with proposed increases of 10% or more.

A commentary on proposed bylaw clause changes has been provided attached. Most proposed changes simply provide better clarification of existing requirements.

3.0 PROBLEM OR OPPORTUNITY DESCRIPTION

The utility rates, fees and charges contained in the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 align with the Board approved 2025 Budget. Revenue generated from user fees is required to operate and maintain water systems in compliance with level of service standards and legislated requirements, and to deliver capital projects.

3.1 Alignment to Board Strategic Plan

This work is aligned in a number of ways with the Board Strategic Plan:

Manage our Assets and Service Delivery in a Fiscally Responsible Manner - The proposed Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 reflects the RDCK's responsibility to plan ahead while being thoughtful about affordability, fairness, and long-term stewardship of our water systems and supports the RDCK's commitment to long-term sustainability of water systems. Each water system is guided by an Asset Management Plan that considers both 25-year and 100-year infrastructure renewal timelines, prioritizes and provides guidance on sustainable capital replacement schedules, expenditures and funding requirements to ensure continued reliable service and system resilience.

Energy Efficiency and Environmental Responsibility - The proposed Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 is the basis for revenue collection for water systems and revenue collected contributes in part to the sustainable management of water system source waters, education, outreach and demand management that can help customers responsibly use water and also treat water as a resource to be managed responsibly.

Regional Approach to Growth - The Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 plays a role in advancing the Board strategic goal of a regional approach to growth by recognizing and supporting the function of RDCK-operated water systems as key service nodes outside of municipal boundaries. RDCK water systems often anchor development in rural areas. These systems serve as nodal centres of existing and future population growth and densification in areas not serviced by Creston, Castlegar, and Nelson member municipalities. Reliable and sustainable water service is essential for economic development in the RDCK. Whether it's supporting commercial, industrial and agricultural operations, tourism services, or home-based businesses, access to clean and secure water can be an important factor that helps enable local enterprises to grow and be successful.

By maintaining transparent, sustainable, and equitable rate structures, the bylaw ensures these systems can continue to support long-term community development while recovering costs in a defensible and regionally

consistent manner. The bylaw supports infrastructure reinvestment through reserve contributions, guided by asset management tools, enabling RDCK to responsibly plan for growth-related servicing demands.

The approach aligns with the broader regional vision by providing predictable and fair utility pricing that reflects system realities while avoiding underfunded liabilities that can constrain growth.

In short, this bylaw update is more than a housekeeping item — it's a strategic tool that helps the RDCK guide where and how growth occurs across the region by ensuring our utility systems are financially healthy and positioned to support resilient, service-based development.

Proposed user fee changes reflect the financial needs outlined in these long-range plans and informed by the respective system Commission or Community Advisory Committee. The intent is to gradually build financial capacity required for future infrastructure replacement and upgrades, while avoiding the front-end loading of costs that could place an undue burden on current users. User fees aim to strike a balance between longer-term financial responsibility and short-term affordability.

Increased operating and capital costs, aging infrastructure, and evolving regulatory expectations all contribute to funding pressures. User fees are a key tool to ensure that systems remain financially stable and capable of meeting current and future service demands.

This bylaw supports the RDCK's responsibility to manage community water systems in a manner that is financially prudent, equitable over time, and environmentally responsible.

Environment and Water Conservation - The proposed bylaw also aligns with the RDCK's commitment to environmental stewardship and the sustainable management of water resources. By design, water rates can encourage more efficient water use, particularly during peak demand periods or in communities where supply is constrained. By better reflecting the true cost of service delivery, rate changes may also help reduce unnecessary water consumption, lower system stress, and defer costly capacity expansions or upgrades driven by peak demands on a system.

Furthermore, revenue generated from the revised rates funds the operations and maintenance of water systems ensuring that legislative requirements associated with system operation are met, timely emergency response is available to address things like watermain leaks, water outages and process upsets, and best practices like leak detection are completed when resources are available— all of which contribute to providing good customer service and reducing environmental associated with water treatment and distribution.

The utility rates, fees and charges contained this bylaw also align with the objectives related to water rate setting contained in the Board approved Regional District of Central Kootenay – Water Conservation Plan, (May 2019) and summarized below:

- Full-service cost recovery
- Rate and revenue stability and predictability
- Water conservation
- Fairness among different types of water users (residential, commercial, industrial,
- institutional, low volume users & high-volume users)
- Financial ability to respond to changing supply-and-demand patterns
- Economic sustainability (changing operating costs, system expansion & asset renewal)

- Simple and easy to understand and administer

3.2 Legislative Considerations

Utilities Rates, Fees, and Charges Bylaw No. 3027, 2025 is subject to requirements of the Local Government Act, Community Charter, Building Act and other Acts and Regulations. The bylaw is consistent with the RDCK's Regional Water Management Plan, which recommends that the taxation component of each water system's annual cost recoveries are leveraged as much as possible to maintain an infrastructure renewal fund. In addition, they support the financial self sustainability of the individual water systems.

3.3 What Are the Risks

If the updated Utilities Rates, Fees and Charges Bylaw 3027, 2025 is not adopted the following are identified as risks:

Financial Risk - The RDCK may not collect sufficient revenues to meet operational and capital obligations for utility services, leading to reliance on borrowing or other funding sources not intended for these purposes.

Regulatory/Legislative Risk - Failure to align user fees with the Board-approved financial plan could result in inconsistency with the Local Government Act requirements for cost recovery and transparency.

Operational Risk - Underfunded systems may face deferred maintenance or inability to respond to emergency infrastructure needs.

Reputational Risk - Public perception of misalignment between adopted financial plans and actual billing practices may erode trust and credibility.

4.0 PROPOSED SOLUTION

Risks associated with the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 are few but may include:

Public Acceptance: Some ratepayers may be dissatisfied with annual rate increases, even if they are justified and informed and supported by the respective water system Commissions or Water System Community Advisory Committees.

Rate Equity Perception: Uniform increases may not be perceived as fair by all users, especially in systems with different operational costs.

4.1 Financial Considerations of the Proposed Solution

The utility rates, fees and charges contained in the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027 align with the Board approved 2025-2029 Financial Plan. Revenue generated from user fees is required to operate water systems and deliver capital projects.

4.2 Risks with the Proposed Solution

Affordability: Proposed increases may create some hardship for individuals on a fixed income

Public Acceptance: Some ratepayers may be dissatisfied with annual rate increases, despite justification.

4.3 Resource Allocation and Workplan Impact

This work is included in the annual workplan and completed by staff.

4.4 Public Benefit and Stakeholder Engagement of Proposed Solution

Budget meetings have been held with all the respective water Commissions of Management and water Community Advisory Committees, with the exception of Burton, where the meeting is pending.

Social and Community Considerations - Substantial user fee increases can cause hardships for low- or fixed-income residents and families, particularly in rural communities where cost of living and access to services may be a concern. Equitable access to clean, safe drinking water is a fundamental public good, and the RDCK recognizes the importance of balancing financial sustainability with affordability.

Increased water rates may disproportionately affect households with limited incomes, seniors on fixed pensions, and larger families with higher baseline water needs. To help mitigate these impacts, the RDCK continues to monitor rate structures for fairness and transparency.

The RDCK remains committed to ensuring that water remains accessible and affordable, while also recognizing the need to fund critical infrastructure renewal and system sustainability over the long term.

Rate increase letters were sent to water system customers with user fee increases of 10% or more and information billing inserts will be mailed to all property owners with their annual water bill.

4.5 Leveraging Technology

The proposed bylaw reflects the RDCK's continued commitment to evidence-based rate setting, long-term financial sustainability, and enhanced customer service through the integration of modern technologies and asset management principles.

In alignment with the RDCK Strategic Plan and our commitment to leveraging technology for improved service delivery and decision-making, this bylaw is supported by the following tools and systems currently in use:

Asset Management Software: Our asset management tool provides a comprehensive inventory of water system assets for all systems, including 25-year and 100-year asset replacement schedules. It generates recommended annual costs for sustainable ownership (ACSO), helping guide revenue requirements and supporting appropriate reserve contributions.

Water Metering Technology: For systems with metered service, consumption-based billing allows for more equitable rate structures and encourages conservation. Meter data also feeds into our consumption analyses, planning efforts and can flag non-revenue water loss and leakage in a system and appropriate follow-up response from operations.

SCADA Systems: Real-time monitoring and trend data from Supervisory Control and Data Acquisition (SCADA) systems help staff understand system performance, water demand patterns, and operational efficiency, all of which inform future infrastructure investment and service delivery improvements.

Customer Account Management via Prospero: The Prospero software platform manages customer data, billing, and accounts for both flat-rate and metered customers. It supports efficient administration and enhances our ability to respond to customer inquiries.

Staff are committed to continuous improvement by actively leveraging technology and innovation to enhance service delivery. We try to stay at the forefront of industry best practices through ongoing staff training and by drawing on our participation in industry associations and professional networks to identify and evaluate new and emerging technologies and best practices. Collectively, these tools enable a proactive and transparent approach to utility rate setting that is grounded in data, forward-looking asset management, and fiscal responsibility. This bylaw update ensures that utility rates remain aligned with system needs, service expectations, and best practices in local government utility management.

4.5 Measuring Success

The rates, fees and charges contained in the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027 align with the Board approved 2025 Financial Plan and the primary measure of success is the generation of planned revenue. Other measures of success relate to customer satisfaction and communication.

5.0 ALTERNATIVE SOLUTION(S)

The alternative is that the Board could reject the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025.

5.1 Financial Considerations of the Alternative Solution(s)

The rates, fees and charges contained in the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027 align with the Board approved 2025 Financial Plan and if rejected will result in misalignment with the Board approved Financial Plan and a gap in revenue generation that is required to operate water systems.

5.2 Risks with the Alternative Solution(s)

Risks include a gap in revenue generation that is required to operate and maintain water systems and delay in delivering planned capital projects.

5.3 Resource Allocation and Workplan Impact

The preparation of the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 is already included in the department workplan. If the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 is rejected, this will add unplanned work.

5.4 Public Benefit and Stakeholder Engagement of Alternative Solutions

Meetings were held with the respective Commissions and Water System Community Advisory Committees during which draft system budgets and respective utilities rates, fees and charges and planned capital works identified in the 5-year planning horizon were discussed. If the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 is rejected, a new set of meetings will need to be held to inform, consult and communicate changes to the respective Commissions and Committees.

5.5 Measuring Success

The primary measure of success will be the ability to generate required revenue.

6.0 OPTIONS CONSIDERED BUT NOT PRESENTED

N/A

7.0 OPTIONS SUMMARY

Option 1:

Recommendation:

That the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be read a first, second and third time by content to repeal and replace Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 2951, 2024

That Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be ADOPTED and the Chair and Corporate Officer be authorized to sign the same.

Pros:

- Provides revenue for the 2025 water Financial Plans.

Cons:

- None.

Option 2:

Recommendation:

That the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 not be approved.

Pros:

- None

Cons:

- Will not provide sufficient revenue for the 2025 water Financial Plans

8.0 RECOMMENDATION

RECOMMENDATION #1:

That the Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be read a first, second and third time by content to repeal and replace Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 2951, 2024

RECOMMENDATION #2:

That Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025 be ADOPTED and the Chair and Corporate Officer be authorized to sign the same.

Respectfully submitted,
Chris Gainham – Utility Services Manager

CONCURRENCE

General Manager of Environmental Services – Uli Wolf	Approved
Chief Administrative Officer – Stuart Horn	Approved
Chief Financial Officer – Yev Malloff	Approved

ATTACHMENTS:

Attachment A – 2025 RDCK Water Rates and Parcel Tax Summary
Attachment B – RDCK Utilities Rates, Fees and Charges Bylaw No. 2951, 2024 - REDLINE
Attachment C – Utilities Rates, Fees and Charges Bylaw No. 3027, 2025

Attachment A

Regional District of Central Kootenay - 2025 Parcel Tax and Utility Rates Summary

System	2024 Water Bill User Fees SFD	Reserve Fund Contribution	AG Land	Total User Fee	Tax Parcel	Frontage / Property Tax	Total	2025 Water Bill User Fees SFD	Reserve Fund Contribution	AG Land	Total User Fee	Tax Parcel	Frontage / Property Tax	Total	2025 Change in Water Rates	Change in Tax	Change in Water Rates & Tax
Balfour																	
Metered Rate Base Charge	683				369			751				387			10%	5%	
First Block (up to 100 cu m)	1.36							1.50							10%		
Second Block (over 100 cu m)	2.04							2.24							10%		
Burton	1,674			**1,674**	635		**2,309**	2,092			**2,092**	699		**2,791**	25.0%	10.0%	21%
Duhamel	791			**791**	265		**1,056**	830			**830**	304		**1,134**	5.0%	14.7%	7.4%
Edgewood	1,632			**1,632**	626		**2,258**	1,697			**1,697**	657		**2,354**	4.0%	5.0%	4.3%
Erickson																	
Single Family Dwelling	1,228	412	381	**2,021**			**2,021**	1,290	433	400	**2,123**			**2,123**	5.0%	5.1%	5.0%
Mobile Home	845	412		**1,257**			**1,257**	887	433		**1,320**			**1,320**	5.0%	5.1%	5.0%
Fauquier	1,624			**1,624**	659		**2,283**	1,787			**1,787**	725		**2,512**	10.0%	10.0%	10.0%
Grandview																	
Metered Rate Base Charge	833			**833**	220		**1,053**	883			**883**	220		**1,103**	6.0%	0.0%	
First Block (up to 50 cu m)	1.45							1.54							6.0%		
Second Block (over 50 cu m)	3.63							3.85							6.0%		
Lister	670	573		**1,243**			**1,243**	871	745		**1,616**			**1,616**	30.0%	30.0%	30.0%
Lucas Road																	
Metered Rate Base Charge	1,113				600			1,169				600			5.0%	0.0%	
Volumetric Charge/m3	2.10							2.21							5.0%		
McDonald Creek																	
Parcel Tax	Total Parcel Tax Revenue					25,023		Total Parcel Tax Revenue					25,023			0.0%	
Property Tax	Total Property Assessment Revenue					6,242		Total Property Assessment Revenue					6,242			0.0%	
Riondel Drainage	Total Requisitions					25,084		Total Requisitions					25,084			0.0%	
Riondel Water	888			**888**				915			**915**				3.0%		
Frontage Tax	Total Frontage Tax Revenue					54,991		Total Frontage Tax Revenue					57,741			5.0%	
Rosebery Highlands	1,570			**1,570**	345		**1,915**	1,648			**1,648**	363		**2,011**	5.0%	5.2%	5.0%
Sanca	781			**781**	495		**1,276**	805			**805**	495		**1,300**	3.0%	0.0%	1.8%
South Slocan	2,115			**2,115**	244.26		**2,359**	2,263			**2,263**	244.26		**2,507**	7.0%	0.0%	6.3%
South Slocan - No Loan Customers	2,115			**2,115**	325.75		**2,441**	2,263			**2,263**	325.75		**2,589**	7.0%	0.0%	6.1%
Woodland Heights	1,582			**1,582**	259		**1,841**	1,614			**1,614**	259		**1,873**	2.0%	0.0%	1.7%
Woodbury Village	989			**989**	426		**1,415**	1,029			**1,029**	456		**1,485**	4.0%	7.0%	4.9%
West Robson																	
Single Family Dwelling	858			**858**	155		**1,013**	944			**944**	170		**1,114**	10.0%	9.7%	10.0%
Mobile Park Dwelling	643			**643**	121		**764**	707			**707**	133		**840**	10.0%	9.9%	9.9%
Ymir	659			**659**				686			**686**				4.0%		
Frontage Tax	Total Frontage Tax Revenue					46,200		Total Frontage Tax Revenue					48,510			5.0%	

Attachment B

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2951

A Bylaw to regulate utility rates, fees, and charges for the Regional District of Central Kootenay owned utilities.

WHEREAS the Regional District of Central Kootenay wishes to regulate utility rates, fees, and charges for the Regional District of Central Kootenay owned utilities.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 (1) This Bylaw is applicable to all Water Service Areas of the Regional District of Central Kootenay.

(2) When a Regional District water system is supplied with water from an adjacent local government, the bylaws of that local government and agreement conditions may apply.

(3) Schedule A Labour rates apply to all water systems. ~~and Schedule B Arrow Creek Water Treatment and Supply Service Area rates of this Bylaw only shall apply to the Town of Creston~~

DEFINITIONS

2 In this bylaw:

Account means a formal arrangement under this Bylaw for the provision of water services to a Property.

Account Activation means physically turning on the water and re-establishing or adjusting an Account as required.

Account Deactivation means physically turning off the water to an Owner's Property, removal of any part of the Regional District Water Connection as required by the Manager, adjusting the Owner's Account accordingly and suspending the account.

Account Holder means the person, organization, agent or representative that holds the water Account with the Regional District of Central Kootenay.

Account Type means the predominate usage of the Account such as but not limited to: Single Family Dwelling, Multiple Dwelling Property, Commercial, Industrial, Institutional, Agricultural, and Recreational.

Agricultural Land means land where agricultural irrigation privileges have been assigned by the Manager.

Auxiliary Building or Dependent Suite means a secondary or supplementary building or Unit that does not include all of cooking, eating, living, sleeping and sanitary facilities. An Auxiliary Building or Dependent Suite intended for habitation would be reliant on the main Dwelling.

Board means the Regional District of Central Kootenay Board of Directors.

Capital Infrastructure Charge means a fee levied during Development that is placed into reserves as a contribution to the cost of existing water infrastructure, upgrades and long term asset renewal.

Capital Reserve Fund Contribution means a fee levied that is placed into reserves as a contribution to the cost of water infrastructure upgrades and long term asset renewal.

Carwash means a building or structure containing facilities for washing motor vehicles, including tunnel car washes, coin operated automatic car washes and coin operated self-service car washes.

Commercial means any Unit for which the use is the provision for the selling of goods and services, for the servicing and repair of goods or for commercial office functions, including but not limited to retail sales, wholesaling incidental to retail sales, commercial education and entertainment services, household services and all associated repairs, other personal and non-personal services and administrative, commercial and professional offices.

Commercial Carwash means a Carwash used or operated by a Commercial or Industrial business.

Customer means the Owner or occupant of any Property to which water is supplied or made available from the Regional District.

Development means the construction, alteration, or extension of buildings, structures, utilities or any use that requires the issuance of a building permit, plumbing permit, or Interior Health construction permit issued in accordance with the *Drinking Water Protection Act*.

Dwelling means any living quarters used or has the potential to be used by one or more persons which contains cooking, eating, living, sleeping and sanitary facilities.

Flat Use Water Rates means water use rates that are independent of the water quantity used.

Folio means a land identification number assigned by British Columbia Assessment and is used for Property tax purposes. Folio is synonymous with Assessment Roll Number. A Folio in this Bylaw may describe one or more Parcels grouped under one British Columbia Assessment Folio.

Guest Room means a room or structure with sleeping facilities provided for guests.

Industrial means businesses such as but not limited to airports, aggregate processing, asphalt plants, bulk fuel storage, concrete plants, fabrication plants, manufacturing, processing, sawmills, and truck terminals.

Institutional means activities focusing on non-profit services in the public's interest. For example, schools, hospitals, group foster homes, and buildings used for religious worship.

Irrigation means the distribution of water to the surface or subsurface of lawns, gardens, orchards greenhouses by pipes, hoses, sprinklers or any other method.

Manager in this Bylaw, unless the context otherwise requires, means the Regional District of Central Kootenay General Manager of Environmental Services, the Water Operations Manager, Utility Services Manager or designate.

Manufactured Home means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and that is used as a Dwelling.

Manufactured Home Park means property for which Manufactured Homes or other Dwellings sites are offered for lease or rent.

Meter means meters and other equipment or instruments used by the Regional District or authorized by the Regional District to be used to calculate the amount of water consumed.

Metered Base Charge is a fixed fee charged for water associated with metered based accounts that represent fixed water service costs and not variable costs related to the volume of water treated and distributed.

Metered Rate Based Accounts are Accounts that include a water billing rate based on volumetric metered consumption.

Metered Rate Volumetric Charge is a charge that varies with the volume of water delivered to the property.

Mobile Housing Unit is any type of living accommodation that has been produced to be transported or is a mobile unit such as a ship, boat, recreational vehicle, Manufactured Home and so on, and occupied as living quarters.

Multiple Dwelling Property means any Property containing more than one Dwelling Units on one Folio.

Owner has the same meaning as in the *British Columbia Land Title Act* and *Manufactured Home Act*.

Owner Water Connection means the Owner's water lines and appurtenances downstream of the Regional District Water Connection.

Parcel means the unit lot, block or other area in which land is registered under the *British Columbia Land Title Act*.

Property means land and improvements.

Property Line means a line which defines, in the British Columbia Land Title Office, the perimeter of a Parcel.

Recreational is land primarily used for public recreation and includes but is not limited to parks, sports fields, playgrounds, green areas, beaches and public camping sites.

Regional District of Central Kootenay or **Regional District** or **District** means the Regional District of Central Kootenay, as described under the British Columbia Local Government Act with offices located at 202 Lakeside Drive, Nelson, BC V1L 5R4 Phone: 250-352-6665 or toll-free number 1-800-268-7325 and Fax: 250-352-9300.

Regional District Water Connection means the water line extending from the Water Main to the Curb Stop Valve, generally near the Property Line and shall include any immediate downstream Meter installation, or Backflow Preventer.

Reserve Account means a financial account maintained by the Regional District to fund Water System infrastructure improvements, renewal, replacements, major repairs, study, assessments, plans and project management.

Seasonal Service means a service that is turned on for 8 months or less. The Seasonal Service rate only applies if identified in the Fees and Charges Bylaw.

Secondary Suite means an additional Dwelling attached to the principle Dwelling that is used or has the potential to be used as a living quarters by one or more persons. A Secondary Suite contains cooking, eating, living, sleeping and sanitary facilities.

Short-Term Accommodation Rental means a Dwelling, Secondary Suite, or Guest Room wherein accommodation is offered for rent to the public on a temporary basis of 31 days or less.

Single Family Dwelling means building or structure that contains only one Dwelling.

Subdivision means a subdivision as defined in the *British Columbia Land Title Act*, and a subdivision under the *British Columbia Strata Property Act*.

Subdivision Bylaw means the Subdivision Bylaw No. 2159 as it may be amended or replaced from time to time.

Surveyor of Taxes is responsible for collection of taxes for British Columbia rural areas.

Swimming Pool is any permanent or semi-permanent artificial pool for swimming in.

Title (Land Title) refers to the registration of land ownership in accordance with the *British Columbia Land Titles Act*.

Turn On/Off means a temporary interruption in or discontinuance of the supply of water authorized by the Regional District.

Undeveloped Parcel is a Parcel of land within a Regional District Water System where the water has not yet been turned on and where water has been made available.

Unit means any Dwelling, Commercial, Industrial, or Institutional space.

Water Conservation Measures any measures implemented by the Manager to restrict water usage.

Water Main means any water pipe under the control of the District which is intended for public use.

Water Main Extension is the extension or construction of a new water main to provide servicing to a new Water Connection(s).

Water Meter see Meter.

Water Service Area means the area defined by the Water System service area establishment bylaw.

Water Service Area Extension is the extension of the Water Service Area boundary by bylaw to include one or more additional parcels of land.

Water System means all Regional District owned assets like Water Mains, water treatment facilities, pump stations, reservoirs, wells, water intakes and all associated appurtenances.

Water Tax is a tax levied that contributes to the funding for a Water System.

Work means construction, maintenance, inspection or testing services provided for an Owner.

Work Order is a written order on an Approved form providing agreement by a Owner to proceed with Work identified on the form for which the Owner will be responsible for costs incurred by the Regional District in accordance with this Bylaw.

SEVERABILITY

3 If any portion of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, that portion may be severed from the Bylaw and such decision shall not affect the validity of the remaining portions of the Bylaw.

ADMINISTRATION

4 (1) The Manager is hereby authorized and directed to have general supervision over the Regional District of Central Kootenay Water Systems and to see that the provisions of this Bylaw are carried out.

(2) The Manager shall have the power to appoint Designated Officers for the purpose of effectually carrying out the provisions of this Bylaw, and wherever the Manager is authorized or directed to perform any act or duty under this Bylaw, such act or duty may be performed by any Designated Officer authorized by the Manager to perform such act or duty.

RATES AND ACCOUNT BILLING GENERAL

5 (1) The Manager shall classify Accounts into Account Types and apply service charge rates as set out in this Bylaw.

(2) Accounts may include a mix of service charge fees.

(3) The Account Holder must pay all fees and charges for water supplied to the Account Holder's Property, as set out in this Bylaw.

(4) The Regional District's annual billing cycle will be from January 1st to December 31st.

(5) When a property changes ownership, the new Owner is responsible to apply for a New Account and the old Owner is responsible to close their Account. If an Application is not made, the Account Holder will be changed when British Columbia Assessment provides the new Property Owner information to the Regional District.

(6) Payments will be deemed to have been received on:

(a) the date payment is received in person at locations identified on Regional District utility bills;
(b) the date stamped by Canada Post on mailed payments; or
(c) the confirmed date the funds were transferred from the Customer's Account to the Regional District when payment was made through an approved financial institution.

(7) Any outstanding Account balances or Work invoices of more than 65 days on December 31st shall be deemed to be taxes in arrears in respect to the Property and the outstanding balance will be sent to the Surveyor of Taxes in accordance with Section 363.2(2) of the *Local Government Act*.

(8) Seasonal Service and Golf Course rates shall include one (1) annual Turn On and Turn Off.

(9) Seasonal Service, Public Campgrounds, Golf Course and Irrigation rates shall apply for the entire billing cycle regardless of whether or not the water has been Turned Off for a portion of the billing cycle.

(10) If an Auxiliary Building is used as the only Dwelling on a Property it is considered a Single Family Dwelling.

(11) Auxiliary Buildings and Dependent Suites are not subject to Dwelling Unit charges unless specifically identified in this Bylaw.

(12) If the Dwelling is occupied for more than 30 days of the calendar year, it is subject to assessment under this Bylaw.

(13) Mobile Housing Units set up for long-term occupancy greater than 90 days per calendar year or used as the only Dwelling, or Mobile Housing Units used for Commercial purposes shall be subject to service charges.

(14) Agricultural Land Charge shall be assessed in increments of 0.1 acres, rounded down.

(15) The Agricultural Land Charge assessed shall exclude the first acre when the property is also assessed other charge(s) that includes up to 1 acre of irrigation privileges.

(16) If an Owner requests a reduction in the amount of Agricultural Land Charge assessed area the following shall apply:

(a) an assessment of the suitability of the lands for agricultural production shall be completed by Qualified Person and paid for by the Owner;
(b) only those lands identified by the Qualified Person as not suitable for agricultural production might be considered by the Manager for removal from assessment of the Agricultural Land Charge; and
(c) if a reduction in the Agricultural Land Charge is approved by the Manager, the Owner shall be responsible for the installation costs of a Water Meter and related appurtenances, and the Account may be switched to a Metered Rate Based Account.

(17) Where an error is found to have been made in the amount invoiced or billed to an Account, the amount either under-billed or over-billed shall be debited from or credited to Account and shown on the next invoice subject to the following:

(a) The adjustment period is limited to the time that the current Owner is on Title;
(b) The adjustment period(s) for under-billing are to a maximum of 1 year where the error can reasonably be said to have been the fault of the Regional District;
(c) Where an under-billing is found to have been made in the amount invoiced or billed to an Account as a result of unauthorized use of a water service, or can reasonably be said to be a result of fraud, theft, tampering with a Meter or other equipment, or any other similar act, the following may be charged to the Customer Account:
    (i) the amount of the under-billing, up to 5 years,
    (ii) any direct administrative costs incurred by the Regional District in investigating the circumstances, and
    (iii) interest and penalties at the rate normally charged on unpaid Accounts receivable by the Regional District;
(d) The adjustment period(s) for over-billing are to a maximum of 5 years or when the current Owner came on title for the property, whichever is less;
(e) Where the exact amount of under-billing or over-billing cannot be determined, the Regional District may make a reasonable and fair estimate of the amount, using its own records or those of the Customer, and in keeping with amounts billed to other Customers in similar premises, being used in a similar manner, over the same time period; and
(f) Where an amount has been under-billed, and where the error can reasonably be said to have been the fault of the Regional District, the Regional District may offer the Customer reasonable terms of repayment, and may be interest and penalty free.

(18) A separate Account will only be created for a Manufactured Home in a Manufactured Home Park if the Manufactured Home is registered with the British Columbia Manufactured Home Registry and a Folio has been assigned.

(19) Any charges or Work invoices with payment outstanding of more than 65 days by the owner of an unregistered Manufactured Home in Manufactured Home Park may be transferred to the Manufactured Home Park owner's Account.

FLAT USE WATER RATES AND ACCOUNT BILLING

6 (1) Flat Use Water Rates may be prorated to the 15th or the end of each month for changes to Flat Use Water Rate Based Accounts.

(2) Changes to Flat Use Water Rate Based Accounts based on Customer Application, resulting in a reduction in water billing shall be prorated to the date of Application, unless an error in billing provided for in 5 (17).

(3) When a specific Flat Use Water Rate has not been identified by this bylaw and a usage rate is required, an equivalent rate may be applied by the Manager and the equivalent rate chosen shall consider fair consumption and operational cost equivalency.

(4) For Flat Use Water Rate Based Accounts, a penalty of 10% will be imposed on any outstanding Account balances as of the end of the first business day following July 4th or 65 days following the date the utility bill is issued by the Regional District, whichever is later.

(5) Clause 6(4) does not apply to Account Holders enrolled in the Voluntary Pre-Authorized Payment Plan.

(6) The Capital Reserve Fund Contribution shall apply to all land Folios in a Service Area for which a rate is identified for the Service Area.

(7) The Capital Reserve Fund Contribution shall apply to all specific types of improvements in a Service Area for which a specific Capital Reserve Fund Contribution is identified for the Service Area.

METERED RATE BASED ACCOUNT BILLING

7 (1) For Metered Rate Based Accounts, the Account Holder is responsible to request a Meter reading when ownership changes.

(2) For Metered Rate Based Accounts, Meters shall be read as near as reasonably possible to the date of any ownership change. Water usage shall be estimated for any difference in time between meter reading and date of ownership change.

(3) Metered Base Charge fees may be prorated to the 15th or the end of each month for changes to Metered Rate Based Accounts, and Meter Base Charge will not be assessed if an Owner Water Connection is Deactivated.

(4) A Water Meter reading may be estimated for billing by the Manager based on either previous consumption patterns or a daily average consumption for the Customer Service Connection, or an Unmetered Building Construction rate might be used for billing if:

~~1~~(a) the Regional District is unable to obtain a Water Meter reading;
~~2~~(b) a Water Meter fails to properly register the amount of water consumed.

(5) If a Customer experiences abnormal water consumption, the Manager may adjust the Account Holder's bill taking into consideration any or all of the following factors:

(a) the cause or nature of the abnormal water consumption;

(b) any evidence of action taken by the Customer to abate the abnormal consumption;
(c) Flat Use Water Rates established for the water service; and
(d) any other factors that might be relevant.

(6) The Manager shall establish a Meter reading and billing schedule for Metered Rate Based Accounts.

(7) For Metered Rate Based Accounts a penalty of 10% will be imposed as of the end of the first business day, following 65 days from the date the utility bill is issued by the Regional District on any outstanding Account balances.

SUBDIVISION AND DEVELOPMENT

8 (1) The Regional District may waive or modify the Capital Infrastructure Charge requirements identified in this Bylaw for large Developments, if addressed by separate agreement with the Developer and the Regional District, in accordance with Section 937.1 of the *Local Government Act*.

(2) Capital Infrastructure Charges collected shall be deposited to the Water Service's Reserve Account.

(3) Capital Infrastructure Charges shall not be assessed for temporary Mobile Housing Units but shall be assessed for Commercial Mobile Housing Unit parking sites.

(4) If a Parcel, subdivided after December 31, 2015, was not subject to some form of Regional District Capital Infrastructure Charge and a Regional District Water Connection was not provided, the Parcel is subject to a Capital Infrastructure Charge if a later Application is made and Approved for a new Regional District Water Connection to the Parcel.

(5) When a Parcel is added to a Water Service Area, any further Subdivision or addition of Units is subject to Capital Infrastructure Charges at a rate equivalent to the rate for addition of a new Parcel to the Water Service Area, for a period of ten (10) years following the addition of the Parcel to the Water Service Area.

SERVICE WORK BY THE REGIONAL DISTRICT

9 (1) A Customer is required to sign a Work Order or cost estimate to provide an agreement to do the Work before the Regional District can do any non-emergency Work for a Customer.

(2) Prior to commencing Work, the Regional District must provide a cost estimate in writing.

(3) The Designated Officer may require a deposit in the amount of the cost estimate prior to starting the Work.

(4) Customers will be invoiced for Actual Cost Work as follows:

~~1.~~(a) at Labour and Equipment rates provided in this bylaw;
~~2.~~(b) at actual Labour rates plus 20% for Administration for all Regional District employees not identified in this Bylaw;

~~3.~~(c) at actual contract Labour rates plus 20%;
~~4.~~(d) at actual cost plus 20% for all other Equipment and Materials.

VOLUNTARY PRE-AUTHORIZED PAYMENT PLAN

10 (1) The Manager shall establish and maintain a Pre-Authorized Payment Plan.

(2) Account Holders wishing to participate in the Pre-Authorized Payment Plan, are required to sign an agreement provided by the Manager.

(3) Participation in the Pre-Authorized Payment Plan program is voluntary. Customers who choose not to participate in the program will be required to pay their water bill in full by the end of the first business day following July 4th or 65 days following the date the utility bill is issued by the Regional District, whichever is later.

(4) Participation in the Pre-Authorized Payment Plan is subject to cancellation at the discretion of the Chief Financial Officer.

(5) Those who sign up after the end of the first business day following July 4th, in any year, will be subject to a 10% penalty on the outstanding Account Balance for that year. The new outstanding Account Balance will then be divided by the number of months remaining from the time the Customer Account information has been added to the PAWS (Pre-Authorized Withdrawals) system, starting no sooner than July 15th.

(6) Customers must sign up by November 30th in order for monthly payment plans to start in January of the following year. If customers sign up after November 30th, payments may begin in later months.

(7) For all years where payments begin on January 15th, payment amounts will be determined by dividing the previous year's annual water bill by 12.

(8) Returned payments (NSF) result in a $25.00 fee, charged to the Customer Account.

(9) Any outstanding balance on the Customer Account as of December 31st of each year due to returned payments (NSF) will be subject to a 10% penalty.

(10) Customer Accounts may be adjusted at any time due to Regional District Board approved water rate changes or changes in water usage, as required. The outstanding balance will be recalculated and the equal withdrawal payment amounts will be adjusted accordingly for the remainder of the year.

(11) The Pre-Authorized Payment Plan is not available for Metered based Customer Accounts.

CITATION

1 This Bylaw may be cited as **Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 2951, 2024.**

REPEAL

2 **Regional District of Central Kootenay Utilities Rates, Fees, and Charges Bylaw No. 2895, 2023,** and amendments thereto, are hereby repealed.

READ A FIRST TIME this READ A	18th	day of	April, 2024.
SECOND TIME this READ A THIRD	18th	day of	April, 2024.
TIME this	18th	day of	April, 2024.

ADOPTED by an affirmative vote of at least 2/3 of the votes cast this 18th day of April, 2024.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

SCHEDULE A TO BYLAW NO. 2951
GENERAL RATES, FEES, AND CHARGES

General Rates and Fees and Charges are as follows:

1 GENERAL

No.	Item	Rate	Unit
1	**Labour**		
1.1	Manager		
a)	Utility Services Manager	$140	hour
b)	Water Operations Manager	$128	hour
1.2	Utilities Supervisor		
a)	Operations, Maintenance, Installations & Repairs	$100	hour
b)	Projects & Administration	$117	hour
1.3	Water Services Liaison	$117	hour
1.4	Environmental Services Technologist/Coordinator	$110	hour
1.5	Utility Tech 2	$81	hour
1.6	Utility Tech 1 or Maintenance Person	$71	hour
2	**Equipment (excluding operator)**		
2.1	Service Truck – Greater of the following:		
a)	Half Daily Rate	$70	½ day
b)	Kilometer Rate	$0.80	km
2.2	Vehicle – Greater of the following:		
a)	Half Daily Rate	$50	½ day
b)	Kilometer Rate	$0.65	km
2.3	Backhoe	$60	hour
2.4	Leak Noise Correlator	$30	hour
3	**Temporary Water Usage**		
3.1	Damage Deposit for Connection to Standpipe or Hydrant	$100	lump sum
3.2	Temporary Water Usage ($100 minimum)	$5	cubic meter
4	**Customer Account Administration & Development Administrative Charges**		
4.1	Change of Property Ownerships	No Charge	each
4.2	Water Application from Within an Existing Water Service Area		
a)	Owner Initiated Change in Water Usage	No Charge	each
b)	Staff Initiated Change in Water Usage	$100	each
c)	For New Connection	$300	each
4.3	Water Application from Outside of a Water Service Area	$800	each
4.4	Development or Redevelopment Administrative Cost Recovery Charge Per First 1 to 10 Capital Infrastructure Charges Assessed		
a)	Per Additional 11 or More Capital Infrastructure Charges	$500	each
b)	Assessed	$200	each
c)	Latecomer Agreement Application	$500	each
4.5	Account Deactivation	$150	each
4.6	Account Activation		
a)	No Ownership Change	$150	each
b)	On Ownership Change	No Charge	each
5	**Customer Connection Maintenance**		
5.1	Temporary Turn Off and Turn On (includes both Turn Off and Turn On, if required)		
a)	Pre-scheduled during business hours	$50	each
b)	Outside regular business hours or not pre-scheduled	$100	each

No.	Item	Rate	Unit
5.2	Seasonal Rate based Account Turn Off and On		
a)	Pre-scheduled during business hours	No Charge	each
b)	Outside regular business hours or not pre-scheduled	$100	each
6	**Subdivision and Development**		
6.1	Capital Infrastructure Charge for creation of a new Serviced Parcel by Subdivision, and Capital Infrastructure Charge for creation of a Serviced Parcel with separate Folio from a group of two or more Parcels with one Folio		
a)	Balfour Water System	$3,000	each
b)	Burton Water System	$5,000	each
c)	Duhamel Water System	$2,000	each
d)	Edgewood Water System	$4,000	each
e)	Erickson Water System	$3,000	each
f)	Fauquier Water System	$5,000	each
g)	Grandview Properties Water System	$5,000	each
h)	Lister Water System	$5,000	each
i)	Lucas Road Water System	$3,000	each
j)	McDonald Creek Water System	$2,000	each
k)	Riondel Water System	$2,000	each
l)	Rosebery Highlands Water System	$5,000	each
m)	Sanca Water System	$2,000	each
n)	South Slocan Water System	$5,000	each
o)	West Robson Water System	$4,000	each
p)	Woodbury Water System	$4,000	each
q)	Woodlands Heights Water System	$3,000	each
r)	Ymir Water System	$2,000	each
6.2	Capital Infrastructure Charge for creation of Serviced Dwelling Units in a Multiple Dwelling Parcel Development after the initial Dwelling Unit, and Capital Infrastructure Charge for creation of Serviced Commercial, Industrial or Institutional Unit after the initial Unit		
a)	Balfour Water System	1,500	each
b)	Burton Water System	2,500	each
c)	Duhamel Water System	1,000	each
d)	Edgewood Water System	2,000	each
e)	Erickson Water System	1,500	each
f)	Fauquier Water System	2,500	each
g)	Grandview Properties Water System	2,500	each
h)	Lister Water System	2,500	each
i)	Lucas Road Water System	1,500	each
j)	McDonald Creek Water System	1,000	each
k)	Riondel Water System	1,000	each
l)	Rosebery Highlands Water System	2,500	each
m)	Sanca Water System	1,000	each
n)	South Slocan Water System	2,500	each
o)	West Robson Water System	2,000	each
p)	Woodbury Water System	2,000	each
q)	Woodlands Heights Water System	1,500	each
r)	Ymir Water System	1,000	each
6.3	Capital Infrastructure Charge for new irrigation privileges on Agricultural Land	$5,000	per acre
6.4	Water Main Extension and Improvements	Actual Cost	

No.	Item	Rate	Unit
6.5	Water Connection Charges		
a)	Installation	Actual Cost	
b)	Capital Infrastructure Charge for existing Parcels within a Water System Service Area not currently paying a Water Tax, Capital Reserve Fund Contribution or Undeveloped Parcel Fee	$10,000	
6.6	Abandonment of Water Connection	Actual Cost	
7	**Water Service Area Boundary Extension**		
7.1	Capital Infrastructure Charge for addition of a new Parcel to a Service Area, and bringing land into a Water Service Area by lot line cancellation or lot boundary adjustment		
a)	Balfour Water System	25,000	each
b)	Burton Water System	25,000	each
c)	Duhamel Water System	18,000	each
d)	Edgewood Water System	25,000	each
e)	Erickson Water System	25,000	each
f)	Fauquier Water System	25,000	each
g)	Grandview Properties Water System	25,000	each
h)	Lister Water System	25,000	each
i)	Lucas Road Water System	25,000	each
j)	McDonald Creek Water System	17,000	each
k)	Riondel Water System	20,000	each
l)	Rosebery Highlands Water System	25,000	each
m)	Sanca Water System	20,000	each
n)	South Slocan Water System	25,000	each
o)	West Robson Water System	25,000	each
p)	Woodbury Water System	25,000	each
q)	Woodlands Heights Water System	25,000	each
r)	Ymir Water System	22,000	each
7.2	Capital Infrastructure Charge for each additional Serviced Dwelling Unit in a Multiple Dwelling Parcel development after the initial Dwelling Unit and Capital Infrastructure Charge for each additional Serviced Commercial, Industrial or Institutional Unit after the initial Unit		
	Balfour Water System		
a)	Burton Water System	12,500	each
b)	Duhamel Water System	12,500	each
c)	Edgewood Water System	9,000	each
d)	Erickson Water System	12,500	each
e)	Fauquier Water System	12,500	each
f)	Grandview Properties Water System	12,500	each
g)	Lister Water System	12,500	each
h)	Lucas Road Water System	12,500	each
i)	McDonald Creek Water System	12,500	each
j)	Riondel Water System	8,500	each
k)	Rosebery Highlands Water System	10,000	each
l)	Sanca Water System	12,500	each
m)	South Slocan Water System	10,000	each
n)	West Robson Water System	12,500	each
o)	Woodbury Water System	12,500	each
p)	Woodlands Heights Water System	12,500	each
q)	Ymir Water System	12,500	each
r)		11,000	each
7.3	Capital Infrastructure Charge for irrigation privileges on Agricultural Land	$25,000	per acre

No.	Item	Rate	Unit
7.5	Water Main Extension and Improvements	Actual Cost	
7.6	Water Connection Installation	Actual Cost	
8	**Alternate Meter Read**		
8.1	Manual Meter Read – when read during scheduled automated readings	$50	annual
8.2	Manual Meter Read – unscheduled trip	$50	each

SCHEDULE B TO BYLAW NO. 2951
WATER SYSTEM SPECIFIC RATES, FEES AND CHARGES

1. ARROW CREEK WATER TREATMENT AND SUPPLY SERVICE AREA			
No.	**Item**	**Rate**	**Unit**
1	Town of Creston (Operations and Maintenance)	$~~727,285~~705,306	annually
2	Erickson Water Distribution Service (Operations and Maintenance)	$~~625,124~~608,113	annually

2. BALFOUR WATER SYSTEM			
~~No.~~	**~~Item~~**	**~~Rate~~**	**~~Unit~~**
1	Metered Rate		
a)	Base Charge: 3/4" meter	$~~171~~188	quarterly
b)	Base Charge: 1" meter	$~~212~~233	quarterly
c)	Base Charge: 1 1 /2" meter	$~~266~~293	quarterly
d)	Base Charge: 2" meter	$~~332~~365	quarterly
e)	Metered Consumption: First Block (Up to 100 cubic meters)	$~~1.36~~1.50	per cubic meter quarterly
f)	Metered Consumption: Second Block (Over 100 cubic meters) Metered Consumption: Approved Non Profit (Per cubic meter)	$~~2.04~~2.24	per cubic meter quarterly
g)		$~~0.91~~1.00	per cubic meter quarterly
2	Unmetered or Failed Meter	$~~952~~1047	~~annually~~
3	Capital Reserve Fund Contribution (per dwelling unit - applied to 10 or more dwelling unit sites for new developments starting and after 2020)	$~~184~~193	annually per dwelling unit

3. BURTON WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Campground (includes washrooms, serviced campsites and standpipe fill stations)	$~~2,535~~3,169	annually
2	Commercial: Business	$~~1,674~~2,092	annually
3	Commercial: Food and Beverage Service	$~~1,674~~2,092	annually
4	Commercial: Orchard	$~~1,674~~2,092	annually
5	Dwelling: Multi Family		
a)	First Dwelling	$~~1,674~~2,092	annually
b)	Additional Dwelling	$~~839~~1,049	annually
c)	Additional Mobile Housing Unit Dwelling	$~~839~~1,049	annually
6	Dwelling: Single Family	$~~1,674~~2,092	annually
7	Institutional: Church	$~~1,524~~1,905	annually
8	Institutional: Community Hall	$~~1,524~~1,905	annually
9	Institutional: School	$~~2,535~~3,169	annually
10	Metered Rate		
a)	Base Charge	$~~168~~210	quarterly
b)	Metered Consumption	$~~2.85~~3.56	per cubic meter quarterly

4. DUHAMEL WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Short-Term Accommodation Rentals	$~~791~~830	annually

4. DUHAMEL WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
2	Dwelling: Multi Family		
a)	First Dwelling	$~~791~~830	annually
b)	Additional Dwelling	$~~791~~830	annually
c)	Additional Mobile Housing Unit Dwelling	$~~791~~830	annually
3	Dwelling: Single Family	$~~791~~830	annually
4	Metered Rate		
a)	Base Charge	~~$80~~ $84	quarterly
b)	Metered Consumption	~~$1.20~~ $1.26	per cubic meter quarterly

5. EDGEWOOD WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store, bank, post office, office, concession & small business)	$~~950~~988	Annually
2	Dwelling: Multi Family		
a)	First Dwelling	$~~1,632~~1,697	annually
b)	Additional Dwelling	$~~818~~850	annually
c)	Additional Mobile Housing Unit Dwelling	$~~818~~850	annually
3	Dwelling: Single Family	$~~1,632~~1,697	Annually
4	Industrial: Road Maintenance Yard	$~~2,846~~2,960	Annually
5	Institutional: Church	$~~1,426~~1,483	Annually
6	Institutional: Community Hall	$~~1,426~~1,483	Annually
7	Institutional: Health Facility	$~~713~~741	Annually
8	Institutional: Fire Hall	$~~1,632~~1,697	Annually
9	Institutional: School	$~~2,369~~2,463	Annually
10	Recreational (includes park & field Irrigation and Restroom Facilities)	$~~2,369~~2,463	Annually
11	Metered Rate		
a)	Base Charge	$~~163~~170	quarterly
b)	Metered Consumption	$~~2.06~~2.14	per cubic meter quarterly

6. ERICKSON WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Agricultural: Land Charge (Per acre, excluding first acre)	$~~381~~400	Annually
2	Agricultural: Greenhouse (for each square foot over 2,000)	$~~0.14~~0.15	per square foot annually-
3	Commercial: Short-Term Accommodation Rentals		
a)	Base Rate	$~~1,228~~1,290	annually
b)	Rate per additional Rental Room	$~~205~~215	annually
4	Commercial: Business (Includes store, bank, post office, office & small business)	$~~1,265~~1,328	annually
5	Commercial: Campground		
a)	Base Rate (for Retail/Business /Dwelling)	$~~1,265~~1,328	annually
b)	Per Camp Site	$~~90~~95	annually
6	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$~~1,265~~1,328	annually
7	Commercial: Food & Beverage Process & Storage	$~~6,222~~6,533	annually

6. ERICKSON WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
8	Commercial: Hotel/Motel		
a)	Base Rate	$0	annually
b)	Per Room Rate	$~~664~~698	annually
c)	Restaurant	$~~1,265~~1,328	annually
d)	Lounge	$~~1,265~~1,328	annually
e)	Swimming Pool	$~~644~~677	annually
9	Commercial: Manufactured Home Park (Conforming to *Manufactured Home Park Bylaw* No. 1082, 1995 with all Dwellings under one Account)		
a)	Base Rate	$~~1,265~~1,328	annually
b)	Per Dwelling	$~~845~~887	annually
10	Dwelling: Multi Family		
a)	First Dwelling	$~~1,228~~1,290	annually
b)	Additional Dwelling	$~~1,228~~1,290	annually
c)	Secondary Suite	$~~845~~887	annually
d)	Additional Mobile Housing Unit Dwelling	$~~1,228~~1,290	annually
e)	Swimming Pool (greater than 5,000 Litres)	$~~301~~316	annually
11	Dwelling: Single Family		
a)	Dwelling	$~~1,228~~1,290	annually
b)	Swimming Pool (greater than 5,000 Litres)	$~~301~~316	annually
12	Industrial: Small Business (Includes office and yard)	$~~1,265~~1,328	annually
13	Industrial: Saw Mill	$~~7,752~~8,139	annually
14	Institutional: Church	$~~1,164~~1,222	annually
15	Institutional: Community Hall	$~~1,164~~1,222	annually
16	Institutional: School (per classroom)	$~~1,084~~1,138	annually
17	Water Usage with No Development	$~~381~~400	annually
18	Metered Rate		
a)	Base Charge	$~~123~~129.39	quarterly
b)	Metered Consumption	$~~0.95~~1.00	per cubic meter quarterly
19	Capital Reserve Fund Contribution		
a)	Per Parcel of Land	$~~412~~433	annually
b)	Per Manufactured Home Park Dwelling	$~~412~~433	annually

7. FAUQUIER WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store & laundromat)	$~~3,048~~3,353	annually
2	Commercial: Concession Stand	$~~1,624~~1,787	annually
3	Commercial: Food & Beverage Services	$~~3,667~~4,034	annually
4	Commercial: Golf Course (Includes club house, irrigation and campsites)	$~~6,301~~6,931	annually
5	Commercial: Hotel/Motel	$~~2,240~~2,464	annually
6	Dwelling: Multi Family		
a)	First Dwelling	$~~1,624~~1,787	annually
b)	Additional Dwelling	$~~813~~895	annually
c)	Additional Mobile Housing Unit Dwelling	$~~813~~895	annually
7	Dwelling: Single Family	$~~1,624~~1,787	annually
8	Institutional: Church	$~~1,428~~1,570	annually
9	Institutional: Community Hall	$~~1,428~~1,570	annually
10	Institutional: Public Restrooms (Transportation)	$~~1,152~~1,267	annually

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7. FAUQUIER WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
11	Institutional: Utility Restrooms	$~~1,152~~1,267	annually
12	Recreational (Includes Park & Field Irrigation and Restroom Facilities)	$~~1,865~~2,052	annually
13	Metered Rate		
a)	Base Charge	$~~162~~178	quarterly
b)	Metered Consumption	$~~1.23~~1.35	per cubic meter quarterly

8. GRANDVIEW PROPERTIES WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Metered Rate		
a)	Base Charge	$~~208~~221	quarterly
b)	Metered Consumption: First Block (Up to 50 cubic meters)	$~~1.45~~1.54	per cubic meter quarterly
c)	Metered Consumption: Second Block (Over 50 cubic meters)	$~~3.63~~3.85	per cubic meter quarterly
2	Undeveloped Parcel	$~~833~~883	annually
3	Unmetered or Failed Meter	$~~1,506~~1,597	annually

9. LISTER WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store, bank, post office, office & small business)	$~~1,059~~1,377	annually
2	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$~~1,059~~1,377	annually
3	Commercial: Food Processing	$~~1,059~~1,377	annually
4	Commercial: Golf Course (Does not include irrigation)	$~~4,634~~6,024	annually
5	Dwelling: Multi Family		
a)	First Dwelling	$~~670~~871	annually
b)	Additional Dwelling	$~~670~~871	annually
c)	Additional Mobile Housing Unit Dwelling	$~~670~~871	annually
d)	Swimming Pool (greater than 5,000 Liters)	$~~458~~595	annually
6	Dwelling: Single Family		
a)	Dwelling	$~~670~~871	annually
b)	Swimming Pool (greater than 5,000 Liters)	$~~458~~595	annually
7	Institutional: Fire Hall	$~~670~~871	annually
8	Institutional: Community Hall/Park	$~~670~~871	annually
9	Metered Rate		
a)	Base Charge	$~~67~~88	quarterly
b)	Metered Consumption	$~~0.60~~0.78	per cubic meter quarterly
10	Capital Reserve Fund Contribution	$~~573~~745	annually

10. LUCAS ROAD WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Metered Rate		
a)	Base Charge	$~~278~~292	Quarterly
b)	Metered Consumption	$~~2.10~~2.21	per cubic meter quarterly

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11. MCDONALD CREEK WATER SYSTEM

(1) Rates and fees for the McDonald Creek Water System are in accordance with the agreement between the Regional District and the Village of Kaslo.

(2) McDonald Creek Customer Account Administration and Water Connection Maintenance is subject to Village of Kaslo fees and charges.

12. RIONDEL WATER SYSTEM

No.	Item	Rate	Unit
1	Commercial: Business (Includes store, bank, post office, office & small business)	$~~888~~915	annually
2	Commercial: Recreational Rentals Seasonal (per unit)	$~~551~~568	annually
3	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$~~1,543~~1,590	annually
4	Commercial: Golf Course (includes irrigation)	$~~16,510~~17,005	annually
5	Commercial: Campground (includes washrooms, serviced campsites and standpipe fill stations)	$~~4,412~~4,544	annually
6	Dwelling: Multi Family		
a)	First Dwelling	$~~888~~915	annually
b)	Additional Dwelling	$~~888~~915	annually
c)	Additional Mobile Housing Unit Dwelling	$~~888~~915	annually
7	Dwelling: Single Family	$~~888~~915	annually
8	Institutional: Ambulance Station	$~~1,318~~1,357	annually
9	Institutional: Church	$~~888~~915	annually
10	Institutional: Church Seasonal	$~~551~~568	annually
11	Institutional: Regional District Community Building	$0	annually
12	Institutional: Regional District Community Center	$0	annually
13	Institutional: Regional District Recreational Center	$0	annually
14	Institutional : Regional District Fire Hall	$0	annually
15	Recreational: Regional District Recreational Center	$0	annually
16	Metered Rate		
a)	Base Charge	$~~88~~91	quarterly
b)	Metered Consumption	$~~1.35~~1.39	per cubic meter quarterly

13. ROSEBERY HIGHLANDS WATER SYSTEM

No.	Item	Rate	Unit
1	Dwelling : Multi Family		
a)	First Dwelling	$~~1,570~~1,648	annually
b)	Additional Dwelling	$~~1,570~~1,648	annually
c)	Additional Mobile Housing Unit Dwelling	$~~1,570~~1,648	annually
2	Dwelling: Single Family	$~~1,570~~1,648	annually
3	Undeveloped Parcel	$~~974~~993	annually
4	Metered Rate		
a)	Base Charge	$~~275~~289	quarterly
b)	Metered Consumption	$~~3.05~~3.21	per cubic meter quarterly

14. SANCA WATER SYSTEM

No.	Item	Rate	Unit

1	Dwelling: Multi Family		
a)	First Dwelling	$~~781~~805	annually
b)	Additional Dwelling	$~~781~~805	annually
c)	Additional Mobile Housing Unit Dwelling	$~~781~~805	annually
2	Dwelling: Single Family	$~~781~~805	annually

15. SOUTH SLOCAN WATER SYSTEM

No.	Item	Rate	Unit
1	Commercial: Business (Includes store, bank, office & small business)	$~~2,115~~2,263	annually
2	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$~~5,435~~5,815	annually
3	Dwelling: Multi Family		
a)	First Dwelling	$~~2,115~~2,263	annually
b)	Additional Dwelling	$~~2,115~~2,263	annually
c)	Additional Mobile Housing Unit Dwelling	$~~2,115~~2,263	annually
d)	Secondary Suite	$~~1,479~~1,583	annually
4	Dwelling: Single Family	$~~2,115~~2,263	annually
5	Industrial: Small Business (Includes office, shop and yard)	$~~2,115~~2,263	annually
6	Institutional: Regional District Community Building	$~~2,115~~2,263	annually
7	Metered Rate		
a)	Base Charge	$~~212~~227	quarterly
b)	Metered Consumption	$~~2.43~~2.60	per cubic meter quarterly

16. WEST ROBSON WATER SYSTEM

No.	Item	Rate	Unit
1	Commercial: Manufactured Home Park (Conforming to *Manufactured Home Park Bylaw* No. 1082, 1995 with all Dwellings under one Account)		
a)	Per Dwelling	$~~643~~707	annually
b)	Capital Reserve Fund Contribution per Dwelling	$~~121~~133	annually
2	Dwelling: Multi Family		
a)	First Dwelling	$~~858~~944	annually
b)	Additional Dwelling	$~~428~~471	annually
c)	Additional Mobile Housing Unit Dwelling	$~~428~~471	annually
3	Dwelling: Single Family	$~~858~~944	annually
4	Metered Rate		
a)	Base Charge	$~~86~~95	quarterly
b)	Metered Consumption	$~~1.48~~1.62	per cubic meter quarterly

17. WOODBURY WATER SYSTEM

No.	Item	Rate	Unit
1	Dwelling: Multi Family		
a)	First Dwelling	$~~989~~1,029	annually
b)	Additional Dwelling	$~~520~~540	annually
c)	Additional Mobile Housing Unit Dwelling	$~~520~~540	annually
d)	Secondary Suite	$~~520~~540	annually
2	Dwelling: Single Family	$~~989~~1,029	annually
3	Undeveloped Parcel	$~~377~~392	annually

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17. WOODBURY WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
4	Metered Rate		
a)	Base Charge	$~~141~~146	quarterly
b)	Metered Consumption	$~~4.04~~4.20	per cubic meter quarterly

18. WOODLAND HEIGHTS WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Dwelling: Single Family	$~~1,582~~1,614	annually
2	Dwelling: Multi Family		
a)	First Dwelling	$~~1,582~~1,614	annually
b)	Additional Dwelling	$~~1,582~~1,614	annually
c)	Secondary Suite	$~~949~~968	annually
3	Metered Rate		
a)	Base Charge	$~~157~~160	quarterly
b)	Metered Consumption	$~~2.17~~2.21	per cubic meter quarterly

19. YMIR WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Short-Term Accommodation Rentals		
a)	Base Rate (Including Dwelling)	$~~659~~686	annually
b)	Rate per Rental Room	$~~100~~104	annually
2	Commercial: Business (Includes store, bank, post office, office, food stand, food counter, bakery, coffee service & small business)	$~~659~~686	annually
3	Commercial: Food & Beverage Services (Including restaurant, lounge, & beverage room)	$~~991~~1,030	annually
4	Commercial - Hotel/Motel		
a)	Base Rate	$~~3,160~~3,286	annually
b)	Per Room Rate	$~~100~~104	annually
c)	Restaurant	$~~715~~743	annually
d)	Lounge/Beverage Room	$~~514~~534	annually
e)	Laundry	$~~3,160~~3,286	annually
f)	Coffee shop	$~~715~~743	annually
5	Dwelling: Multi Family		
a)	First Dwelling	$~~659~~686	annually
b)	Additional Dwelling	$~~659~~686	annually
c)	Additional Mobile Housing Unit Dwelling	$~~659~~686	annually
6	Dwelling: Single Family	$~~659~~686	annually
7	Institutional: Community Association	$0	annually
8	Institutional: Arts & Museum Society	$0	annually
9	Institutional: Fire Hall	$0	annually
10	Metered Rate		
a)	Base Charge	$~~66~~68	quarterly
b)	Metered Consumption	$~~2.69~~2.79	per cubic meter quarterly

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REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3027

A Bylaw to regulate utility rates, fees, and charges for the Regional District of Central Kootenay owned utilities.

WHEREAS the Regional District of Central Kootenay wishes to regulate utility rates, fees, and charges for the Regional District of Central Kootenay owned utilities.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

1 (1) This Bylaw is applicable to all Water Service Areas of the Regional District of Central Kootenay.

(2) When a Regional District water system is supplied with water from an adjacent local government, the bylaws of that local government and agreement conditions may apply.

(3) Schedule A Labour rates apply to all Water Systems.

DEFINITIONS

2 In this bylaw:

Account means a formal arrangement under this Bylaw for the provision of water services to a Property.

Account Activation means physically turning on the water and re-establishing or adjusting an Account as required.

Account Deactivation means physically turning off the water to an Owner's Property, removal of any part of the Regional District Water Connection as required by the Manager, adjusting the Owner's Account accordingly and suspending the account.

Account Holder means the person, organization, agent or representative that holds the water Account with the Regional District of Central Kootenay.

Account Type means the predominate usage of the Account such as but not limited to: Single Family Dwelling, Multiple Dwelling Property, Commercial, Industrial, Institutional, Agricultural, and Recreational.

Agricultural Land means land where agricultural irrigation privileges have been assigned by the Manager.

Auxiliary Building or Dependent Suite means a secondary or supplementary building or Unit that does not include all of cooking, eating, living, sleeping and sanitary facilities. An Auxiliary Building or Dependent Suite intended for habitation would be reliant on the main Dwelling.

Board means the Regional District of Central Kootenay Board of Directors.

Capital Infrastructure Charge means a fee levied during Development that is placed into reserves as a contribution to the cost of existing water infrastructure, upgrades and long term asset renewal.

Capital Reserve Fund Contribution means a fee levied that is placed into reserves as a contribution to the cost of water infrastructure upgrades and long term asset renewal.

Carwash means a building or structure containing facilities for washing motor vehicles, including tunnel car washes, coin operated automatic car washes and coin operated self-service car washes.

Commercial means any Unit for which the use is the provision for the selling of goods and services, for the servicing and repair of goods or for commercial office functions, including but not limited to retail sales, wholesaling incidental to retail sales, commercial education and entertainment services, household services and all associated repairs, other personal and non-personal services and administrative, commercial and professional offices.

Commercial Carwash means a Carwash used or operated by a Commercial or Industrial business.

Customer means the Owner or occupant of any Property to which water is supplied or made available from the Regional District.

Development means the construction, alteration, or extension of buildings, structures, utilities or any use that requires the issuance of a building permit, plumbing permit, or Interior Health construction permit issued in accordance with the *Drinking Water Protection Act*.

Dwelling means any living quarters used or has the potential to be used by one or more persons which contains cooking, eating, living, sleeping and sanitary facilities.

Flat Use Water Rates means water use rates that are independent of the water quantity used.

Folio means a land identification number assigned by British Columbia Assessment and is used for Property tax purposes. Folio is synonymous with Assessment Roll Number. A Folio in this Bylaw may describe one or more Parcels grouped under one British Columbia Assessment Folio.

Guest Room means a room or structure with sleeping facilities provided for guests.

Industrial means businesses such as but not limited to airports, aggregate processing, asphalt plants, bulk fuel storage, concrete plants, fabrication plants, manufacturing, processing, sawmills, and truck terminals.

Institutional means activities focusing on non-profit services in the public's interest. For example, schools, hospitals, group foster homes, and buildings used for religious worship.

Irrigation means the distribution of water to the surface or subsurface of lawns, gardens, orchards greenhouses by pipes, hoses, sprinklers or any other method.

Manager in this Bylaw, unless the context otherwise requires, means the Regional District of Central Kootenay General Manager of Environmental Services, the Water Operations Manager, Utility Services Manager or designate.

Manufactured Home means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and that is used as a Dwelling.

Manufactured Home Park means property for which Manufactured Homes or other Dwellings sites are offered for lease or rent.

Meter means meters and other equipment or instruments used by the Regional District or authorized by the Regional District to be used to calculate the amount of water consumed.

Metered Base Charge is a fixed fee charged for water associated with metered based accounts that represent fixed water service costs and not variable costs related to the volume of water treated and distributed.

Metered Rate Based Accounts are Accounts that include a water billing rate based on volumetric metered consumption.

Metered Rate Volumetric Charge is a charge that varies with the volume of water delivered to the property.

Mobile Housing Unit is any type of living accommodation that has been produced to be transported or is a mobile unit such as a ship, boat, recreational vehicle, Manufactured Home and so on, and occupied as living quarters.

Multiple Dwelling Property means any Property containing more than one Dwelling Units on one Folio.

Owner has the same meaning as in the *British Columbia Land Title Act* and *Manufactured Home Act*.

Owner Water Connection means the Owner's water lines and appurtenances downstream of the Regional District Water Connection.

Parcel means the unit lot, block or other area in which land is registered under the *British Columbia Land Title Act*.

Property means land and improvements.

Property Line means a line which defines, in the British Columbia Land Title Office, the perimeter of a Parcel.

Recreational is land primarily used for public recreation and includes but is not limited to parks, sports fields, playgrounds, green areas, beaches and public camping sites.

Regional District of Central Kootenay or **Regional District** or **District** means the Regional District of Central Kootenay, as described under the British Columbia Local Government Act with offices located at 202 Lakeside Drive, Nelson, BC V1L 5R4 Phone: 250-352-6665 or toll-free number 1-800-268-7325 and Fax: 250-352-9300.

Regional District Water Connection means the water line extending from the Water Main to the Curb Stop Valve, generally near the Property Line and shall include any immediate downstream Meter installation, or Backflow Preventer.

Reserve Account means a financial account maintained by the Regional District to fund Water System infrastructure improvements, renewal, replacements, major repairs, study, assessments, plans and project management.

Seasonal Service means a service that is turned on for 8 months or less. The Seasonal Service rate only applies if identified in the Fees and Charges Bylaw.

Secondary Suite means an additional Dwelling attached to the principle Dwelling that is used or has the potential to be used as a living quarters by one or more persons. A Secondary Suite contains cooking, eating, living, sleeping and sanitary facilities.

Short-Term Accommodation Rental means a Dwelling, Secondary Suite, or Guest Room wherein accommodation is offered for rent to the public on a temporary basis of 31 days or less.

Single Family Dwelling means building or structure that contains only one Dwelling.

Subdivision means a subdivision as defined in the *British Columbia Land Title Act*, and a subdivision under the *British Columbia Strata Property Act*.

Subdivision Bylaw means the Subdivision Bylaw No. 2159 as it may be amended or replaced from time to time.

Surveyor of Taxes is responsible for collection of taxes for British Columbia rural areas.

Swimming Pool is any permanent or semi-permanent artificial pool for swimming in.

Title (Land Title) refers to the registration of land ownership in accordance with the *British Columbia Land Titles Act*.

Turn On/Off means a temporary interruption in or discontinuance of the supply of water authorized by the Regional District.

Undeveloped Parcel is a Parcel of land within a Regional District Water System where the water has not yet been turned on and where water has been made available.

Unit means any Dwelling, Commercial, Industrial, or Institutional space.

Water Conservation Measures any measures implemented by the Manager to restrict water usage.

Water Main means any water pipe under the control of the District which is intended for public use.

Water Main Extension is the extension or construction of a new water main to provide servicing to a new Water Connection(s).

Water Meter see Meter.

Water Service Area means the area defined by the Water System service area establishment bylaw.

Water Service Area Extension is the extension of the Water Service Area boundary by bylaw to include one or more additional parcels of land.

Water System means all Regional District owned assets like Water Mains, water treatment facilities, pump stations, reservoirs, wells, water intakes and all associated appurtenances.

Water Tax is a tax levied that contributes to the funding for a Water System.

Work means construction, maintenance, inspection or testing services provided for an Owner.

Work Order is a written order on an Approved form providing agreement by a Owner to proceed with Work identified on the form for which the Owner will be responsible for costs incurred by the Regional District in accordance with this Bylaw.

SEVERABILITY

3 If any portion of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, that portion may be severed from the Bylaw and such decision shall not affect the validity of the remaining portions of the Bylaw.

ADMINISTRATION

4 (1) The Manager is hereby authorized and directed to have general supervision over the Regional District of Central Kootenay Water Systems and to see that the provisions of this Bylaw are carried out.

(2) The Manager shall have the power to appoint Designated Officers for the purpose of effectually carrying out the provisions of this Bylaw, and wherever the Manager is authorized or directed to perform any act or duty under this Bylaw, such act or duty may be performed by any Designated Officer authorized by the Manager to perform such act or duty.

RATES AND ACCOUNT BILLING GENERAL

5 (1) The Manager shall classify Accounts into Account Types and apply service charge rates as set out in this Bylaw.

(2) Accounts may include a mix of service charge fees.

(3) The Account Holder must pay all fees and charges for water supplied to the Account Holder's Property, as set out in this Bylaw.

(4) The Regional District's annual billing cycle will be from January 1st to December 31st.

(5) When a property changes ownership, the new Owner is responsible to apply for a New Account and the old Owner is responsible to close their Account. If an Application is not made, the Account Holder will be changed when British Columbia Assessment provides the new Property Owner information to the Regional District.

(6) Payments will be deemed to have been received on:

(a) the date payment is received in person at locations identified on Regional District utility bills;
(b) the date stamped by Canada Post on mailed payments; or
(c) the confirmed date the funds were transferred from the Customer's Account to the Regional District when payment was made through an approved financial institution.

(7) Any outstanding Account balances or Work invoices of more than 65 days on December 31st shall be deemed to be taxes in arrears in respect to the Property and the outstanding balance will be sent to the Surveyor of Taxes in accordance with Section 363.2(2) of the *Local Government Act*.

(8) Seasonal Service and Golf Course rates shall include one (1) annual Turn On and Turn Off.

(9) Seasonal Service, Public Campgrounds, Golf Course and Irrigation rates shall apply for the entire billing cycle regardless of whether or not the water has been Turned Off for a portion of the billing cycle.

(10) If an Auxiliary Building is used as the only Dwelling on a Property it is considered a Single Family Dwelling.

(11) Auxiliary Buildings and Dependent Suites are not subject to Dwelling Unit charges unless specifically identified in this Bylaw.

(12) If the Dwelling is occupied for more than 30 days of the calendar year, it is subject to assessment under this Bylaw.

(13) Mobile Housing Units set up for long-term occupancy greater than 90 days per calendar year or used as the only Dwelling, or Mobile Housing Units used for Commercial purposes shall be subject to service charges.

(14) Agricultural Land Charge shall be assessed in increments of 0.1 acres, rounded down.

(15) The Agricultural Land Charge assessed shall exclude the first acre when the property is also assessed other charge(s) that includes up to 1 acre of irrigation privileges.

(16) If an Owner requests a reduction in the amount of Agricultural Land Charge assessed area the following shall apply:

(a) an assessment of the suitability of the lands for agricultural production shall be completed by Qualified Person and paid for by the Owner;
(b) only those lands identified by the Qualified Person as not suitable for agricultural production might be considered by the Manager for removal from assessment of the Agricultural Land Charge; and
(c) if a reduction in the Agricultural Land Charge is approved by the Manager, the Owner shall be responsible for the installation costs of a Water Meter and related appurtenances, and the Account may be switched to a Metered Rate Based Account.

(17) Where an error is found to have been made in the amount invoiced or billed to an Account, the amount either under-billed or over-billed shall be debited from or credited to Account and shown on the next invoice subject to the following:

(a) The adjustment period is limited to the time that the current Owner is on Title;
(b) The adjustment period(s) for under-billing are to a maximum of 1 year where the error can reasonably be said to have been the fault of the Regional District;
(c) Where an under-billing is found to have been made in the amount invoiced or billed to an Account as a result of unauthorized use of a water service, or can reasonably be said to be a result of fraud, theft, tampering with a Meter or other equipment, or any other similar act, the following may be charged to the Customer Account:
    (i) the amount of the under-billing, up to 5 years,
    (ii) any direct administrative costs incurred by the Regional District in investigating the circumstances, and
    (iii) interest and penalties at the rate normally charged on unpaid Accounts receivable by the Regional District;
(d) The adjustment period(s) for over-billing are to a maximum of 5 years or when the current Owner came on title for the property, whichever is less;
(e) Where the exact amount of under-billing or over-billing cannot be determined, the Regional District may make a reasonable and fair estimate of the amount, using its own records or those of the Customer, and in keeping with amounts billed to other Customers in similar premises, being used in a similar manner, over the same time period; and
(f) Where an amount has been under-billed, and where the error can reasonably be said to have been the fault of the Regional District, the Regional District may offer the Customer reasonable terms of repayment, and may be interest and penalty free.

(18) A separate Account will only be created for a Manufactured Home in a Manufactured Home Park if the Manufactured Home is registered with the British Columbia Manufactured Home Registry and a Folio has been assigned.

(19) Any charges or Work invoices with payment outstanding of more than 65 days by the owner of an unregistered Manufactured Home in Manufactured Home Park may be transferred to the Manufactured Home Park owner's Account.

FLAT USE WATER RATES AND ACCOUNT BILLING

6 (1) Flat Use Water Rates may be prorated to the 15th or the end of each month for changes to Flat Use Water Rate Based Accounts.

(2) Changes to Flat Use Water Rate Based Accounts based on Customer Application, resulting in a reduction in water billing shall be prorated to the date of Application, unless an error in billing provided for in 5 (17).

(3) When a specific Flat Use Water Rate has not been identified by this bylaw and a usage rate is required, an equivalent rate may be applied by the Manager and the equivalent rate chosen shall consider fair consumption and operational cost equivalency.

(4) For Flat Use Water Rate Based Accounts, a penalty of 10% will be imposed on any outstanding Account balances as of the end of the first business day following July 4th or 65 days following the date the utility bill is issued by the Regional District, whichever is later.

(5) Clause 6(4) does not apply to Account Holders enrolled in the Voluntary Pre-Authorized Payment Plan.

(6) The Capital Reserve Fund Contribution shall apply to all land Folios in a Service Area for which a rate is identified for the Service Area.

(7) The Capital Reserve Fund Contribution shall apply to all specific types of improvements in a Service Area for which a specific Capital Reserve Fund Contribution is identified for the Service Area.

METERED RATE BASED ACCOUNT BILLING

7 (1) For Metered Rate Based Accounts, the Account Holder is responsible to request a Meter reading when ownership changes.

(2) For Metered Rate Based Accounts, Meters shall be read as near as reasonably possible to the date of any ownership change. Water usage shall be estimated for any difference in time between meter reading and date of ownership change.

(3) Metered Base Charge fees may be prorated to the 15th or the end of each month for changes to Metered Rate Based Accounts, and Meter Base Charge will not be assessed if an Owner Water Connection is Deactivated.

(4) A Water Meter reading may be estimated for billing by the Manager based on either previous consumption patterns or a daily average consumption for the Customer Service Connection, or an Unmetered Building Construction rate might be used for billing if:

(a) the Regional District is unable to obtain a Water Meter reading;
(b) a Water Meter fails to properly register the amount of water consumed.

(5) If a Customer experiences abnormal water consumption, the Manager may adjust the Account Holder's bill taking into consideration any or all of the following factors:

(a) the cause or nature of the abnormal water consumption;
(b) any evidence of action taken by the Customer to abate the abnormal consumption;
(c) Flat Use Water Rates established for the water service; and
(d) any other factors that might be relevant.

(6) The Manager shall establish a Meter reading and billing schedule for Metered Rate Based Accounts.

(7) For Metered Rate Based Accounts a penalty of 10% will be imposed as of the end of the first business day, following 65 days from the date the utility bill is issued by the Regional District on any outstanding Account balances.

SUBDIVISION AND DEVELOPMENT

8 (1) The Regional District may waive or modify the Capital Infrastructure Charge requirements identified in this Bylaw for large Developments, if addressed by separate agreement with the Developer and the Regional District, in accordance with Section 937.1 of the *Local Government Act*.

(2) Capital Infrastructure Charges collected shall be deposited to the Water Service's Reserve Account.

(3) Capital Infrastructure Charges shall not be assessed for temporary Mobile Housing Units but shall be assessed for Commercial Mobile Housing Unit parking sites.

(4) If a Parcel, subdivided after December 31, 2015, was not subject to some form of Regional District Capital Infrastructure Charge and a Regional District Water Connection was not provided, the Parcel is subject to a Capital Infrastructure Charge if a later Application is made and Approved for a new Regional District Water Connection to the Parcel.

(5) When a Parcel is added to a Water Service Area, any further Subdivision or addition of Units is subject to Capital Infrastructure Charges at a rate equivalent to the rate for addition of a new Parcel to the Water Service Area, for a period of ten (10) years following the addition of the Parcel to the Water Service Area.

SERVICE WORK BY THE REGIONAL DISTRICT

9 (1) A Customer is required to sign a Work Order or cost estimate to provide an agreement to do the Work before the Regional District can do any non-emergency Work for a Customer.

(2) Prior to commencing Work, the Regional District must provide a cost estimate in writing.

(3) The Designated Officer may require a deposit in the amount of the cost estimate prior to starting the Work.

(4) Customers will be invoiced for Actual Cost Work as follows:

(a) at Labour and Equipment rates provided in this bylaw;
(b) at actual Labour rates plus 20% for Administration for all Regional District employees not identified in this Bylaw;
(c) at actual contract Labour rates plus 20%;
(d) at actual cost plus 20% for all other Equipment and Materials.

VOLUNTARY PRE-AUTHORIZED PAYMENT PLAN

10 (1) The Manager shall establish and maintain a Pre-Authorized Payment Plan.

(2) Account Holders wishing to participate in the Pre-Authorized Payment Plan, are required to sign an agreement provided by the Manager.

(3) Participation in the Pre-Authorized Payment Plan program is voluntary. Customers who choose not to participate in the program will be required to pay their water bill in full by the end of the first business day following July 4th or 65 days following the date the utility bill is issued by the Regional District, whichever is later.

(4) Participation in the Pre-Authorized Payment Plan is subject to cancellation at the discretion of the Chief Financial Officer.

(5) Those who sign up after the end of the first business day following July 4th, in any year, will be subject to a 10% penalty on the outstanding Account Balance for that year. The new outstanding Account Balance will then be divided by the number of months remaining from the time the Customer Account information has been added to the PAWS (Pre-Authorized Withdrawals) system, starting no sooner than July 15th.

(6) Customers must sign up by November 30th in order for monthly payment plans to start in January of the following year. If customers sign up after November 30th, payments may begin in later months.

(7) For all years where payments begin on January 15th, payment amounts will be determined by dividing the previous year's annual water bill by 12.

(8) Returned payments (NSF) result in a $25.00 fee, charged to the Customer Account.

(9) Any outstanding balance on the Customer Account as of December 31st of each year due to returned payments (NSF) will be subject to a 10% penalty.

(10) Customer Accounts may be adjusted at any time due to Regional District Board approved water rate changes or changes in water usage, as required. The outstanding balance will be

recalculated and the equal withdrawal payment amounts will be adjusted accordingly for the remainder of the year.

(11) The Pre-Authorized Payment Plan is not available for Metered based Customer Accounts.

CITATION

11 This Bylaw may be cited as **"Regional District of Central Kootenay Utilities Rates, Fees and Charges Bylaw No. 3027, 2025."**

REPEAL

12 **"Regional District of Central Kootenay Utilities Rates, Fees, and Charges Bylaw No. 2951, 2024"**, and amendments thereto, are hereby repealed.

READ A FIRST TIME this 15th day of May, 2025.

READ A SECOND TIME this 15th day of May, 2025.

READ A THIRD TIME this 15th day of May, 2025.

ADOPTED by an affirmative vote of at least 2/3 of the votes cast this 15th day of May, 2025.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

SCHEDULE A TO BYLAW NO. 3027
GENERAL RATES, FEES, AND CHARGES

General Rates and Fees and Charges are as follows:

1 GENERAL

No.	Item	Rate	Unit
1	**Labour**		
1.1	Manager		
a)	Utility Services Manager	$140	hour
b)	Water Operations Manager	$128	hour
1.2	Utilities Supervisor		
a)	Operations, Maintenance, Installations & Repairs	$100	hour
b)	Projects & Administration	$117	hour
1.3	Water Services Liaison	$117	hour
1.4	Environmental Services Technologist/Coordinator	$110	hour
1.5	Utility Tech 2	$81	hour
1.6	Utility Tech 1 or Maintenance Person	$71	hour
2	**Equipment (excluding operator)**		
2.1	Service Truck – Greater of the following:		
a)	Half Daily Rate	$70	½ day
b)	Kilometer Rate	$0.80	km
2.2	Vehicle – Greater of the following:		
a)	Half Daily Rate	$50	½ day
b)	Kilometer Rate	$0.65	km
2.3	Backhoe	$60	hour
2.4	Leak Noise Correlator	$30	hour
3	**Temporary Water Usage**		
3.1	Damage Deposit for Connection to Standpipe or Hydrant	$100	lump sum
3.2	Temporary Water Usage ($100 minimum)	$5	cubic meter
4	**Customer Account Administration & Development Administrative Charges**		
4.1	Change of Property Ownerships	No Charge	each
4.2	Water Application from Within an Existing Water Service Area		
a)	Owner Initiated Change in Water Usage	No Charge	each
b)	Staff Initiated Change in Water Usage	$100	each
c)	For New Connection	$300	each
4.3	Water Application from Outside of a Water Service Area	$800	each
4.4	Development or Redevelopment Administrative Cost Recovery Charge		
	Per First 1 to 10 Capital Infrastructure Charges Assessed		
a)	Per Additional 11 or More Capital Infrastructure Charges	$500	each
b)	Assessed	$200	each
	Latecomer Agreement Application		
c)		$500	each
4.5	Account Deactivation	$150	each
4.6	Account Activation		
a)	No Ownership Change	$150	each
b)	On Ownership Change	No Charge	each
5	**Customer Connection Maintenance**		
5.1	Temporary Turn Off and Turn On (includes both Turn Off and Turn On, if required)		
a)	Pre-scheduled during business hours	$50	each
b)	Outside regular business hours or not pre-scheduled	$100	each

No.	Item	Rate	Unit
5.2	Seasonal Rate based Account Turn Off and On		
a)	Pre-scheduled during business hours	No Charge	each
b)	Outside regular business hours or not pre-scheduled	$100	each
6	**Subdivision and Development**		
6.1	Capital Infrastructure Charge for creation of a new Serviced Parcel by Subdivision, and Capital Infrastructure Charge for creation of a Serviced Parcel with separate Folio from a group of two or more Parcels with one Folio		
a)	Balfour Water System	$3,000	each
b)	Burton Water System	$5,000	each
c)	Duhamel Water System	$2,000	each
d)	Edgewood Water System	$4,000	each
e)	Erickson Water System	$3,000	each
f)	Fauquier Water System	$5,000	each
g)	Grandview Properties Water System	$5,000	each
h)	Lister Water System	$5,000	each
i)	Lucas Road Water System	$3,000	each
j)	McDonald Creek Water System	$2,000	each
k)	Riondel Water System	$2,000	each
l)	Rosebery Highlands Water System	$5,000	each
m)	Sanca Water System	$2,000	each
n)	South Slocan Water System	$5,000	each
o)	West Robson Water System	$4,000	each
p)	Woodbury Water System	$4,000	each
q)	Woodlands Heights Water System	$3,000	each
r)	Ymir Water System	$2,000	each
6.2	Capital Infrastructure Charge for creation of Serviced Dwelling Units in a Multiple Dwelling Parcel Development after the initial Dwelling Unit, and Capital Infrastructure Charge for creation of Serviced Commercial, Industrial or Institutional Unit after the initial Unit		
a)	Balfour Water System	1,500	each
b)	Burton Water System	2,500	each
c)	Duhamel Water System	1,000	each
d)	Edgewood Water System	2,000	each
e)	Erickson Water System	1,500	each
f)	Fauquier Water System	2,500	each
g)	Grandview Properties Water System	2,500	each
h)	Lister Water System	2,500	each
i)	Lucas Road Water System	1,500	each
j)	McDonald Creek Water System	1,000	each
k)	Riondel Water System	1,000	each
l)	Rosebery Highlands Water System	2,500	each
m)	Sanca Water System	1,000	each
n)	South Slocan Water System	2,500	each
o)	West Robson Water System	2,000	each
p)	Woodbury Water System	2,000	each
q)	Woodlands Heights Water System	1,500	each
r)	Ymir Water System	1,000	each
6.3	Capital Infrastructure Charge for new irrigation privileges on Agricultural Land	$5,000	per acre
6.4	Water Main Extension and Improvements	Actual Cost	

No.	Item	Rate	Unit
6.5	Water Connection Charges		
a)	Installation	Actual Cost	
b)	Capital Infrastructure Charge for existing Parcels within a Water System Service Area not currently paying a Water Tax, Capital Reserve Fund Contribution or Undeveloped Parcel Fee	$10,000	
6.6	Abandonment of Water Connection	Actual Cost	
7	**Water Service Area Boundary Extension**		
7.1	Capital Infrastructure Charge for addition of a new Parcel to a Service Area, and bringing land into a Water Service Area by lot line cancellation or lot boundary adjustment		
a)	Balfour Water System	25,000	each
b)	Burton Water System	25,000	each
c)	Duhamel Water System	18,000	each
d)	Edgewood Water System	25,000	each
e)	Erickson Water System	25,000	each
f)	Fauquier Water System	25,000	each
g)	Grandview Properties Water System	25,000	each
h)	Lister Water System	25,000	each
i)	Lucas Road Water System	25,000	each
j)	McDonald Creek Water System	17,000	each
k)	Riondel Water System	20,000	each
l)	Rosebery Highlands Water System	25,000	each
m)	Sanca Water System	20,000	each
n)	South Slocan Water System	25,000	each
o)	West Robson Water System	25,000	each
p)	Woodbury Water System	25,000	each
q)	Woodlands Heights Water System	25,000	each
r)	Ymir Water System	22,000	each
7.2	Capital Infrastructure Charge for each additional Serviced Dwelling Unit in a Multiple Dwelling Parcel development after the initial Dwelling Unit and Capital Infrastructure Charge for each additional Serviced Commercial, Industrial or Institutional Unit after the initial Unit		
	Balfour Water System		
a)	Burton Water System	12,500	each
b)	Duhamel Water System	12,500	each
c)	Edgewood Water System	9,000	each
d)	Erickson Water System	12,500	each
e)	Fauquier Water System	12,500	each
f)	Grandview Properties Water System	12,500	each
g)	Lister Water System	12,500	each
h)	Lucas Road Water System	12,500	each
i)	McDonald Creek Water System	12,500	each
j)	Riondel Water System	8,500	each
k)	Rosebery Highlands Water System	10,000	each
l)	Sanca Water System	12,500	each
m)	South Slocan Water System	10,000	each
n)	West Robson Water System	12,500	each
o)	Woodbury Water System	12,500	each
p)	Woodlands Heights Water System	12,500	each
q)	Ymir Water System	12,500	each
r)		11,000	each
7.3	Capital Infrastructure Charge for irrigation privileges on Agricultural Land	$25,000	per acre

No.	Item	Rate	Unit
7.5	Water Main Extension and Improvements	Actual Cost	
7.6	Water Connection Installation	Actual Cost	
8	**Alternate Meter Read**		
8.1	Manual Meter Read – when read during scheduled automated readings	$50	annual
8.2	Manual Meter Read – unscheduled trip	$50	each

SCHEDULE B TO BYLAW NO. 3027
WATER SYSTEM SPECIFIC RATES, FEES AND CHARGES

1. ARROW CREEK WATER TREATMENT AND SUPPLY SERVICE AREA

No.	Item	Rate	Unit
1	Town of Creston (Operations and Maintenance)	$705,306	annually
2	Erickson Water Distribution Service (Operations and Maintenance)	$608,113	annually

2. BALFOUR WATER SYSTEM

No.	Item	Rate	Unit
1	Metered Rate		
a)	Base Charge: 3/4” meter	$188	quarterly
b)	Base Charge: 1” meter	$233	quarterly
c)	Base Charge: 1 1 /2” meter	$292	quarterly
d)	Base Charge: 2” meter	$365	quarterly
e)	Metered Consumption: First Block (Up to 100 cubic meters)	$1.50	per cubic meter quarterly
f)	Metered Consumption: Second Block (Over 100 cubic meters) Metered Consumption: Approved Non Profit (Per cubic meter)	$2.24	per cubic meter quarterly
g)		$1.00	per cubic meter quarterly
2	Unmetered or Failed Meter	$1047	annually
3	Capital Reserve Fund Contribution (per dwelling unit - applied to 10 or more dwelling unit sites for new developments starting and after 2020)	$290	annually per dwelling unit site

3. BURTON WATER SYSTEM

No.	Item	Rate	Unit
1	Commercial: Campground (includes washrooms, serviced campsites and standpipe fill stations)	$3,169	annually
2	Commercial: Business	$2,092	annually
3	Commercial: Food and Beverage Service	$2,092	annually
4	Commercial: Orchard	$2,092	annually
5	Dwelling: Multi Family		
a)	First Dwelling	$2,092	annually
b)	Additional Dwelling	$1,049	annually
c)	Additional Mobile Housing Unit Dwelling	$1,049	annually
6	Dwelling: Single Family	$2,092	annually
7	Institutional: Church	$1,905	annually
8	Institutional: Community Hall	$1,905	annually
9	Institutional: School	$3,169	annually
10	Metered Rate		
a)	Base Charge	$210	quarterly
b)	Metered Consumption	$3.56	per cubic meter quarterly

4. DUHAMEL WATER SYSTEM

No.	Item	Rate	Unit
1	Commercial: Short-Term Accommodation Rentals	$830	annually

4. DUHAMEL WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
2	Dwelling: Multi Family		
a)	First Dwelling	$830	annually
b)	Additional Dwelling	$830	annually
c)	Additional Mobile Housing Unit Dwelling	$830	annually
3	Dwelling: Single Family	$830	annually
4	Metered Rate		
a)	Base Charge	$84	quarterly
b)	Metered Consumption	$1.26	per cubic meter quarterly

5. EDGEWOOD WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store, bank, post office, office, concession & small business)	$988	annually
2	Dwelling: Multi Family		
a)	First Dwelling	$1,697	annually
b)	Additional Dwelling	$850	annually
c)	Additional Mobile Housing Unit Dwelling	$850	annually
3	Dwelling: Single Family	$1,697	annually
4	Industrial: Road Maintenance Yard	$2,960	annually
5	Institutional: Church	$1,483	annually
6	Institutional: Community Hall	$1,483	annually
7	Institutional: Health Facility	$741	annually
8	Institutional: Fire Hall	$1,697	annually
9	Institutional: School	$2,463	annually
10	Recreational (includes park & field Irrigation and Restroom Facilities)	$2,463	annually
11	Metered Rate		
a)	Base Charge	$170	quarterly
b)	Metered Consumption	$2.14	per cubic meter quarterly

6. ERICKSON WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Agricultural: Land Charge (Per acre, excluding first acre)	$400	annually
2	Agricultural: Greenhouse (for each square foot over 2,000)	$0.15	per square foot annually
3	Commercial: Short-Term Accommodation Rentals		
a)	Base Rate	$1,290	annually
b)	Rate per additional Rental Room	$215	annually
4	Commercial: Business (Includes store, bank, post office, office & small business)	$1,328	annually
5	Commercial: Campground		
a)	Base Rate (for Retail/Business /Dwelling)	$1,328	annually
b)	Per Camp Site	$95	annually
6	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$1,328	annually
7	Commercial: Food & Beverage Process & Storage	$6,533	annually

6. ERICKSON WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
8	Commercial: Hotel/Motel		
a)	Base Rate	$0	annually
b)	Per Room Rate	$698	annually
c)	Restaurant	$1,328	annually
d)	Lounge	$1,328	annually
e)	Swimming Pool	$677	annually
9	Commercial: Manufactured Home Park (Conforming to *Manufactured Home Park Bylaw* No. 1082, 1995 with all Dwellings under one Account)		
a)	Base Rate	$1,328	annually
b)	Per Dwelling	$887	annually
10	Dwelling: Multi Family		
a)	First Dwelling	$1,290	annually
b)	Additional Dwelling	$1,290	annually
c)	Secondary Suite	$887	annually
d)	Additional Mobile Housing Unit Dwelling	$1,290	annually
e)	Swimming Pool (greater than 5,000 Litres)	$316	annually
11	Dwelling: Single Family		
a)	Dwelling	$1,290	annually
b)	Swimming Pool (greater than 5,000 Litres)	$316	annually
12	Industrial: Small Business (Includes office and yard)	$1,328	annually
13	Industrial: Saw Mill	$8,139	annually
14	Institutional: Church	$1,222	annually
15	Institutional: Community Hall	$1,222	annually
16	Institutional: School (per classroom)	$1,138	annually
17	Water Usage with No Development	$400	annually
18	Metered Rate		
a)	Base Charge	$129.39	quarterly
b)	Metered Consumption	$1.00	per cubic meter quarterly
19	Capital Reserve Fund Contribution		
a)	Per Parcel of Land	$433	annually
b)	Per Manufactured Home Park Dwelling	$433	annually

7. FAUQUIER WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store & laundromat)	$3,353	annually
2	Commercial: Concession Stand	$1,787	annually
3	Commercial: Food & Beverage Services	$4,034	annually
4	Commercial: Golf Course (Includes club house, irrigation and campsites)	$6,931	annually
5	Commercial: Hotel/Motel	$2,464	annually
6	Dwelling: Multi Family		
a)	First Dwelling	$1,787	annually
b)	Additional Dwelling	$895	annually
c)	Additional Mobile Housing Unit Dwelling	$895	annually
7	Dwelling: Single Family	$1,786	annually
8	Institutional: Church	$1,570	annually
9	Institutional: Community Hall	$1,570	annually
10	Institutional: Public Restrooms (Transportation)	$1,267	annually
11	Institutional: Utility Restrooms	$1,267	annually

7. FAUQUIER WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
12	Recreational (Includes Park & Field Irrigation and Restroom Facilities)	$2,052	annually
13	Metered Rate		
a)	Base Charge	$178	quarterly
b)	Metered Consumption	$1.35	per cubic meter quarterly

8. GRANDVIEW PROPERTIES WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Metered Rate		
a)	Base Charge	$221	quarterly
b)	Metered Consumption: First Block (Up to 50 cubic meters)	$1.54	per cubic meter quarterly
c)	Metered Consumption: Second Block (Over 50 cubic meters)	$3.85	per cubic meter quarterly
2	Undeveloped Parcel	$883	annually
3	Unmetered or Failed Meter	$1,597	annually

9. LISTER WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store, bank, post office, office & small business)	$1,377	annually
2	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$1,377	annually
3	Commercial: Food Processing	$1,377	annually
4	Commercial: Golf Course (Does not include irrigation)	$6,024	annually
5	Dwelling: Multi Family		
a)	First Dwelling	$871	annually
b)	Additional Dwelling	$871	annually
c)	Additional Mobile Housing Unit Dwelling	$871	annually
d)	Swimming Pool (greater than 5,000 Liters)	$595	annually
6	Dwelling: Single Family		
a)	Dwelling	$871	annually
b)	Swimming Pool (greater than 5,000 Liters)	$595	annually
7	Institutional: Fire Hall	$871	annually
8	Institutional: Community Hall/Park	$871	annually
9	Metered Rate		
a)	Base Charge	$87.55	quarterly
b)	Metered Consumption	$0.78	per cubic meter quarterly
10	Capital Reserve Fund Contribution	$745	annually

10. LUCAS ROAD WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Metered Rate		
a)	Base Charge	$292.24	Quarterly
b)	Metered Consumption	$2.21	per cubic meter quarterly

11. MCDONALD CREEK WATER SYSTEM

(1) Rates and fees for the McDonald Creek Water System are in accordance with the agreement between the Regional District and the Village of Kaslo.

(2) McDonald Creek Customer Account Administration and Water Connection Maintenance is subject to Village of Kaslo fees and charges.

12. RIONDEL WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store, bank, post office, office & small business)	$915	annually
2	Commercial: Recreational Rentals Seasonal (per unit)	$568	annually
3	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$1,590	annually
4	Commercial: Golf Course (includes irrigation)	$17,005	annually
5	Commercial: Campground (includes washrooms, serviced campsites and standpipe fill stations)	$4,544	annually
6	Dwelling: Multi Family		
a)	First Dwelling	$915	annually
b)	Additional Dwelling	$915	annually
c)	Additional Mobile Housing Unit Dwelling	$915	annually
7	Dwelling: Single Family	$915	annually
8	Institutional: Ambulance Station	$1,357	annually
9	Institutional: Church	$915	annually
10	Institutional: Church Seasonal	$568	annually
11	Institutional: Regional District Community Building	$0	annually
12	Institutional: Regional District Community Center	$0	annually
13	Institutional: Regional District Recreational Center	$0	annually
14	Institutional : Regional District Fire Hall	$0	annually
15	Recreational: Regional District Recreational Center	$0	annually
16	Metered Rate		
a)	Base Charge	$90.89	quarterly
b)	Metered Consumption	$1.39	per cubic meter quarterly

13. ROSEBERY HIGHLANDS WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Dwelling : Multi Family		
a)	First Dwelling	$1,648	annually
b)	Additional Dwelling	$1,648	annually
c)	Additional Mobile Housing Unit Dwelling	$1,648	annually
2	Dwelling: Single Family	$1,648	annually
3	Undeveloped Parcel	$993	annually
4	Metered Rate		
a)	Base Charge	$289	quarterly
b)	Metered Consumption	$3.21	per cubic meter quarterly

14. SANCA WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Dwelling: Multi Family		
a)	First Dwelling	$805	annually
b)	Additional Dwelling	$805	annually
c)	Additional Mobile Housing Unit Dwelling	$805	annually
2	Dwelling: Single Family	$805	annually

15. SOUTH SLOCAN WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Business (Includes store, bank, office & small business)	$2,263	annually
2	Commercial: Food & Beverage Services (Including restaurant, fruit stand, food stand, bakery, coffee shop, lounge, beverage room/stand)	$5,815	annually
3	Dwelling: Multi Family		
a)	First Dwelling	$2,263	annually
b)	Additional Dwelling	$2,263	annually
c)	Additional Mobile Housing Unit Dwelling	$2,263	annually
d)	Secondary Suite	$1,583	annually
4	Dwelling: Single Family	$2,263	annually
5	Industrial: Small Business (Includes office, shop and yard)	$2,263	annually
6	Institutional: Regional District Community Building	$2,263	annually
7	Metered Rate		
a)	Base Charge	$227	quarterly
b)	Metered Consumption	$2.60	per cubic meter quarterly

16. WEST ROBSON WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Manufactured Home Park (Conforming to *Manufactured Home Park Bylaw* No. 1082, 1995 with all Dwellings under one Account)		
a)	Per Dwelling	$707	annually
b)	Capital Reserve Fund Contribution per Dwelling	$133	annually
2	Dwelling: Multi Family		
a)	First Dwelling	$944	annually
b)	Additional Dwelling	$471	annually
c)	Additional Mobile Housing Unit Dwelling	$471	annually
3	Dwelling: Single Family	$944	annually
4	Metered Rate		
a)	Base Charge	$95	quarterly
b)	Metered Consumption	$1.62	per cubic meter quarterly

17. WOODBURY WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Dwelling: Multi Family		
a)	First Dwelling	$1,029	annually
b)	Additional Dwelling	$540	annually
c)	Additional Mobile Housing Unit Dwelling	$540	annually
d)	Secondary Suite	$540	annually
2	Dwelling: Single Family	$1,029	annually
3	Undeveloped Parcel	$392	annually
4	Metered Rate		
a)	Base Charge	$146	quarterly
b)	Metered Consumption	$4.20	per cubic meter quarterly

18. WOODLAND HEIGHTS WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Dwelling: Single Family	$1,614	annually

18. WOODLAND HEIGHTS WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
2	Dwelling: Multi Family		
a)	First Dwelling	$1,614	annually
b)	Additional Dwelling	$1,614	annually
c)	Secondary Suite	$968	annually
3	Metered Rate		
a)	Base Charge	$160	quarterly
b)	Metered Consumption	$2.21	per cubic meter quarterly

19. YMIR WATER SYSTEM			
No.	**Item**	**Rate**	**Unit**
1	Commercial: Short-Term Accommodation Rentals		
a)	Base Rate (Including Dwelling)	$686	annually
b)	Rate per Rental Room	$104	annually
2	Commercial: Business (Includes store, bank, post office, office, food stand, food counter, bakery, coffee service & small business)	$686	annually
3	Commercial: Food & Beverage Services (Including restaurant, lounge, & beverage room)	$1,030	annually
4	Commercial - Hotel/Motel		
a)	Base Rate	$3,286	annually
b)	Per Room Rate	$104	annually
c)	Restaurant	$743	annually
d)	Lounge/Beverage Room	$534	annually
e)	Laundry	$3,286	annually
f)	Coffee shop	$743	annually
5	Dwelling: Multi Family		
a)	First Dwelling	$686	annually
b)	Additional Dwelling	$686	annually
c)	Additional Mobile Housing Unit Dwelling	$686	annually
6	Dwelling: Single Family	$686	annually
7	Institutional: Community Association	$0	annually
8	Institutional: Arts & Museum Society	$0	annually
9	Institutional: Fire Hall	$0	annually
10	Metered Rate		
a)	Base Charge	$68	quarterly
b)	Metered Consumption	$2.79	per cubic meter quarterly

Board Report

May 15, 2025

Nelson & District Community Complex RTU Replacement Project - Contract Award

Author: Carolyn Hogan, Project Manager
File Reference: 01-0600-20-2024-PRJ24038
Electoral Area/Municipality: Area E and F / Nelson & District
Services Impacted Community Services – Nelson Service S226

1.0 STAFF RECOMMENDATION

That the Board award the Roof Top Unit (RTU) Replacement project to Venture Mechanical Systems Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $120,818.25 + GST, AND FURTHER, that the costs for the project be paid from Service S226 - Nelson and District Community Facilities, Recreation and Leisure Service.

2.0 BACKGROUND/HISTORY

The existing RTU's are nearing the end of their serviceable life of approximately 20 years and it has been noted that the units are providing insufficient cooling during the summer months.

The RDCK hired Rocky Point Engineering to complete a review and heat calculations for the cardio and weight rooms. The engineering review indicated that the RTU associated with the cardio area is undersized for the space and upsizing of the unit is required.

The RDCK issued an Invitation to Tender (ITT) to BC Bid for the replacement of two Roof Top Units at the Nelson & District Community Complex (NDCC) that currently service the cardio and weight rooms associated with the gym area within the facility. The ITT was issued on February 25, 2025 and closed on April 30, 2025.

The tendered scope of work was based on specifications and drawings provided by Rocky Point Engineering as part of their engineering design services and includes replacement of the units with new dual fuel units, upgrades to the direct digital controls (DDC), a mini-split heat pump for heating and cooling in the cardio viewing area and updated curb adapters to tie-in with the roofing.

Upgrading of the existing gas fueled units with the new specified dual fuel units has been pre-approved by FortisBC as units that meet the requirements for commercial rebates of up to 30% of the total project costs up to a maximum incentive of $100,000.00. The rebate will help off-set the costs of design/engineering, materials, labour, controls upgrades as well as the gas and electrical work for this project. The rebate is currently estimated to reduce the overall project cost by $37,700.00.

The following bids were received on the April 30, 2025 closing date as shown below:

Bidder	Amount
Venture Mechanical	$120,818.25 + GST
Trainor Mechanical	$222,300.00 + GST

The project is estimated to commence later summer early fall with substantial completion to be completed by October 2025

3.0 PROBLEM OR OPPORTUNITY DESCRIPTION

The RDCK hired the consultant Rocky Point Engineering to compete a review and load calculations of the existing RTU's that are reaching the end of their service life and are not meeting cooling capacities required.

3.1 Alignment to Board Strategic Plan

Managing our assets and working to reduce GHG emissions at RDCK owned facilities.

3.2 Legislative Considerations

The Consultant completed the required heat load calculations for proper sizing of the RTU's. Building Permits will be submitted to the City of Nelson for approval and inspection purposes.

3.3 What Are the Risks

The existing units are reaching the end of the serviceable life and if not replaced in a timely manner may result in emergency repairs or loss of heating and cooling.

4.0 PROPOSED SOLUTION

The RDCK hired the consultant Rocky Point Engineering to provide the required design, specifications and drawings to facilitate the most economical option for tendering and replacement of the RTU's.

4.1 Financial Considerations of the Proposed Solution

The project budget under account 60000 is in the Approved 2025 Financial Plan at $150,000.00 under account 60000 – Capital Expenses. The follow cost breakdown to complete the project aligns and is within budget for the 2025 Financial Plan. Please note that the FortisBC Rebate has not been applied to the following budget.

Construction	$120,818.25
Consulting/Engineering Fee	$4,750.00
PM Fee	$10,000.00
TOTAL	**$135,568.25**

4.2 Risks with the Proposed Solution

All known construction and implementation risks have been factored into the tender documents, drawings and specifications and will be managed by the Contractor and Consultant.

4.3 Resource Allocation and Workplan Impact

This project is in the work plan for project management staff.

4.4 Public Benefit and Stakeholder Engagement of Proposed Solution

Replacing the units with more energy efficient units that meet the cooling and heating demands for the users of the facility.

4.5 Leveraging Technology

The specification of the units for dual fuel is in line with reducing GHG emissions at RDCK owned facilities.

4.5 Measuring Success

Success will be measured by the Contractor completing the project on time and within the identified budget.

5.0 ALTERNATIVE SOLUTION(S)

To not complete replacement of the RTU's until a later date.

5.1 Financial Considerations of the Alternative Solution(s)

Delayed replacement and upgrades may result in increased costs for equipment/labour. Additional costs may be incurred if repairs are required prior to RTU replacement. The project may no longer be eligible for FortisBC rebates to help off-set the costs.

5.2 Risks with the Alternative Solution(s)

Loss of heating/cooling to the cardio and weight room if the units breakdown.

5.3 Resource Allocation and Workplan Impact

Additional Project Management time is required for re-design and re-tendering, staff and contractor time to implement repairs if units fail.

5.4 Public Benefit and Stakeholder Engagement of Alternative Solution

Additional reserves for future capital projects.

5.5 Measuring Success

Not applicable.

6.0 OPTIONS CONSIDERED BUT NOT PRESENTED

Not applicable.

7.0 OPTIONS SUMMARY

Option 1:

That the Board award the Roof Top Unit (RTU) Replacement project to Venture Mechanical Systems Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $120,818.25 + GST, AND FURTHER, that the costs for the project be paid from Service S226 - Nelson and District Community Facilities, Recreation and Leisure Service.

Option 2:

That the Board not award the contract.

8.0 RECOMMENDATION

That the Board award the Roof Top Unit (RTU) Replacement project to Venture Mechanical Systems Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $120,818.25 + GST, AND FURTHER, that the costs for the project be paid from Service S226 - Nelson and District Community Facilities, Recreation and Leisure Service.

Respectfully submitted,
Carolyn Hogan, Project Manager

CONCURRENCE

Regional Manager Operations & Asset Management, Community Services – Craig Stanley	Approved
General Manager of Community Services, Community Services – Joe Chirico	Approved
Chief Administrative Office – Stuart Horn	Approved

Board Report – Financial Plan Amendment

May 15, 2025

Erickson Phase 2 Metering Capital Project

Author:	Alex Divlakovski, Water Operations Manager
File Reference:	11-5700
Electoral Area/Municipality:	Area B/C
Services Impacted	Water Utility- (Erickson) – Service S250

1.0 REASON FOR FINANCIAL PLAN AMENDMENT

In January 2025, staff applied to the Provincial Government to participate in the British Columbia Water Meter Pilot Project. Staff were notified on February 28th, 2025 that the Erickson Water System was selected as a participant in the project, with 100% funding through the Province.

The Regional District Board of Directors authorized the Chair and Corporate Officer to enter into a Contribution Agreement with the BC Ministry of Housing and Municipal Affairs for the allocation of grant funding in the amount of $3,502,332.22, to be used for the Erickson Water Utility Service S250 Capital Project for Phase 2 Metering.

Phase 1 metering of Erickson Industrial, Commercial, Institutional properties and Agricultural land with 5+ acres is being implemented in 2025. Phase 2 metering will encompass the remaining smaller agricultural and all residential properties (both single family residential and multifamily residential). Phase 2 has been selected as a participant in the Provincial Metering Pilot Project, which would complete universal metering for the entire water system and add an additional 506 metered services.

2.0 ACCOUNTS IMPACTED AND DOLLARS

The Financial Plan for 2025 requires amendment to increase Account Grant Revenue by $3,502,332.22, to increase Account Capital Expenditures by $3,492,332.22, and to increase Account Transfer to Other Service by $15,000.

3.0 RECOMMENDATION

That the Board approve an amendment to the 2025 Financial Plan for Water Utility-Area B/C (Erickson) – Service S250 to increase the Grants Revenue Account by $3,502,332.22, increase the Capital Expense Account by $3,492,332.22, and to increase Transfer to Other Service Account by $15,000 in order to proceed with a grant funded universal metering program implementation.

Respectfully submitted,
Alex Divlakovski, Water Operations Manager

CONCURRENCE

General Manager of Environmental Services – Uli Wolf	Approved
Chief Administrative Officer – Stuart Horn	Approved
Chief Financial Officer – Yev Malloff	Approved

Board Report – Financial Plan Amendment

May 15, 2025

Fleet Vehicle Purchase for Utility Services

Author:	Alex Divlakovski, Water Operations Manager
File Reference:	11-5700-01
Electoral Area/Municipality:	All
Services Impacted	Utility Services OVR121-100 – Service A103

1.0 REASON FOR FINANCIAL PLAN AMENDMENT

Water West Operations Department requires the purchase of a vehicle to replace an existing 2015 Toyota Tacoma, which is 3 years past its anticipated replacement year and exceeding 242K kilometers. The vehicle purchase is an asset replacement from fleet reserves, with annual contributions made for the past 10 years to fund the replacement. Proceeds of the sale will be returned to the fleet reserve account.

The replacement vehicle was anticipated to be purchased in 2024, resulting in the inadvertent exclusion of the expenditure for the 2025 Financial Plan. The proposed amendment is to include the up to $53,000 expenditure for purchasing a 2025 base model ½ ton 4x4 pickup and necessary accessories in the 2025 Financial Plan for service A103.

The vehicle will be procured through the BC Provincial Government Corporate Supply Arrangement to ensure the best value for the RDCK. The agreement with the Provincial Government requires that exact vehicle pricing information remain confidential.

2.0 ACCOUNTS IMPACTED AND DOLLARS

The 2025 Financial Plan for Service A103 requires an amendment to increase Account Transfer from Reserves by $53,000.00 and to increase Account Capital Expenditures by $53,000.

3.0 RECOMMENDATION

That the Board approve an amendment to the 2025 Financial Plan for Utility Services - Service A103 to increase Account Transfer from Reserves by $53,000 and to increase Account Capital Expenditures by $53,000.

Respectfully submitted,
Alex Divlakovski, Water Operations Manager

CONCURRENCE

General Manager of Environmental Services – Uli Wolf	Approved
Chief Administrative Officer – Stuart Horn	Approved
Chief Financial Officer – Yev Malloff	Approved

Board Report – Financial Plan Amendment and Authorization to Borrow

May 15, 2025

Fleet Vehicle Purchase for Utility Services

Author:	Alex Divlakovski, Water Operations Manager
File Reference:	11-5700-01
Electoral Area/Municipality:	All
Services Impacted	Utility Services OVR121-100 – Service A103

1.0 REASON FOR BORROWING AND FINANCIAL PLAN AMENDMENT

Water East Operations Department requires the purchase of a vehicle to replace an existing 2011 Ford F350, which is 4 years past its anticipated replacement year and exceeding 214K kilometers. The vehicle purchase is recommended to be financed through a short term loan carried in Service A103 Utilities Services ("Service A103"). Staff is expecting $10,000 for the sale of the current vehicle which will be returned to Service A103

$69,000 is currently included in the 2025 Financial Plan for A103 Water Utilities Services for the vehicle replacement as a Capital Purchase, funded via borrowing. This amount is not sufficient for the procurement.

The estimated purchase price for the replacement vehicle will be up to $74,000 not including required accessories (aluminum tool box and other minor modifications). Staff is still recommending borrowing $69,000 for the vehicle and using the $10,000 proceeds from the disposal of the 2011 truck to meet the estimated up to $74,000 purchase price and purchase the required accessories estimated at $5,000. A financial plan amendment is required to adjust Service A103 for the revenue and expense related to the sale of the 2011 truck.

The vehicle will be procured through the BC Provincial Government Corporate Supply Arrangement to ensure the best value for the RDCK. The agreement with the Provincial Government requires that exact vehicle pricing information remain confidential. The truck accessories will be purchased from other suppliers.

2.0 ACCOUNTS IMPACTED AND DOLLARS

The 2025 Financial Plan for Service A103: increase Account "Capital Expenditures" by $10,000 to $79,000 for the truck and accessory, increase Account "Proceeds from Asset Disposal" by $10,000 for the sale amount of the 2011 Ford F350.

3.0 RECOMMENDATION

That the Board direct staff to proceed with the purchase of a 2025 model year 1-ton 4x4 truck through the BC Provincial Government Corporate Supply Arrangement to a maximum of $74,000 plus GST and that the amount be paid from Service A103 Utility Services; AND FURTHER that the Board of the Regional District of Central Kootenay authorizes up to $69,000 to be borrowed under Section 403 of the *Local Government Act*, from the Municipal Finance Authority – equipment financing program, for the purpose of purchasing a 2025 model year 1-ton 4x4 truck; and that the loan be repaid within three (3) years from Service A103 Utility Services, with no rights of renewal, AND FURTHER, that the Board approve an amendment to the 2025 Financial Plan for Service A103 Utility Services to INCREASE Account Capital Expenditures by $10,000.

Respectfully submitted,
Alex Divlakovski, Water Operations Manager

CONCURRENCE

General Manager of Environmental Services – Uli Wolf	Approved
Chief Administrative Officer – Stuart Horn	Approved
Chief Financial Officer – Yev Malloff	Approved

Walter Popoff
Director of Electoral Area H

File No. 250428

April 28, 2025

Area H Director Report to RDCK Board as required by RDCK Policy 100-02-09

Regarding: Complaints received on April 16, 2025 from Vida Turok and Hal Wright about RDCK ReDi File # 296-2025; **Attachment A:** Hal Wright's complaint; **Attachment B:** Vida Turok's complaint, **Attachment C:** Area H Redi Grant funding administration process. **Attachment D**: RDCK Policy 100-02-09, **Attachment E:** RDCK ReDi File # 296-2025 Sandon Historical Society ReDi Grant Application.

On review of the complaints as required by RDCK Policy 100-02-09 , I found no issue stated in both complaints regarding the Area H RedI Grant administration process. Both complaints referenced RDCK Policy 300-09-13.
The Sandon Historical Society ReDi Grant Application #296 was reviewed by RDCK Grants Staff and forwarded to Area H Director along with 76 other applications, which were considered eligible for funding consideration by Area H Selection Committee. Area H Community meetings were held in Passmore (Area H South) and Silverton (Area H North). Area H Selection Committee considered resident feedback provided at the Community meetings and local relevance to Area H in recommending funding for the applications.

Recommendation: That the Board approve Area H funding recommendations as submitted to the RDCK Grants Coordinator.

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. VL 5R4
Phone: 250.359.7455 | Email: wpopoff@rdck.ca | Fax: 250.352.9300

April 16, 2025

ATTN: Walter Popoff, Director – Area H

Complaint Regarding Application for ReDi Funding to Sandon Historical Society (SHS) – Project #296-2025

Complainants:

Hal Wright, personally – longest residing individual in Sandon, BC.
Hal Wright as the owner of the majority of all Sandon heritage buildings, assets, and artifacts.
Hal Wright as 100% owner of all three home-based corporations located in Sandon.
Hal Wright as owner of 95% of all Sandon land titles, as well as Crown Land Licenses.

Contact Information:

Email: [redacted]
Telephone: [redacted]

Background:

I am integrally involved in all matters concerning Sandon. For more than 50 years my family and I have been dedicating to preserving Sandon's heritage, including its museums and historical attractions. This carefully managed development has allowed Sandon to survive as a free-admission public attraction without relying on government funding. Through the efforts of my family and the businesses we operate in and around Sandon, we have sustained Sandon's viability for its owners and visitors.

My family established the original Sandon Historical Society (SHS) in 1979, and we provided the majority of its financial support, including construction of the museum facility SHS still uses today. I personally obtained charitable status for SHS in its formative years.

Eventually, a coordinated group from outside the community forcibly took over SHS, expelling our family and supporters in the process. They altered the organization's purpose from a historical to an environmental, anti-development focus, charged admission for the first time, and began aggressively pursuing government grants. Rather than collaborating with Sandon's businesses and stakeholders, SHS now operates in direct competition, causing financial harm to local efforts. Many Freedom of Information (FOI) requests have revealed false claims in their grant applications—particularly around community consultation and inclusion. SHS does not consult with our community or its businesses, and they submit grant applications in secrecy, without community collaboration.

SHS 2025 ReDi Grant Application:

I attended the public meeting in Silverton on April 12, 2025. Upon questioning, the SHS representative admitted to not having read the ReDi Grant eligibility guidelines. He acknowledged he was unaware of SHS's obligation to consult with the community and of the requirement to avoid competing with local businesses. He also failed to justify a false claim in their application—that SHS operates Sandon's 'official' museum. This is factually incorrect, especially as SHS has the only museum in Sandon charging admission and receiving substantial government funding, unlike the several free-entry museums supported by my family and businesses.

Basis of Complaint:

1. SHS is a discriminatory society. It deliberately excludes the majority of Sandon residents, property owners, and businesses from membership. As such, it should not be eligible for public funding until verified as inclusive.
2. As a registered charity, SHS is required to operate in an open and non-discriminatory manner. Its current practices violate CRA regulations. RDCK should not support this abuse and should as representatives of my community be requesting CRA revoke SHS's charitable status.

3. Multiple grant applications by SHS have involved false or misleading information. Fraud and misrepresentation are grounds for denial of public funding, and such actions must be investigated and enforced.
4. SHS was overthrown by outside individuals, excluding input from our community. This contradicts RDCK's stated values of respecting community diversity and inclusion.
5. In the terms of ReDi grant applications, it clearly states that the grants are not intended to compete with local businesses. I am attaching a reference to regulation 300-09-13 with the pertinent parts highlighted. The SHS application, if accepted, will cause economic harm to Sandon's businesses. Unless RDCK is committed to providing identical benefits to the Sandon businesses which will be harmed (eg signage), the application should be denied. Please note that SHS avoided having any discussion or consultation with all Sandon businesses. Also note that SHS did not include the sign renditions provided by the sign company in their application. Obviously they don't want Sandon businesses to see this because their proposed sign is intended to divert the public away from the businesses that actually support and finance Sandon. Staff in the various legitimate businesses of Sandon frequently report that visitors who have just returned from the SHS museum comment that they were not informed about the most important Sandon heritage attractions, and in some cases, to avoid Sandon's best attractions, claiming they are not worth seeing. This vastly diminishes the experience for visitors who would hopefully see the whole variety of attractions and museums, including the SHS museum. Sandon is a large historical site without admission fees, not a single admission charging museum, except for SHS. All of our Sandon businesses that rely on visitor's purchases for their survival, encourage people to the SHS museum. Sadly this is not reciprocal. If ReDi provides funds to install larger signage for SHS, it will probably result in a sign war for size and supremacy, and that will detract from Sandon, negatively impacting our community. SHS claims to have a retired sign painter on their Board, and they should be seeking his volunteerism.
6. Much of the SHS application is related to maintenance costs. Ongoing maintenance and operational costs are not the purpose of this grant program. For example, part of the application focuses on a run down flagpole and obtaining a new Canadian flag. Really? The application contained a quote from Silverton Building Supplies to justify the costs. So, I asked the presenter, if they had asked Silverton Building Supplies for a donation, but they hadn't. SHS would rather use grant money than volunteers or donors. This is unfair to other ReDi applicants with more legitimate needs. I reminded the presenter that if SHS was inclusive of our community and its businesses, that trivial items like a flagpole and flag would almost certainly been provided as a donation from a Sandon business. That is how it worked before the outsiders over threw SHS and excluded our community.

I respectfully request that SHS's 2025 ReDi application be denied. Furthermore, I ask that RDCK and the Area H Director decline to support any future SHS applications, directly or by recommendation, until SHS proves it operates inclusively and in accordance with all relevant local, provincial and federal regulations.

Please provide full transparency and keep me informed of all decisions regarding this matter.

Sincerely,

Hal Wright
Sandon, BC

CC: ReDi Grant Admin
CC: RDCK Board Chair

Attachment: ReDi Grant Guidelines regarding competition with local businesses

Specific guidelines within the Columbia Basin Trust (CBT) Resident Directed (ReDi) Grants program that address competition with local businesses.

🛑Competition with Local Businesses

The ReDi Grants are designed to support projects that benefit the broad community and public good through community-based decision-making. While the program does not explicitly prohibit funding projects that may overlap with services offered by local businesses, it emphasizes that funded projects should not primarily benefit private interests or compete directly with existing local businesses. In some regions, such as the Regional District of Central Kootenay (RDCK), the application process includes resident input meetings where community members can provide feedback on proposed projects. This process helps ensure that funded projects align with community needs and do not adversely impact local businesses.

✅Recommendations for Applicants

• Demonstrate Community Benefit: Clearly outline how your project serves the broader community and addresses unmet needs.

• Engage with Local Businesses: If your project operates in a similar space as existing businesses, consider collaborating or differentiating your services to complement rather than compete.

• Seek Community Support: Gather letters of support or endorsements from community members and organizations to strengthen your application.

For detailed guidelines and to ensure your project aligns with the ReDi Grants' objectives, it's advisable to consult with your local ReDi Grants coordinator or visit the Columbia Basin Trust's official website: ourtrust.org.

April 16, 2025

RE: Official Complaint Regarding RDCK ReDi File No. 296-2025 – Sandon Historical Society ReDi Grant Application

To: Walter Popoff, Director, RDCK Area H
CC: Aimee Ambrosone, VP & COO, Columbia Basin Trust

Dear Director Popoff,

I am writing as a property and business owner adjacent to the Sandon Museum and the nearby parking area referenced in **RDCK File No. 296-2025, submitted by the Sandon Historical Society (SHS).**

We are concerned about the lack of consultation regarding the proposed installation of a 48" x 96" directional or information sign. As Hal and I are preparing to begin cleanup and active use of this shared space this summer, we expect uninterrupted access to our property and full transparency regarding any proposed developments on or adjacent to it.

To date, the directors of the Sandon Historical Society have not communicated with either Hal or myself, despite the close proximity of the proposed sign to our property line. Given the community-based nature of ReDi funding, I respectfully request that SHS engage directly with us and provide full details on the sign's design, location, and timeline before proceeding further.

Additionally, we seek clarity on why the estimate for this sign has been billed to the North Slocan Trails Society (NSTS), which is presumably a distinct organization with no jurisdiction over land leased by SHS. If NSTS is involved in this initiative, its directors also have a responsibility to undertake direct consultation with affected property owners before any public funding is approved or distributed.

As outlined in the RDCK ReDi Grant Policy (Policy No. 300-09-13):

> "The intent of the ReDi program is to support projects that benefit the broad community and public good through community-based decision-making and ensuring an opportunity for resident input on projects."

This statement defines the spirit of the program as rooted in inclusivity, collaboration, and local input. Given that our property is directly affected and we are long-time contributors to the Sandon community, we believe that any project funded through ReDi grants must include transparent engagement with neighbouring residents and stakeholders.

I am not opposed to projects that enhance Sandon and its heritage. However, transparency, collaboration, and clarity around organizational roles are essential. Therefore, I request that this matter be reviewed, and that approval of any funding be paused until proper consultation and coordination with local stakeholders, including myself, has occurred.

Thank you for your attention to this important matter. I trust you will take these concerns seriously in the spirit of accountability and good governance.

Sincerely,

Vida Turok

Vida Turok
Property & Business Owner – Adjacent to Sandon Museum and Parking Area
[redacted]

Attachment: Photos of the proposed signage area and our adjacent property


Our Property


Visitor Parking


Our Property

Applicants will be provided up to 2 minutes to promote their applications at an in-person public meeting where the selection committee and the public will be able to ask questions about the application. The public will be provided a list of all the applications and be provided the opportunity to submit written input via a Resident Feedback Form on the Grants to the Area H Selection Committee to adjudicate. The Selection Committee, during their adjudication process, will consider local relevance of the projects along with the input received from the public. The results of the selection committee adjudication will be provided to the Area H Director for submission to the RDCK Board for approval

	POLICY MANUAL	**Number:** 100-02-09

CHAPTER: BOARD	
SECTION: COMMITTEES, COMMISSIONS & OUTSIDE AGENCIES	
SUBJECT: COLUMBIA BASIN TRUST GRANT PROGRAMS DISPUTE RESOLUTION PROCESS	
BOARD RESOLUTION: 338/14	
EFFECTIVE DATE: 19-JUN-14	**REVISION DATE:**

1.0 Purpose

Whereas each municipality and electoral area selects its own process for administering Columbia Basin Trust Community Initiatives and Affected Area Program funding, as directed by the Columbia Basin Trust;

And Whereas an organization or individual may wish to lodge a complaint about a process used regarding the administration of such funding;

Therefore Be it Resolved that the Regional District of Central Kootenay offers a dispute resolution process.

2.0 Procedure

1) A written complaint containing the complainant's name and contact information, as well as a detailed description of the issue, must be submitted to the RDCK Board of Directors no later than five working days after the public consultation meeting.
2) The RDCK Board will consider the complaint at its next open meeting.
3) The Director of the Electoral Area or municipality in which the complaint arose shall make a report and recommendation to the Board regarding the process.
4) The Board will make a decision regarding the review of the process. That decision will be final.

Organization **Sandon Historical Society**
Registration # S0014387
P.O. Box 52, New Denver BC V0G 1S0
Primary Contact: Abigail Wagner
Signing Authority: Abigail Wagner
[redacted]

Name of Organization being sponsored if applicable -

Project Title **Sandon Museum Upgrades**

Project will be located in: RDCK Area H
Our project will take place at the Sandon Museum in the ghost town of Sandon.

Importance to the community:
We operate the official Museum in the ghost town of Sandon and, as such, we enjoy good support from our nearby communities and wish to maintain a facility that locals can be proud of. These improvements will greatly enhance the experience of all visitors to Sandon. Despite having a very small population, Sandon's impact is impressive as it attracts thousands of visitors each year that stay in, shop in and eat in the surrounding villages. Many of these businesses struggled greatly last year during the fires and we would like to support them by giving the best possible experience to visitors and sharing the rich culture of the region. The Museum is also an important resource for historians and for people searching for family connections.

Work Plan Dates: Project Start: 6/2/2025 Project End: 11/1/2025

RDCK ReDi FUNDING REQUESTS				
Area A	Area B	Area C	Area D/Kaslo	Area D/Lardeau Valley
Area E	Area F	Area G/Salmo	Area H	Area I
			733	
Area J	Area K – Arrow Park	Area K – Bayview/Nakusp/ Rural Nakusp	Area K – Burton	Area K – Edgewood
Area K – Fauquier	City of Castlegar	Town of Creston	City of Nelson	Village of New Denver
				1000
Village of Silverton	Village of Slocan			
1000			**TOTAL ReDi FUNDING REQUESTED FOR THIS PROJECT**	**2733**

Total ReDi Funding Requested	Total from Other Sources	Total Project Cash Budget

2733	2733	2733

1. **The project will provide:**
Our project will make some much-needed upgrades to the Sandon Museum including replacing and relocating the flagpole outside the front entrance; reprinting some old and damaged display photos; modernising our video room to be able to utilise our Starlink connection to share historic films; adding an eye-catching, large sign to our parking area so visitors can easily find the Museum.
Our local hardware shop can supply us with a strong new flagpole and new Canadian flag as ours is looking quite weathered. We will hire locals to install the new flagpole in front of the Museum. We have 15 photos we would like to order from the BC Archives and have printed professionally in Nelson. We can re-use the frames but the photos are faded and hard to make out so we do need to replace them. We plan to refurbish our video room by updating our technology to play historic films for visitors. As an example, the historian Bill Barlee has an excellent series on Youtube that we could stream in the video room. The last part of our project is to design and order a large new sign to direct visitors from our car park to the Museum.

2. **Organization Mandate:**
To educate the public at large as to the unique position of Sandon in the history of the Kootenay region of BC, of BC as a whole, of adjacent areas to the south and of Western Canadian development.
To acquire, manage and dispose of assets to enhance the heritage values of Sandon.
To do all things needful to achieve the purposes of the Society including, but not limited to the preservation, restoration and replication of historic structures in Sandon.
To accept, hold and disburse funds received for the purposes of the Society.
To provide and publish materials relevant to the townsite of Sandon and the surrounding mining camps and their roles in the development of the above areas.
To undertake and supervise projects to enhance public awareness of Sandon and it's history.
To sponsor special events and services carried out under the Society's control and supervision for the further education of visitors to the Sandon area.
To foster the protection and preservation and longevity of the historic and aesthetic values represented by the mining camp and community of Sandon, with it's unique place in Western Canadian history by educating the public as to the nature of the townsite and the methods employed in the surrounding mines.
To promote investment as a means of sustaining Sandon's future.

3. **Community objectives the project will work towards are:**
We operate the official Museum in the ghost town of Sandon and, as such, we enjoy good support from our nearby communities and wish to maintain a facility that locals can be proud of. These improvements will greatly enhance the experience of all visitors to Sandon. Despite having a very small population, Sandon's impact is impressive as it attracts thousands of visitors each year that stay in, shop in and eat in the surrounding villages. Many of these businesses struggled greatly last year during the fires and we would like to support them by giving the best possible experience to visitors and sharing the rich culture of the region. The Museum is also an important resource for historians and for people searching for family connections.

4. **Project will address issues or opportunities pertaining to:**
One issue is that visitors looking for the Museum often cannot find the entrance as the rear of the building faces onto the road! We often hear from visitors that missed us so we need to improve our signage and focus our efforts in more practical places such as the car park.
Our old flagpole currently sits on the bank of Carpenter Creek and is in danger of falling in! The flag is very weather-beaten and tattered too so we need to replace and relocate our flag.

Project: Sandon Museum Upgrades

Over the last few years we have tried to slowly improve our displays and visuals inside the Museum and to keep presentable. During the last year we have noticed some of our photos looking tired and faded so it is important to keep them fresh to better share moments captured from Sandon's history.

5. **This organization is best to provide this project to the community because:**
   We are best suited to deliver this project as we are a strong, progressive board and have extensive recent experience of managing projects. Our members are very supportive and we have many volunteers when needed.

6. **Partners involved in this project have been consulted:**

7. **Partners involved in implementing this project:**
   Our board of directors will be working as a team to approve any design work. Our long-term Museum manager, John Wilson, will be selecting the photos to replace and organising the displays. A board member with construction experience will be overseeing the relocation and installation by contractors of the flagpole.

8. **Minors will be working on this project:** No

9. **Project will be 100% completed by volunteers:** No

10. **Is the project viable without ReDi funding support:** Yes

11. **In-kind sources and contributions:** We estimate between 10 and 15 hours of volunteer project management time to oversee and carry out this project.

12. **Supporting documents below, if submitted:**

Organizations are also asked to present copies of supporting documents at community engagement meetings.

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SOLD TO
SANDON HISTORICAL SOCIETY Box 52 New Denver BC V0G 1S0

JOB ADDRESS
SANDON HISTORICAL SOCIETY Box 52 New Denver BC V0G 1S0 (250)

ACCT NO.	JOB
SANHIS	0
ENTRY DATE	2/18/2025 2:42:55 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	REDI GRANT QUOTE
STATION	S1
CASHIER	TIM
SALESPERSON	
ORDER ENTRY	TIM
MODIFIED BY	TIM

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
3073509	FLAG POLE ALUM 18FT		1		1	EA	179.9900	EA	179.99
3073392	CANADAIN FLAG 36X72"		1		1	EA	59.9900	EA	59.99
25PH	CEMENT POST HASTE CONCRETE PREMIX 25 KG***	N	5		5	EA	12.9900	EA	64.95

Payment Method(s) **Buyer:** SANDON HISTORICAL SOCIETY GST/HST #121103790

	SubTotal	304.93
PST 21.35 GST 15.25	Sales Tax	36.60
	Deposit	0.00
Please pay this amount		341.53

Signature

924 Nelson Ave.
Nelson, BC V1L 2N9
(250) 352-1640

ESTIMATE
EST-63086

Print It Big
www.speedpronelson.com
888739893RP0001

Payment Terms: Payment Upon Completion

Created Date: 2025-02-19

DESCRIPTION: DP - Maxmetal sign for car park directions

Bill To: North Slocan Trails Society
Box 213
New Denver, BC V0G 1S0
CA

Pickup At: Speedpro Signs
924 Nelson Ave.
Nelson, BC V1L 2N9
CA

Requested By: Abi .
Email: northslocantrailsociety@hotmail.com

Salesperson: Cedar Cavanagh-Marsh

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1	**DP - Maxmetal sign for car park directions 6mm thickness**	1	$697.16	$697.16

1.1.1 Max Metal HD 6mm 48 x 96 -

Part Qty: 1
Width: 72.00"
Height: 48.00"
Sides: 1

Hand cut substrate
- Cut type: Skil Saw
Rounded Corners
- corner diameter: Newby or hand punch
.25" radius

1.1.2 Vinyl - IJ35C-Air Release- 5 yr -

Part Qty: 1
Width: 72.00"
Height: 48.00"

Notes: Laminated digital print, with crops, mounted to the substrate and trimmed to the finished size.

1.1.3 Overlaminates- 3M 8509 Lustre -

Part Qty: 1
Width: 72.00"
Height: 48.00"

2	**Graphic Design-Proofing -Production Setup**	1	$40.00	$40.00

2.1 Graphic Design - Design

- # of Hours: 0.5

Text: All design time is based on real-time and can be adjusted accordingly.

- 50% deposit required on all projects
- Please send e-transfers to: launchpad@speedpronelson.com
- Drawn & Quartered Media, Inc. is the bank account name
- Minimum billing per invoice is $65 + tax
- Additional design work chargeable at $80/hour.

- Estimates are valid for 30 days.
- VISA and MasterCard accepted.
- All materials and goods remain the property of Speedpro Signs until paid for in full.
- Custom orders are not cancelable after materials have been ordered or cut.

Base Subtotal:	$737.16
Subtotal:	$737.16
BC (7.0000%):	$51.60
Fed (5.0000%):	$36.86
Total Taxes:	$88.46
Grand Total:	$825.62
Deposit Required:	$412.81

Please send e-payments to: launchpad@speedpronelson.com

Order Form

Reproduction of Still Images, Cartographic Records and Sound Recordings

Thank you for your interest in the Royal BC Museum and BC Archives collections. To obtain a reproduction from the still images, cartographic records and/or sound recordings collections, please complete and submit this form.

Please note - You will receive an initial response to reproduction requests within **30 business days**. Requests for Indigenous material may take longer as the Indigenous Collections department has many requests to review. We appreciate your patience.

We are not accepting any requests that require digitizing for moving images/films until after the move to Royal Bay in 2026.

The Copyright Act applies to materials that are part of Royal BC Museum and Archives collections; this includes but is not limited to still images, cartographic records, sound recordings and moving images. Copies provided by the Royal BC Museum and Archives may only be used for the purpose of research or private study, and any use of the copy for a purpose other than research or private study may require you to obtain the authorization of the copyright owner of the work in question.

The RBCM endorses Article 31 of the United Nations Declaration of the Rights of Indigenous People (UNDRIP) and the Declaration of the Rights of Indigenous Peoples Act

(DRIPA). Please note that some archival material may be culturally sensitive. It is your responsibility to seek permission to use records from the community and/or cultural rights holder of the record. Please treat records with care and consider the cultural protocols of the people and places depicted as you use them.

Digital copies - clients/researchers have the option of downloading the low-resolution online photos from the BC Archives website at no cost, or a higher resolution digital copy of the photo may be purchased. The cost is $20.00 plus applicable tax per file. Some material may require digitization first before copies can be provided. Sound recordings are $40 plus applicable tax.

Applicant Information

* Mandatory Field

First Name

Last Name

Organization (if applicable)

Email Address

Phone Number

924 Nelson Ave.
Nelson, BC V1L 2N9
(250) 352-1640

ESTIMATE
EST-63086

Print It Big
www.speedpronelson.com
888739893RP0001

Payment Terms: Payment Upon Completion

Created Date: 2025-02-19

DESCRIPTION: DP - Maxmetal sign for car park directions

Bill To:	Sandon Museum . . ., BC ..... CA	Pickup At:	Speedpro Signs . . ., BC .....

Requested By: Gerald / Abi Wagner
Email; sandonmuseum@netidea.com

Salesperson: Cedar Cavanagh-Marsh.

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1	**DP - Maxmetal sign for car park directions 6mm thickness**	1	$697.16	$697.16
1.1.1	Max Metal HD 6mm 48 x 96 -			
	Part Qty: 1 **Width:** 72.00" **Height:** 48.00" **Sides:** 1			
	Hand cut substrate - Cut type: Skil Saw **Rounded Corners** - corner diameter: Newby or hand punch .25" radius			
1.1.2	Vinyl - IJ35C-Air Release- 5 yr -			
	Part Qty: 1 **Width:** 72.00" **Height:** 48.00"			
	Notes: Laminated digital print, with crops, mounted to the substrate and trimmed to the finished size.			
1.1.3	Overlaminates- 3M 8509 Lustre -			
	Part Qty: 1 **Width:** 72.00" **Height:** 48.00"			
2	**Graphic Design-Proofing -Production Setup**	1	$40.00	$40.00
2.1	Graphic Design - Design			
	- # of Hours: 0.5	**Text:** All design time is based on real-time and can be adjusted accordingly.		

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Grand Total:	$825.62
Deposit Required:	$412.81

Please send e-payments to: launchpad@speedpronelson.com

Board Report

Date of Report: May 1, 2025
Date & Type of Meeting: May 15, 2025 Open Board Meeting
Author: Ashley Grant, Grants Coordinator
Subject: 2024 ReDi GRANT RECOMMENDATIONS FOR BOARD APPROVAL
File: 05-1856-20
Electoral Area/Municipality: All Areas and Municipalities

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to request Board approval for the 2025 Resident Directed (ReDi) grant proposals recommended by Areas A, B, C, D/Village of Kaslo, D/Lardeau Valley, E, F, G/Village of Salmo, H, I, J, K-Arrow Park, K-Burton, K-Edgewood, K-Fauquier, the City of Castlegar, the Town of Creston, the City of Nelson, the Village of Nakusp, the Village of New Denver, the Village of Silverton and the Village of Slocan as detailed in Attachment A.

SECTION 2: BACKGROUND/ANALYSIS

Formerly known as CIP/AAP (Community Initiatives Program/Affected Areas Program), 322 proposals were received during the 2025 ReDi intake period between January and February, an increase of 3.75% over the previous year's program.

Funding requests totaled $3,250,015.73, an increase of $278,688.58 from 2024. 313 proposals were deemed eligible for ReDi funding consideration.

2025 ReDi Project Proposals Received		**ReDi Funding Requested**
Proposals received during intake period	322	$3,250,015.73
Proposals denied (ineligible)	-6	
Proposals withdrawn	-3	
Proposals considered	**313**	**$3,133,847.33**

Between April 1 and April 15, community engagement meetings were held across 22 Area intakes.

Community engagement results were considered at each Area's adjudication committee meeting. The final amount recommended for proposals in each Area is listed below. The recommended amount for each proposal in all Areas is listed in Attachment A.

Area	**Funding Requested from Area**	**2025 Area Recommendation**
Area A	$99,875.57	$35,316.13
Area B	$124,968.77	$74,622.00

Area C	$100,147.18	$34,364.00
Area D/Kaslo	$187,988.79	$58,282.00
Area D/Lardeau Valley	$140,340.27	$84,720.00
Area E	$159,647.89	$58,455.00
Area F	$109,259.37	$59,102.00
Area G/Salmo	$121,290.84	$68,728.00
Area H	$452,783.64	$68,261.00
Area I	$84,337.96	$37,948.00
Area J	$284,301.32	$193,029.75
Area K-Arrow Park	$22,863.77	$19,015.00
Area K-Burton	$37,612.65	$19,689.00
Area K-Edgewood	$34,448.77	$29,600.00
Area K-Fauquier	$30,850.25	$24,250.48
Castlegar	$274,437.54	$113,902.00
Creston	$147,127.77	$77,256.99
Nakusp/Bayview/Rural Nakusp	$234,677.22	$186,066.00
Nelson	$298,408.35	$143,313.00
New Denver	$66,250.97	$34,364.00
Silverton	$51,705.00	$35,289.00
Slocan	$70,523.44	$34,386.00
Grand Total	**$3,133,847.33**	**$1,489,959.35**

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: ☒Yes ☐ No **Financial Plan Amendment:** ☐Yes ☒ No

Debt Bylaw Required: ☐Yes ☒ No **Public/Gov't Approvals Required:** ☒Yes ☐ No

Funding is being disbursed from Service X101 – Columbia Basin Trust Grants.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

The RDCK is responsible for the administration of the ReDi program, ensuring compliance to the program parameters as outlined in the contribution agreement between the RDCK and CBT.

3.3 Environmental Considerations

None at this time.

3.4 Social Considerations:

The ReDi program is intended to be flexible and incorporate community based funding decisions. The programs support local projects that provide additional value to Columbia Basin communities, and that benefit the broader community and the public good.

3.5 Economic Considerations:

Each area has sufficient funds to disburse as recommended. 2025 allocation for the RDCK totals $1,506,349.70 and the total recommended for disbursement is $1,489,959.35

In conjunction with Columbia Basin Trust, applicants are notified whether or not they are successful in receiving funding via email and updates to the RDCK website.

3.8 Staffing/Departmental Workplan Considerations:

The program is administered by RDCK staff.

3.9 Board Strategic Plan/Priorities Considerations:

Coordinated Service Delivery – between Columbia Basin Trust and its local government partners.

SECTION 4: OPTIONS & PROS / CONS

The Board may elect to not approve the award of projects in 2025, or to determine different award amounts and/or recipients than those listed in this report and its attachments. Neither option is desirable nor practical. The recipients and grant award amounts reflect the best available approximation of the wishes of the involved communities, consistent with the intent and spirit of the ReDi program.

SECTION 5: RECOMMENDATIONS

That the ReDi funding proposals listed in Attachment A of the 2025 ReDi Grants Board report dated May 1, 2025 be approved, and that the funds be disbursed from Service X101 – Columbia Basin Trust Grants allocated to each area as listed.

Respectfully submitted,
Ashley Grant, Grants Coordinator

CONCURRENCE

Manager of Corporate Administration/Corporate Officer – Mike Morrison	Approved
Chief Administrative Officer – Stuart Horn	Approved

ATTACHMENTS:

Attachment A – Recommended Proposals for 2025 ReDi Funding Support

Area	Organization	Project Title	Area Recommendation
Area A	Boswell and District Emergency Volunteers (BADEV)	Acquisition of Automated Electronic Defibrillator to Replace Expired AED	$ 1,600.00
Area A	Diverse Family Roots	Supporting Families with Diverse Needs	$ 200.00
Area A	Boswell Memorial Hall Society	Acoustic Ceiling Tile	$ 1,483.33
Area A	Boswell Memorial Hall Society	Boswell Memorial Hall Sign	$ 550.00
Area A	Kootenay Lake Hospital Foundation	Cardiac Ultrasound System for Kootenay Lake Hospital	$ 350.00
Area A	Creston Valley Shrine Club #35	Popcorn	$ 450.00
Area A	KootenayColumbia Discovery Centre Society	Wetland Education and Awareness Program (WEAP)	$ 516.67
Area A	Creston Valley Society for Therapeutic Horsemanship	Therapeutic Riding Program	$ 225.00
Area A	Creston Valley Food Action Coalition	Volunteer Celebration & Recognition	$ 216.67
Area A	Creston Valley Cycling Association	Wynndel Mountain Bike Trail Network	$ 883.33
Area A	West Kootenay Amateur Radio Club	Mt. Lavina: Replace a radio repeater (equipment) site due to Summer 2024 Forest Fire Destruction	$ 358.33
Area A	Creston Valley Blossomfestival Association	85th Annual Creston Valley Blossomfestival (2026)	$ 1,533.33
Area A	Starbelly Jam	Starbelly Jam Music Festival	$ 1,333.33
Area A	Boswell and District Emergency Volunteers	Acquisition of Equipment for First Responders' Expanded Scope of Practice	$ 2,216.67
Area A	Nelson District Rod & Gun Club & Conservation Society	Acoustic Ceiling Tile	$ 116.67
Area A	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$ 166.67
Area A	Boswell Memorial Hall Society	UV Controller	$ 931.76
Area A	Creston Pet Adoption and Welfare Society (PAWS)	Spay and Neuter and Vaccination Grant	$ 725.00
Area A	Creston Valley Minor Hockey Association	20252026 Creston Valley Minor Hockey (CVMHA) Goaltender Clinic	$ 283.33
Area A	Farmers' Market Creston Valley Food Action Coalition	Kootenay Region Farmers' Market Manager Farm Tour	$ 164.58
Area A	Trails for Creston Valley Society	Sanca Creek Trail Upgrade Phase 1	$ 550.00
Area A	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 316.67
Area A	Farmers' Market Creston Valley Food Action Coalition	Market Wurks	$ 337.50
Area A	Harvet Share Creston Valley Food Action Coalition	Increasing Cold Storage Capacity	$ 895.95

Area A	Kootenay Farms Food Hub Fields Forward Society	Equipment for New Opportunity/Growth	$ 1,266.67
Area A	Crawford Bay & District Hall & Parks Association	Paint the William Fraser Pavilion	$ 1,616.67
Area A	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$ 33.33
Area A	Creston Festival of the Arts 2026	Creston Festival of the Arts 2026	$ 191.67
Area A	Kootenay Wellness Foundation	Kootenay Wellness Festival 2025	$ 250.00
Area A	Nelson & District Hospice Society	West Kootenay Boundary Caregiver Support	$ 758.33
Area A	East Shore Transportation Society	Parking Spot for Shuttle Bus	$ 1,400.00
Area A	Community Arts Council of Creston	River Art Walk	$ 79.17
Area A	Creston Community Auditorium Society	Theatre Subsidy for the Kootenay River Theatre	$ 341.67
Area A	Focus on Youth 2026 40th Anniversary	Focus on Youth 2026 40th Anniversary	$ 195.83
Area A	Kaslo Search and Rescue	Kaslo SAR Drone Project	$ 725.00
Area A	Creston Valley Community Housing Society	Safe and Secure Housing for Low Income Citizens	$ 925.00
Area A	Town of Creston	Creston Valley Hospital Mural Project	$ 500.00
Area A	Crawford Bay Parent Advisory Councin (PAC)	Crawford Bay School Hot Lunch Program	$ 1,700.00
Area A	Friends of Kootenay Lake Stewardship Society	2025 Kootenay Lake Stewardship & Education Project	$ 550.00
Area A	Eastshore Circle of Friends Society	Exterior Social Area Expansion	$ 550.00
Area A	Central Kootenay Invasive Species Society	Community Pulling Together	$ 400.00
Area A	Creston Valley Skating Club	MultiSport Skating and Training	$ 291.67
Area A	Girl Guides of Canada Blue Point Camp	Roof Replacement	$ 775.00
Area A	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$ 225.00
Area A	Creston Community Seed Bank Society	Seed Production	$ 225.00
Area A	Creston & District Historical & Museum Society	Summer Programming at the Creston Museum	$ 308.33
Area A	South Kootenay Lake ArtConnect Society	Electrical upgrade to Harrison Memorial Community Cultural Centre	$ 1,350.00
Area A	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$ 83.33
Area A	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$ 150.00

Area A	Creston Feral Friends	CFFS 2025 TNR	$	200.00
Area A	Yahk Allied Horse Club	2025/26 Season of Events	$	37.50
Area A	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	216.67
Area A	Northern BC Friends of Children East Kootenay Branch	Creston Valley Family Support Project	$	254.17
Area A	Wildsight Creston Valley Branch	WCVB: Empowering Residents Towards Stewardship	$	316.67
Area A	South Kootenay Lake ArtConnect Society	Water Access Installation, Phase 2&3	$	1,400.00
Area A	Nelson History Theatre Society	Storytelling in Schools	$	33.33
Area A	Creston Valley Minor Hockey Association	Creston Valley Minor Hockey Association Bylaw and Guideline Amendments	$	111.33
Area A	Wildsight Creston Valley Branch	14th Annual Creston Valley Birdfest Promotion and Advertising	$	312.50
Area A	Kokanee Country Snowmobile Club	2025 Trail Maintenance	$	258.33
Area A	Creston Valley Fall Fair Association	107th Creston Valley Fall Fair	$	879.17
		Area A Total	**$**	**35,316.13**
Area B	Diverse Family Roots	Supporting Families with Diverse Needs	$	2,500.00
Area B	Creston Valley Shrine Club #35	Popcorn	$	3,000.00
Area B	KootenayColumbia Discovery Centre Society	Wetland Education and Awareness Program (WEAP)	$	3,500.00
Area B	Yahk Kingsgate Recreation Society	Technology and Infrastructure	$	1,200.00
Area B	Creston Valley Society for Therapeutic Horsemanship	Therapeutic Riding Program	$	3,000.00
Area B	Creston Lions Club	2025 Lions Equipment Upgrade	$	2,000.00
Area B	Creston Valley Cycling Association	Wynndel Mountain Bike Trail Network	$	2,000.00
Area B	Creston Valley Blossomfestival Association	86th Annual Creston Valley Blossomfestival (2026)	$	6,098.50
Area B	Columbia Basin Environmental Education Network	Wild Voices for Kids in the RDCK	$	500.00
Area B	Creston Pet Adoption and Welfare Society (PAWS)	Spay and Neuter and Vaccination Grant	$	5,400.00
Area B	Creston Valley Minor Hockey Association	20252026 Creston Valley Minor Hockey (CVMHA) Goaltender Clinic	$	2,000.00
Area B	Trails for Creston Valley Society	Sanca Creek Trail Upgrade Phase 1	$	2,000.00
Area B	Creston Valley Tennis Club	Creston Valley Tennis Club Tennis/Pickleball Courts	$	5,000.00

Area B	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$	500.00
Area B	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2026	$	600.00
Area B	Farmers' Market Creston Valley Food Action Coalition	Market Wurks	$	600.00
Area B	Harvet Share Creston Valley Food Action Coalition	Increasing Cold Storage Capacity	$	2,200.00
Area B	Kootenay Farms Food Hub Fields Forward Society	Equipment for New Opportunity/Growth	$	2,000.00
Area B	Creston Quilts 4 Kids	Creston Quilts 4 Kids	$	500.00
Area B	Crawford Bay & District Hall & Parks Association	Paint the William Fraser Pavilion	$	500.00
Area B	Creston Valley Fall Fair Association	108th Creston Valley Fall Fair	$	6,098.50
Area B	Creston Libation Producers Society	Hop to Vine Hustle	$	500.00
Area B	Creston Festival of the Arts 2027	Creston Festival of the Arts 2027	$	800.00
Area B	Kootenay Wellness Foundation	Kootenay Wellness Festival 2025	$	500.00
Area B	Community Arts Council of Creston	River Art Walk	$	300.00
Area B	Creston Community Auditorium Society	Theatre Subsidy for the Kootenay River Theatre	$	2,500.00
Area B	Focus on Youth 2026 40th Anniversary	Focus on Youth 2026 40th Anniversary	$	400.00
Area B	Creston Community Band	Creston Community Band Concert	$	100.00
Area B	Creston Valley Skating Club	MultiSport Skating and Training	$	1,750.00
Area B	Girl Guides of Canada Blue Point Camp	Roof Replacement	$	1,500.00
Area B	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$	425.00
Area B	Creston Community Seed Bank Society	Seed Production	$	1,000.00
Area B	Creston & District Historical & Museum Society	Summer Programming at the Creston Museum	$	1,000.00
Area B	South Kootenay Lake ArtConnect Society	Electrical upgrade to Harrison Memorial Community Cultural Centre	$	200.00
Area B	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$	1,000.00
Area B	Empire of Dirt Residency	2025 Community Engagement Series	$	1,000.00
Area B	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	2,000.00
Area B	Creston Feral Friends	CFFS 2025 TNR	$	500.00

Area B	Yahk Allied Horse Club	2025/26 Season of Events	$	600.00
Area B	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	600.00
Area B	Northern BC Friends of Children East Kootenay Branch	Creston Valley Family Support Project	$	500.00
Area B	Wildsight Creston Valley Branch	WCVB: Empowering Residents Towards Stewardship	$	2,500.00
Area B	South Kootenay Lake ArtConnect Society	Water Access Installation, Phase 2&4	$	250.00
Area B	Creston Valley Minor Hockey Association	Creston Valley Minor Hockey Association Bylaw and Guideline Amendments	$	500.00
Area B	Wildsight Creston Valley Branch	14th Annual Creston Valley Birdfest Promotion and Advertising	$	1,000.00
Area B	Kokanee Country Snowmobile Club	2025 Trail Maintenance	$	2,000.00
		Area B Total	**$**	**74,622.00**
Area C	West Creston Community Hall Society	Exterior Camera System	$	4,000.00
Area C	Creston Valley Society for Therapeutic Horsemanship	Therapeutic Riding Program	$	300.00
Area C	Creston Lions Club	2025 Lions Equipment Upgrade	$	1,000.00
Area C	Creston Valley Cycling Association	Wynndel Mountain Bike Trail Network	$	1,000.00
Area C	Creston Valley Blossomfestival Association	87th Annual Creston Valley Blossomfestival (2026)	$	7,000.00
Area C	Creston Pet Adoption and Welfare Society (PAWS)	Spay and Neuter and Vaccination Grant	$	500.00
Area C	West Creston Community Hall Society	Regrade and gravel the south side of community hall to direct drainage away from the building	$	6,750.00
Area C	Farmers' Market Creston Valley Food Action Coalition	Kootenay Region Farmers' Market Manager Farm Tour	$	500.00
Area C	Harvet Share Creston Valley Food Action Coalition	Increasing Cold Storage Capacity	$	1,376.00
Area C	Kootenay Farms Food Hub Fields Forward Society	Equipment for New Opportunity/Growth	$	500.00
Area C	Creston Quilts 4 Kids	Creston Quilts 4 Kids	$	500.00
Area C	Creston Valley Fall Fair Association	109th Creston Valley Fall Fair	$	5,800.00
Area C	Creston Festival of the Arts 2025	Creston Festival of the Arts 2025	$	400.00
Area C	Community Arts Council of Creston	River Art Walk	$	200.00
Area C	Creston Community Auditorium Society	Theatre Subsidy for the Kootenay River Theatre	$	1,500.00
Area C	Focus on Youth 2026 40th Anniversary	Focus on Youth 2026 40th Anniversary	$	300.00

Area C	Creston Community Band	Creston Community Band Concert	$	100.00
Area C	Girl Guides of Canada Blue Point Camp	Roof Replacement	$	1,038.00
Area C	Creston Community Seed Bank Society	Seed Production	$	500.00
Area C	Creston & District Historical & Museum Society	Summer Programming at the Creston Museum	$	250.00
Area C	Empire of Dirt Residency	2026 Community Engagement Series	$	50.00
Area C	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	500.00
Area C	Yahk Allied Horse Club	2025/26 Season of Events	$	300.00
		Area C Total	**$**	**34,364.00**
Area D/Kaslo	Kaslo Concert Society	Concert Grand Piano Maintenance	$	465.00
Area D/Kaslo	Diverse Family Roots	Supporting Families with Diverse Needs	$	378.00
Area D/Kaslo	Wildwood Discovery Society	Kaslo Wild Ultra	$	335.00
Area D/Kaslo	Kootenay Lake Hospital Foundation	Cardiac Ultrasound System for Kootenay Lake Hospital	$	756.00
Area D/Kaslo	North Kootenay Lake Arts and Heritage Council	Art in the Market	$	1,436.00
Area D/Kaslo	Kaslo Outdoor Recreation & Trails Society (KORTS)	Kaslo Trails Hazardous and Dangerous Tree Removal and Mitigation	$	3,147.00
Area D/Kaslo	Wildwood Discovery Society	Wildwood Discovery	$	1,717.00
Area D/Kaslo	Lardeau Valley Historical Society (LVHS)	Community Canada Day Celebration and Time Capsule Opening	$	729.00
Area D/Kaslo	Kaslo Outdoor Recreation & Trails Society (KORTS)	KORTS 2025 Summer Trail Crew Support	$	3,563.00
Area D/Kaslo	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$	729.00
Area D/Kaslo	Kaslo Community Services Society	Family Centre Guest Speaker Series	$	2,904.00
Area D/Kaslo	Greater Trail Community Skills Centre Society	Designing a Regional Training Hub	$	54.00
Area D/Kaslo	Kaslo Community Services Society	Youth Art and Culture (YAC)	$	2,748.00
Area D/Kaslo	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$	65.00
Area D/Kaslo	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$	1,102.00
Area D/Kaslo	Nelson & District Hospice Society	West Kootenay Boundary Caregiver Support	$	695.00
Area D/Kaslo	Kaslo Community Services Society	Food Cupboard	$	5,605.00

Area D/Kaslo	J.B. Fletcher Restoration Society	Building Security Improvements	$	357.00
Area D/Kaslo	Kaslo Community Services Society	Kaslo Saturday Market	$	2,905.00
Area D/Kaslo	Kaslo Community Acupuncture Society	Kaslo Community Acupuncture Society	$	3,305.00
Area D/Kaslo	Kaslo Search and Rescue	Kaslo SAR Drone Project	$	3,705.00
Area D/Kaslo	Kaslo & District Community Forest Society	KDCFS Winter in the Forest Festival	$	1,805.00
Area D/Kaslo	Friends of Kootenay Lake Stewardship Society	2026 Kootenay Lake Stewardship & Education Project	$	745.00
Area D/Kaslo	Lardeau Valley Community Club	Programming at LVCC 2025	$	865.00
Area D/Kaslo	Lardeau Valley Community Club	Swimming Lessons 2025	$	756.00
Area D/Kaslo	Central Kootenay Invasive Species Society	Community Pulling Together	$	675.00
Area D/Kaslo	Victorian Hospital of Kaslo Auxiliary Society	Heritage Homes and Buildings of Kaslo Walking Tour	$	578.00
Area D/Kaslo	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$	621.00
Area D/Kaslo	West Kootenay Fibreshed Society	Flax Processing Tools Regional Skills Revival Pilot	$	346.00
Area D/Kaslo	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$	1,841.00
Area D/Kaslo	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	735.00
Area D/Kaslo	The Kaslo Shakespeare Festival	HAMLET	$	1,290.00
Area D/Kaslo	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	71.00
Area D/Kaslo	Kaslo to Sandon Rails to Trails Society	Kaslo to Sandon Rails to Trails Society Bridge Repair	$	1,010.00
Area D/Kaslo	Kaslo and Area Youth Council	Kaslo Pride 2025	$	1,771.00
Area D/Kaslo	Langham Cultural Centre	Kootenay Roots: Elevating Local Artists	$	2,225.00
Area D/Kaslo	Nelson History Theatre Society	Storytelling in Schools	$	98.00
Area D/Kaslo	Lardeau Valley Community Club	Freezer Meals for Community Members and Seniors, and Mobility Challenged Citizens	$	2,495.00
Area D/Kaslo	Kids to Camp 2025	Kids to Camp 2025 Lardeau Valley and Kaslo	$	3,655.00
		Area D/Kaslo Total	**$**	**58,282.00**
Area D/Lardeau	Kaslo Concert Society	Concert Grand Piano Maintenance	$	388.00
Area D/Lardeau	Diverse Family Roots	Supporting Families with Diverse Needs	$	79.00

Area D/Lardeau	North Kootenay Lake Arts and Heritage Council	Art in the Market	$ 905.00
Area D/Lardeau	Okanagan Nation Alliance	Fish in Schools (FinS)	$ 334.00
Area D/Lardeau	Lardeau Valley Opportunity LINKS Society	LINKS 2025 Newsletter	$ 5,020.00
Area D/Lardeau	Lardeau Valley Opportunity LINKS Society	Agenta Community Workshop	$ 4,210.00
Area D/Lardeau	Argenta Community Association	Argenta Fall Faire	$ 2,695.00
Area D/Lardeau	Lardeau Valley Opportunity LINKS Society	Lardeau Valley Emergency Preparedness	$ 5,290.00
Area D/Lardeau	Lardeau Valley Historical Society (LVHS)	FireSmarting Concrete Aprons around Museum Buildings	$ 882.00
Area D/Lardeau	Kaslo Community Services Society	Family Centre Guest Speaker Series	$ 3,002.00
Area D/Lardeau	Kaslo Community Services Society	Parent and Child Time Meadow Creek	$ 4,832.00
Area D/Lardeau	Kaslo Community Services Society	Youth Art and Culture (YAC)	$ 3,905.00
Area D/Lardeau	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 411.00
Area D/Lardeau	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$ 171.00
Area D/Lardeau	Argenta Community Association	Bulmer's Beach Lease Land Outbuilding	$ 997.00
Area D/Lardeau	Kaslo Community Services Society	Food Cupboard	$ 8,432.00
Area D/Lardeau	Kaslo Community Services Society	Kaslo Saturday Market	$ 1,793.00
Area D/Lardeau	Kaslo Community Acupuncture Society	Kaslo Community Acupuncture Society	$ 4,844.00
Area D/Lardeau	Kaslo Search and Rescue	Kaslo SAR Drone Project	$ 4,941.00
Area D/Lardeau	Kaslo & District Community Forest Society	KDCFS Winter in the Forest Festival	$ 1,195.00
Area D/Lardeau	Argenta Community Association	Families, Food, Fun	$ 2,470.00
Area D/Lardeau	Lardeau Valley Community Club	Programming at LVCC 2026	$ 4,789.00
Area D/Lardeau	Lardeau Valley Community Club	Swimming Lessons 2026	$ 1,750.00
Area D/Lardeau	The Lardeau Valley Community Club	Security Upgrades	$ 2,342.00
Area D/Lardeau	West Kootenay Fibreshed Society	Flax Processing Tools Regional Skills Revival Pilot	$ 2,626.00
Area D/Lardeau	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$ 105.00
Area D/Lardeau	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$ 852.00

Area D/Lardeau	Langham Cultural Centre	Kootenay Roots: Elevating Local Artists	$	958.00
Area D/Lardeau	Lardeau Valley Community Club	Freezer Meals for Community Members and Seniors, and Mobility Challenged Citizens	$	4,661.00
Area D/Lardeau	Kids to Camp 2026	Kids to Camp 2025 Lardeau Valley and Kaslo	$	5,420.00
Area D/Lardeau	Crop for a Cure	Crop for a Cure 2025/26	$	4,421.00
		Area D/Lardeau Total	**$**	**84,720.00**
Area E	Freshwater Fisheries Society of BC	Central Kootenay FFSBC Outreach Programs	$	613.00
Area E	Black Productions	SpongeBob Squarepants: The Musical	$	199.00
Area E	Nelson & Districts Arts Council	Rural Artist Support Weekend 2025	$	244.00
Area E	Nelson & Districts Arts Council	Artwalk 2025	$	482.00
Area E	Diverse Family Roots	Supporting Families with Diverse Needs	$	357.00
Area E	Nelson Musical Festival Association	2026 Kootenay Festival of the Arts	$	163.00
Area E	The Laneway House Foundation	FireSmart Drone Program	$	518.00
Area E	Kootenay Lake Family Network	Parent and Child Time	$	1,119.00
Area E	Nelson Tennis Club (NTC)	Equipment Storage Shed	$	99.00
Area E	Kootenay Lake Hospital Foundation	Cardiac Ultrasound System for Kootenay Lake Hospital	$	1,764.00
Area E	Blewett Elementary Parent Advisory Council (BPAC)	Blewett Elementary Storage Shed	$	910.00
Area E	West Kootenay Pony Club	West Kootenay Pony Club	$	459.00
Area E	Balfour Recreation Commission	Balfour Daze 2025	$	2,581.00
Area E	Okanagan Nation Alliance	Fish in Schools (FinS)	$	251.00
Area E	ReKindled Wood Co	ReKindled Wood Co	$	52.00
Area E	Balfour and District Business and Historic Association	Wheelhouse Interpreter & Ferry Ambassador	$	2,163.00
Area E	Purcell Hut Association	Mt. Patrick Hut Outhouse Replacement	$	54.00
Area E	West Shores Leisure Advancement Society	After School Sports & Arts	$	2,424.00
Area E	Queen City Burlesque Expo	Queen City Burlesque Expo	$	65.00
Area E	West Kootenay Amateur Radio Club	Slocan Ridge Radio Repeater Building Improvements	$	220.00

Area E	Nelson District Rod & Gun Club & Conservation Society	Acoustic Ceiling Tile	$ 855.00
Area E	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$ 616.00
Area E	Nelson Nordic Ski Club	Emergency Preparedness and other Small Equipment for Nelson Nordic	$ 583.00
Area E	ProcterHarrop Seniors' Association Br118	Purchase Defibrillator	$ 2,598.50
Area E	Corporation of the City of Nelson	Nelson Farmers' Market Program Special Events	$ 119.00
Area E	Roots to Sky Forest School Society	Wild Wonders: Young Guardians of the Forest	$ 544.00
Area E	Greater Trail Community Skills Centre Society	Designing a Regional Training Hub	$ 267.00
Area E	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 1,319.00
Area E	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2028	$ 330.00
Area E	Kootenay Native Plant Society	Plein Air Wildflower Sketching with Artist Abby Wilson	$ 153.00
Area E	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$ 98.00
Area E	Balfour Senior Citizens Association Branch 120	Balfour Seniors Furniture	$ 1,395.00
Area E	Kootenay Wellness Foundation	Kootenay Wellness Festival 2025	$ 240.00
Area E	Balfour Senior Citizens Association Branch 120	Balfour Seniors Hall Eavestrough	$ 1,561.00
Area E	Nelson at its Best	Poverty Reduction 4Year Plan Update	$ 244.00
Area E	Kootenay International Burlesque Festival	Kootenay International Burlesque Festival	$ 89.00
Area E	Slocan Valley Rail Trail Society	Installation of Public Bicycle Repair Stands	$ 267.00
Area E	Kaslo Search and Rescue	Kaslo SAR Drone Project	$ 1,000.00
Area E	Kootenay Musical Theatre Society	Great Spirit of all Animals	$ 106.00
Area E	Balfour and District Business and Historic Association	Balfour Chapel & Anscomb Wheelhouse Updates	$ 2,330.50
Area E	Nelson Fine Arts Centre Society (Oxygen Art Centre dba)	Oxygen Art Centre Exhibition and Residency Project 20252027	$ 42.00
Area E	Friends of Kootenay Lake Stewardship Society	2027 Kootenay Lake Stewardship & Education Project	$ 825.00
Area E	The Kootenay Swim Club	CKSC Swim Meet Equipment	$ 382.00
Area E	Central Kootenay Invasive Species Society	Community Pulling Together	$ 304.00
Area E	Nelson & District Riding Club	Concession/Clubhouse Revitalization	$ 1,610.00

Area E	Intercultural Kootenays Society	Stronger Together: Building Inclusive Community	$	217.00
Area E	Taghum Community Society	KidsCAN Camps	$	1,348.00
Area E	Capitol Theatre Restoration Society	Sinixt Canoe Journey Nelson Stop	$	138.00
Area E	Selkirk Concert Society	Selkirk ProMusica 202526 Concert Series	$	297.00
Area E	Living Lakes Canada Society	Lower Cottonwood Creek Habitat Enhancement	$	689.00
Area E	Friends of the Nelson Municipal Library	Outdoor Book Return Bin Service	$	482.00
Area E	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$	1,907.50
Area E	Friends of the Nelson Municipal Library	Library Delivery Service in Area E	$	1,050.00
Area E	Balfour Recreation Commission	Balfour Public Wharf Repair	$	3,190.50
Area E	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$	295.00
Area E	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	1,146.00
Area E	Yahk Allied Horse Club	2025/26 Season of Events	$	103.00
Area E	Bee Awareness Society	Bee Awareness Education Program	$	885.00
Area E	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	355.00
Area E	Nelson Community Food Centre	The Gathering Table	$	843.00
Area E	Nelson IzuShi Friendship Society	Strengthening Sister Cities	$	116.00
Area E	Blewett Safety and Preparedness Society	Wildfire Suppression Crew Preparedness	$	4,235.50
Area E	Nelson and District Museum Archives Art Gallery and Historical Society (dba: Nelson Museum Archives & Gallery NMAG)	Nelson Bunker Programming: War of the Worlds Radio Play	$	271.00
Area E	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	249.00
Area E	Nelson History Theatre Society	Storytelling in Schools	$	160.00
Area E	West Kootenay Watershed Collaborative Society	Kootenay Ecofest	$	259.00
Area E	Blewett Volunteer Fire Department	Extrication Rescue Combi Tool for Road Rescue	$	7,235.50
Area E	Kootenay Literacy Society	Elephant Mountain Lit Fest	$	207.00
Area E	Lesley Garlow BEESWAX	BEESWAX/My Grandmothers Kitchen	$	161.00
		Area E Total	**$**	**58,455.00**

Area F	Black Productions	SpongeBob Squarepants: The Musical	$ 500.00
Area F	Nelson & Districts Arts Council	Rural Artist Support Weekend 2025	$ 1,000.00
Area F	Nelson & Districts Arts Council	Artwalk 2025	$ 1,500.00
Area F	Diverse Family Roots	Supporting Families with Diverse Needs	$ 500.00
Area F	Nelson Musical Festival Association	2026 Kootenay Festival of the Arts	$ 300.00
Area F	Kootenay Lake Family Network	Parent and Child Time	$ 1,250.00
Area F	Nelson Tennis Club (NTC)	Equipment Storage Shed	$ 750.00
Area F	Kootenay Lake Hospital Foundation	Cardiac Ultrasound System for Kootenay Lake Hospital	$ 2,500.00
Area F	Blewett Elementary Parent Advisory Council (BPAC)	Blewett Elementary Storage Shed	$ 630.00
Area F	West Kootenay Pony Club	West Kootenay Pony Club	$ 900.00
Area F	Balfour Recreation Commission	Balfour Daze 2026	$ 2,000.00
Area F	Cops for Kids Charitable Foundation	Cops for Kids Assistance for Kootenay Families	$ 500.00
Area F	Brent Kennedy Elementary Parent Advisory Council	Elementary School Playground Replacement	$ 3,000.00
Area F	Queen City Burlesque Expo	Queen City Burlesque Expo	$ 200.00
Area F	West Kootenay Amateur Radio Club	Slocan Ridge Radio Repeater Building Improvements	$ 3,000.00
Area F	Nelson District Rod & Gun Club & Conservation Society	Acoustic Ceiling Tile	$ 2,000.00
Area F	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$ 700.00
Area F	Nelson Nordic Ski Club	Emergency Preparedness and other Small Equipment for Nelson Nordic	$ 1,360.00
Area F	Corporation of the City of Nelson	Nelson Farmers' Market Program Special Events	$ 200.00
Area F	Roots to Sky Forest School Society	Wild Wonders: Young Guardians of the Forest	$ 1,500.00
Area F	Greater Trail Community Skills Centre Society	Designing a Regional Training Hub	$ 1,000.00
Area F	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 3,500.00
Area F	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2029	$ 900.00
Area F	Crawford Bay & District Hall & Parks Association	Paint the William Fraser Pavilion	$ 750.00
Area F	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$ 200.00

Area F	Kootenay Wellness Foundation	Kootenay Wellness Festival 2025	$ 1,000.00
Area F	Nelson at its Best	Poverty Reduction 4Year Plan Update	$ 375.00
Area F	Kootenay Native Plant Society	Krestova Wildflower Photography Workshop with Botanist and Photographer Iraleigh Anderson	$ 100.00
Area F	Kootenay International Burlesque Festival	Kootenay International Burlesque Festival	$ 500.00
Area F	Slocan Valley Rail Trail Society	Installation of Public Bicycle Repair Stands	$ 500.00
Area F	Kootenay Musical Theatre Society	Great Spirit of all Animals	$ 500.00
Area F	Nelson Fine Arts Centre Society (Oxygen Art Centre dba)	Oxygen Art Centre Exhibition and Residency Project 20252028	$ 100.00
Area F	Friends of Kootenay Lake Stewardship Society	2028 Kootenay Lake Stewardship & Education Project	$ 1,500.00
Area F	The Kootenay Swim Club	CKSC Swim Meet Equipment	$ 780.00
Area F	Central Kootenay Invasive Species Society	Community Pulling Together	$ 2,000.00
Area F	Nelson & District Riding Club	Concession/Clubhouse Revitalization	$ 2,500.00
Area F	Intercultural Kootenays Society	Stronger Together: Building Inclusive Community	$ 1,000.00
Area F	Taghum Community Society	KidsCAN Camps	$ 2,000.00
Area F	Capitol Theatre Restoration Society	Sinixt Canoe Journey Nelson Stop	$ 250.00
Area F	Selkirk Concert Society	Selkirk ProMusica 202526 Concert Series	$ 1,000.00
Area F	Friends of the Nelson Municipal Library	Outdoor Book Return Bin Service	$ 1,000.00
Area F	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$ 2,507.00
Area F	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$ 1,500.00
Area F	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$ 2,000.00
Area F	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$ 700.00
Area F	Material Theatre Marya Folinsbee	The Mosquitos World Premier of Original New Absurdist Theatre	$ 250.00
Area F	Nelson Community Food Centre	The Gathering Table	$ 1,500.00
Area F	Kootenay Native Plant Society	Magic in the Meadows	$ 300.00
Area F	Nelson IzuShi Friendship Society	Strengthening Sister Cities	$ 500.00
Area F	Nelson and District Museum Archives Art Gallery and Historical Society (dba: Nelson Museum Archives & Gallery NMAG)	Nelson Bunker Programming: War of the Worlds Radio Play	$ 500.00

Area F	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	500.00
Area F	Nelson History Theatre Society	Storytelling in Schools	$	1,000.00
Area F	West Kootenay Watershed Collaborative Society	Kootenay Ecofest	$	600.00
Area F	Kootenay Literacy Society	Elephant Mountain Lit Fest	$	1,000.00
Area F	Lesley Garlow BEESWAX	BEESWAX/My Grandmothers Kitchen	$	500.00
Area F		**Area F Total**	**$**	**59,102.00**
Area G/Salmo	Diverse Family Roots	Supporting Families with Diverse Needs	$	500.00
Area G/Salmo	Salmo Valley Public Library	Shelving for Childrens' Area Activities and Games	$	2,600.00
Area G/Salmo	Kootenay Lake Hospital Foundation	Cardiac Ultrasound System for Kootenay Lake Hospital	$	500.00
Area G/Salmo	Salmo Senior Citizens Housing	Fire Safety	$	1,050.00
Area G/Salmo	Salmo Ski Team Society	Salmo Ski Team Youth Program Development	$	1,244.75
Area G/Salmo	West Kootenay Football Club	Salmo Region Updates	$	1,302.25
Area G/Salmo	Royal Canadian Legion Branch 217	Main Floor Upgrades	$	4,600.00
Area G/Salmo	Queen City Burlesque Expo	Queen City Burlesque Expo	$	1,934.75
Area G/Salmo	Ymir Community Association	Completion of Fencing for multipurpose court	$	2,571.69
Area G/Salmo	Nelson District Rod & Gun Club & Conservation Society	Acoustic Ceiling Tile	$	727.25
Area G/Salmo	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$	925.00
Area G/Salmo	Nelson Nordic Ski Club	Emergency Preparedness and other Small Equipment for Nelson Nordic	$	210.00
Area G/Salmo	Salmo Valley Youth & Community Centre Society	Storage Solutions	$	1,762.25
Area G/Salmo	Salmo Climbing Society	Salmo Climbing Gym Construction	$	4,900.00
Area G/Salmo	Salmo Valley Trail Society	2025 Trail Build Season	$	3,947.25
Area G/Salmo	Wildsight	Wildsight Winter Wonder & Classroom with Outdoors	$	324.75
Area G/Salmo	Greater Trail Community Skills Centre Society	Designing a Regional Training Hub	$	669.75
Area G/Salmo	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$	2,000.00
Area G/Salmo	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2030	$	94.75

Area G/Salmo	Salmo Secondary School PAC	Library Enhancement Project	$	3,084.75
Area G/Salmo	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$	200.00
Area G/Salmo	Nelson & District Hospice Society	West Kootenay Boundary Caregiver Support	$	2,107.25
Area G/Salmo	The Rossland Gold Fever Follies	Follies Show, Mentorship, "ShutIns" Special	$	300.00
Area G/Salmo	Salmo Valley Curling and Rink Association	Exterior Building Upgrade	$	4,924.75
Area G/Salmo	Ymir Arts and Museum Society	School House Maintenance	$	2,744.19
Area G/Salmo	Nelson Fine Arts Centre Society (Oxygen Art Centre dba)	Oxygen Art Centre Exhibition and Residency Project 20252029	$	50.00
Area G/Salmo	West Kootenay BMX	Track Improvement and Maintenance	$	1,762.25
Area G/Salmo	Salmo Ski Club	Rental Equipment	$	5,902.25
Area G/Salmo	Salmo Skateboard Coalition	Salmo Indoor Skate Bowl Admission Subsidy	$	1,647.25
Area G/Salmo	Salmo Valley Youth & Community Centre	Salmo Brazilian JuiJitsu	$	2,000.00
Area G/Salmo	Intercultural Kootenays Society	Stronger Together: Building Inclusive Community	$	94.75
Area G/Salmo	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$	275.00
Area G/Salmo	Salmo District Arts Council	Set up Support for Community Arts Studio at SVYCC	$	1,359.75
Area G/Salmo	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$	494.87
Area G/Salmo	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	784.75
Area G/Salmo	Yahk Allied Horse Club	2025/26 Season of Events	$	300.00
Area G/Salmo	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	200.00
Area G/Salmo	Nelson Community Food Centre	The Gathering Table	$	324.75
Area G/Salmo	Salmo and District Arts Council	The Salmo River Valley Fall Festival	$	1,187.25
Area G/Salmo	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	300.00
Area G/Salmo	Nelson History Theatre Society	Storytelling in Schools	$	143.75
Area G/Salmo	Salmo Valley Youth and Community Centre	Salmo Valley Youth and Community Theatre Program	$	1,676.00
Area G/Salmo	Salmo Golf Club	Salmo Golf Course Kitchen Improvement Project	$	5,000.00
		Area G/Salmo Total	**$**	**68,728.00**

Area H	Appledale Daycare Society	Outdoor Learning Sandbox Revamp	$ 500.00
Area H	Slocan Community Library	Acquire Books, Projector, Laptop and a carpet	$ 1,000.00
Area H	Diverse Family Roots	Supporting Families with Diverse Needs	$ 200.00
Area H	Kootenay Acres Farm Sanctuary Society	Community Volunteer Area	$ 700.00
Area H	W.E. Graham Community Service Society	Better at Home Senior Activities	$ 2,250.00
Area H	Slocan Lake Arts Council	Summer Series Music in Centennial Park	$ 1,300.00
Area H	West Kootenay Pony Club	West Kootenay Pony Club	$ 1,000.00
Area H	Slocan Valley Threads Guild	Exterior Safety Improvements to Walkways and Decks	$ 1,200.00
Area H	Fireweed Hub Society	Fireweed Hub: Weekly Elders' Events	$ 2,600.00
Area H	Slocan Solutions Society	Fibrefeelia 2025	$ 500.00
Area H	Cops for Kids Charitable Foundation	Cops for Kids Assistance for Kootenay Families	$ 250.00
Area H	W.E. Graham Community Service Society	Food Bank Garden Production Enhancement	$ 3,250.00
Area H	Brent Kennedy Elementary Parent Advisory Council	Elementary School Playground Replacement	$ 2,100.00
Area H	Queen City Burlesque Expo	Queen City Burlesque Expo	$ 100.00
Area H	Slocan Solutions Society	Slocan Saturday Market	$ 3,000.00
Area H	West Kootenay Amateur Radio Club	Slocan Ridge Radio Repeater Building Improvements	$ 200.00
Area H	Slocan Solutions Society	Community Organizing for Response to Emergencies (CORE)	$ 3,000.00
Area H	Nelson District Rod & Gun Club & Conservation Society	Acoustic Ceiling Tile	$ 500.00
Area H	W.E. Graham Community Service Society	SV Early Years Coordination and Communication	$ 2,000.00
Area H	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$ 250.00
Area H	Columbia Basin Environmental Education Network	Wild Voices for Kids in the RDCK	$ 350.00
Area H	Nelson Nordic Ski Club	Emergency Preparedness and other Small Equipment for Nelson Nordic	$ 135.00
Area H	Harvest Share & Bear Aware	Harvest Share	$ 600.00
Area H	Corporation of the City of Nelson	Nelson Farmers' Market Program Special Events	$ 100.00
Area H	Old South Slocan Schoolhouse Working Group	Old South Slocan Schoolhouse Project	$ 500.00

Area H	New Denver Hospice Society	Volunteers Make a Community Healthier	$ 1,000.00
Area H	Silvery Slocan Historical Society	Silvery Slocan Museum Photo Displays Replacement Project	$ 300.00
Area H	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 200.00
Area H	Winlaw Fire Department	Community Sign	$ 500.00
Area H	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2031	$ 600.00
Area H	Valley View Golf Club	Critical Operation Equipment Acquisition	$ 2,500.00
Area H	Valley Gems Community Theatre Society	Valley Gems Theatre and Performance Lab	$ 1,000.00
Area H	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$ 200.00
Area H	Kootenay Wellness Foundation	Kootenay Wellness Festival 2025	$ 500.00
Area H	Slocan Solutions Society	Growing and Enhancing our Community Library	$ 400.00
Area H	Kootenay Native Plant Society	Krestova Wildflower Photography Workshop with Botanist and Photographer Iraleigh Anderson	$ 300.00
Area H	Slocan Valley Rail Trail Society	Installation of Public Bicycle Repair Stands	$ 1,750.00
Area H	The Rossland Gold Fever Follies	Follies Show, Mentorship, "ShutIns" Special	$ 350.00
Area H	Slocan Solutions Society	The Art of Safe Keeping	$ 250.00
Area H	Rural Alternatives Research & Training Society (AKA The Vallican Whole)	Vallican Whole Well Cover Replacement & Site Beautification	$ 2,000.00
Area H	Treehugger Retreats and Events Society	HARMONY	$ 300.00
Area H	Slocan Valley Housing Society	Slocan Valley Outreach	$ 4,000.00
Area H	Treehugger Retreats and Events Society	Winter Carnival	$ 300.00
Area H	Central Kootenay Invasive Species Society	Community Pulling Together	$ 500.00
Area H	The North Valley Mountain Film Festival Committee	The North Valley Mountain Film Festival	$ 500.00
Area H	Healthy Community Society of the North Slocan Valley	Food Program Share, Teach, Grow	$ 500.00
Area H	Taghum Community Society	KidsCAN Camps	$ 100.00
Area H	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$ 425.00
Area H	Slocan Valley Legion 276	Slocan Valley Legion Upgrade	$ 1,000.00
Area H	Crescent Valley Community Hall Society	Exterior Building Upgrade	$ 2,000.00

Area H	Friends of the Nelson Municipal Library	Outdoor Book Return Bin Service	$	200.00
Area H	West Kootenay Education Resource Society	Pollinator Pathways Outdoor Classroom for Biodiversity and Community Engagement	$	500.00
Area H	North Slocan Trails Society	Trail System Masterplan and Layout	$	2,500.00
Area H	Winlaw School Parent Advisory Council (Winlaw PAC)	Basketball Hoop Replacement at Winlaw Elementary	$	1,250.00
Area H	Bee Awareness Society	Bee Awareness Education Program	$	1,200.00
Area H	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	400.00
Area H	Material Theatre Marya Folinsbee	The Mosquitos World Premier of Original New Absurdist Theatre	$	250.00
Area H	Slocan Valley Watershed and Forest Protection Society	Wildfire Suppression Crews & Communication Preparedness	$	6,301.00
Area H	Nelson Community Food Centre	The Gathering Table	$	100.00
Area H	Sandon Historical Society	Sandon Museum Upgrades	$	500.00
Area H	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	2,000.00
Area H	The Slocan River Streamkeepers	Slocan River Community Water Monitoring 202526	$	4,000.00
		Area H Total	**$**	**68,261.00**
Area I	Diverse Family Roots	Supporting Families with Diverse Needs	$	250.00
Area I	The Laneway House Foundation	FireSmart Drone Program	$	500.00
Area I	Union of Spiritual Communities of Christ	Verigin Memorial Park Tour Guides/Groundskeepers	$	5,000.00
Area I	Kootenay Columbia Educational Heritage Society	SHSS Yearbook Digitization Project	$	250.00
Area I	Castlegar and District Minor Hockey Association	Equipment Upgrades	$	250.00
Area I	Brent Kennedy Elementary Parent Advisory Council	Elementary School Playground Replacement	$	250.00
Area I	Good Stuff Foundation	Adopt a Family for the Holidays 2025	$	250.00
Area I	Queen City Burlesque Expo	Queen City Burlesque Expo	$	100.00
Area I	Castlegar & District Curling Club	Roof Replacement	$	1,000.00
Area I	West Kootenay Amateur Radio Club	Slocan Ridge Radio Repeater Building Improvements	$	250.00
Area I	Tarrys and District Community Hall Society	6 Window Shades on West side of Building	$	5,500.00
Area I	Columbia Basin Environmental Education Network	Wild Voices for Kids in the RDCK	$	250.00

Area I	Corporation of the City of Nelson	Nelson Farmers' Market Program Special Events	$ 200.00
Area I	British Columbia Society for the Prevention of Cruelty to Animals (BCSPCA) West Kootenay	SNIP (Spay/Neuter/Identification Program)	$ 500.00
Area I	Greater Trail Community Skills Centre Society	Designing a Regional Training Hub	$ 250.00
Area I	Kootenay Doukhobor Historical Society	2025 Borshch Cookoff	$ 250.00
Area I	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 1,500.00
Area I	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2032	$ 500.00
Area I	Valley View Golf Club	Critical Operation Equipment Acquisition	$ 250.00
Area I	Kootenay Wellness Foundation	Kootenay Wellness Festival 2025	$ 250.00
Area I	Kootenay Native Plant Society	Krestova Wildflower Photography Workshop with Botanist and Photographer Iraleigh Anderson	$ 250.00
Area I	Slocan Valley Rail Trail Society	Installation of Public Bicycle Repair Stands	$ 250.00
Area I	Pass Creek Neighbourhood Association	Pass Creek Community Activities 20252026	$ 7,200.00
Area I	The Rossland Gold Fever Follies	Follies Show, Mentorship, "ShutIns" Special	$ 250.00
Area I	Castlegar Festivals Society	Castlegar Sunfest	$ 500.00
Area I	The Kootenay Swim Club	CKSC Swim Meet Equipment	$ 250.00
Area I	Nelson & District Riding Club	Concession/Clubhouse Revitalization	$ 250.00
Area I	Intercultural Kootenays Society	Stronger Together: Building Inclusive Community	$ 250.00
Area I	Castlegar & District Wildlife Association	Indoor Range Acoustical Abatement and Upgrade	$ 250.00
Area I	Shoreacres Hall Society	Shoreacres Community Hall Gathering Gazebo	$ 7,200.00
Area I	Taghum Community Society	KidsCAN Camps	$ 100.00
Area I	Live Kootenays Arts & Entertainment Society	Music at Millenium	$ 250.00
Area I	Kootenay Native Plant Society	Reimagining a Garden for Butterflies: Native Plant Garden Workshop	$ 250.00
Area I	Kootenay Family Place	Gather and Grow	$ 250.00
Area I	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$ 600.00
Area I	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$ 250.00
Area I	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$ 250.00

Area I	Yahk Allied Horse Club	2025/26 Season of Events	$	48.00
Area I	Bee Awareness Society	Bee Awareness Education Program	$	250.00
Area I	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	250.00
Area I	Nelson Community Food Centre	The Gathering Table	$	250.00
Area I	Kootenay Native Plant Society	Magic in the Meadows	$	250.00
Area I	Nelson and District Museum Archives Art Gallery and Historical Society (dba: Nelson Museum Archives & Gallery NMAG)	Nelson Bunker Programming: War of the Worlds Radio Play	$	100.00
Area I	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	250.00
Area I	Nelson History Theatre Society	Storytelling in Schools	$	150.00
Area I	West Kootenay Watershed Collaborative Society	Kootenay Ecofest	$	250.00
		Area I Total	**$**	**37,948.00**
Area J	Diverse Family Roots	Supporting Families with Diverse Needs	$	4,500.00
Area J	Pass Creek Regional Exhibition Society	Pass Creek Fall Fair	$	10,000.00
Area J	Union of Spiritual Communities of Christ	Verigin Memorial Park Tour Guides/Groundskeepers	$	5,000.00
Area J	Castlegar Sculpture Walk Society	Castlegar Sculpture Walk 2025	$	20,000.00
Area J	Good Stuff Foundation	Adopt a Family for the Holidays 2025	$	1,000.00
Area J	Castlegar Golf Club	Flooring Replacement	$	2,500.00
Area J	Castlegar & District Curling Club	Roof Replacement	$	10,000.00
Area J	Nelson District Rod & Gun Club & Conservation Society	Acoustic Ceiling Tile	$	3,000.00
Area J	Columbia Basin Environmental Education Network	Wild Voices for Kids in the RDCK	$	400.00
Area J	Robson Fire and Rescue Society	Batter Powered Extrication Tool	$	32,000.00
Area J	British Columbia Society for the Prevention of Cruelty to Animals (BCSPCA) West Kootenay	SNIP (Spay/Neuter/Identification Program)	$	3,000.00
Area J	Robson Recreation Society	Outdoor Multi Use Court	$	25,000.00
Area J	Greater Trail Community Skills Centre Society	Designing a Regional Training Hub	$	500.00
Area J	Castlegar CRN of BC Ass of Community Response Network	IRIS: Increasing Recreation involving Seniors	$	7,000.00
Area J	Kootenay Doukhobor Historical Society	2026 Borshch Cookoff	$	6,645.00

Area J	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$	10,000.00
Area J	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2033	$	900.00
Area J	Kootenay Doukhobor Historical Society	Sharing Doukhobor Culture through Food	$	2,478.80
Area J	West Kootenay Timberwolves Lacrosse Society	Timberwolves Junior Lacrosse Revitalization	$	1,260.00
Area J	Ootischenia Fire Department	Training Props	$	7,500.00
Area J	Robson Community Memorial Church Society	RCMC Insulation/Siding Project	$	15,000.00
Area J	Castlegar Festivals Society	Castlegar Sunfest	$	1,500.00
Area J	Intercultural Kootenays Society	Stronger Together: Building Inclusive Community	$	2,000.00
Area J	Castlegar & District Wildlife Association	Indoor Range Acoustical Abatement and Upgrade	$	10,000.00
Area J	Kootenay Native Plant Society	Reimagining a Garden for Butterflies: Native Plant Garden Workshop	$	1,262.00
Area J	Kootenay Family Place	Gather and Grow	$	1,052.00
Area J	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$	2,433.18
Area J	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	2,498.77
Area J	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	600.00
Area J	Nelson and District Museum Archives Art Gallery and Historical Society (dba: Nelson Museum Archives & Gallery NMAG)	Nelson Bunker Programming: War of the Worlds Radio Play	$	500.00
Area J	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	3,500.00
		Area J Total	**$**	**193,029.75**
Area K/Arrow Park	Diverse Family Roots	Supporting Families with Diverse Needs	$	500.00
Area K/Arrow Park	Arrow Lakes Fine Arts Guild Society	Supply and Install Utility sink for Workshop space	$	545.00
Area K/Arrow Park	Burton Elementary School Parent Advisory Committee	Indoor and Outdoor Hockey Equipment	$	500.00
Area K/Arrow Park	Nakusp Ski Club Association	Summit Lake Ski Area Lift and Groomer Improvements	$	1,000.00
Area K/Arrow Park	Arrow Lakes District Arts Council Society	Arrow Lakes & istrict Arts Council Society Arts and Culture Events	$	250.00
Area K/Arrow Park	Arrow and Slocan Lakes Community Services	Medical Bus	$	500.00
Area K/Arrow Park	Arrow and Slocan Lakes Community Services	Nakusp and Area Food Bank and Breakfast Program	$	1,000.00
Area K/Arrow Park	Protecting Animal Life Society (P.A.L.S.)	P.A.L.S. Animal Rescue Program	$	1,000.00

Area K/Arrow Park	Arrow Park Community Association	Arrow Park Emergency Preparedness	$	13,720.00
		Area K/Arrow Park Total	**$**	**19,015.00**
Area K/BAY/NAK/RUR NAK	Nakusp & District Museum	Interactive Touch Screen Monitor for Historical and Educational Videos	$	4,517.00
Area K/BAY/NAK/RUR NAK	Diverse Family Roots	Supporting Families with Diverse Needs	$	5,000.00
Area K/BAY/NAK/RUR NAK	Arrow Lakes Fine Arts Guild Society	Kitchen Cabinets/Countertop for Community Art Gallery	$	4,200.00
Area K/BAY/NAK/RUR NAK	Arrow Lakes Fine Arts Guild Society	Supply and Install Epoxy/painting floor	$	10,950.00
Area K/BAY/NAK/RUR NAK	Cops for Kids Charitable Foundation	Cops for Kids Assistance for Kootenay Families	$	500.00
Area K/BAY/NAK/RUR NAK	British Columbia Sailing Association	Mobile Sailing Program in Nakusp 2025	$	6,500.00
Area K/BAY/NAK/RUR NAK	Rotary Club of Nakusp Society	Rotary Park Phase Three Outdoor Fitness Equipment	$	23,272.26
Area K/BAY/NAK/RUR NAK	Arrow Lakes Historical Society	Digitize and Reprint Local History Books	$	1,621.00
Area K/BAY/NAK/RUR NAK	Arrow Lakes Gymnastics Club	Supplemental Program Equipment	$	13,994.09
Area K/BAY/NAK/RUR NAK	Nakusp Ski Club Association	Summit Lake Ski Area Lift and Groomer Improvements	$	19,119.36
Area K/BAY/NAK/RUR NAK	Arrow Lakes District Arts Council Society	Arrow Lakes & istrict Arts Council Society Arts and Culture Events	$	8,157.00
Area K/BAY/NAK/RUR NAK	Arrow and Slocan Lakes Community Services	Medical Bus	$	14,292.00
Area K/BAY/NAK/RUR NAK	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	2,498.77
Area K/BAY/NAK/RUR NAK	Arrow and Slocan Lakes Community Services	Nakusp and Area Food Bank and Breakfast Program	$	23,272.26
Area K/BAY/NAK/RUR NAK	Nakusp and Area Youth Society (NAYS)	Green Door Youth Centre	$	23,272.26
Area K/BAY/NAK/RUR NAK	Protecting Animal Life Society (P.A.L.S.)	P.A.L.S. Animal Rescue Program	$	15,000.00
Area K/BAY/NAK/RUR NAK	Arrow Lakes Caribou Society	Caribou Lichen Collection and Education Events	$	9,900.00
		Area K/BAY/NAK/RUR NAK Total	**$**	**186,066.00**
Area K/Burton	Burton Volunteer Fire Department	Equipment Purchase	$	4,984.00
Area K/Burton	Burton Community Association	Container Storage	$	5,100.00
Area K/Burton	Burton Community Association	Print, Frame and Install Cemetery Signs	$	2,499.00
Area K/Burton	Burton Community Association	Sound System for Community Hall	$	1,760.75
Area K/Burton	Burton Elementary School Parent Advisory Committee	Indoor and Outdoor Hockey Equipment	$	2,000.00

Area K/Burton	Arrow and Slocan Lakes Community Services	Medical Bus	$	750.00
Area K/Burton	Arrow and Slocan Lakes Community Services	Nakusp and Area Food Bank and Breakfast Program	$	595.25
Area K/Burton	Protecting Animal Life Society (P.A.L.S.)	P.A.L.S. Animal Rescue Program	$	2,000.00
		Area K/Burton	**$**	**19,689.00**
Area K/Edgewood	Royal Canadian Legion Branch 203	Edgewood Legion Community Hall Lighting Upgrade	$	2,000.00
Area K/Edgewood	Edgewood Volunteer Fire Department Society	Backup Power for Fire Hall	$	10,500.00
Area K/Edgewood	Edgewood Music Society	Community Music Event	$	1,800.00
Area K/Edgewood	Columbia Basin Environmental Education Network	Wild Voices for Kids in the RDCK	$	300.00
Area K/Edgewood	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$	500.00
Area K/Edgewood	Edgewood Community Park Society	Concession Improvements	$	5,000.00
Area K/Edgewood	Nakusp Ski Club Association	Summit Lake Ski Area Lift and Groomer Improvements	$	1,000.00
Area K/Edgewood	Arrow and Slocan Lakes Community Services	Medical Bus	$	1,500.00
Area K/Edgewood	Arrow and Slocan Lakes Community Services	Nakusp and Area Food Bank and Breakfast Program	$	2,000.00
Area K/Edgewood	Protecting Animal Life Society (P.A.L.S.)	P.A.L.S. Animal Rescue Program	$	5,000.00
		Area K/Edgewood Total	**$**	**29,600.00**
Area K/Fauquier	Fauquier & District Golf Club	Website Design, Development and Implementation	$	4,950.00
Area K/Fauquier	Fauquier Community Club	Community Fitness Program	$	4,725.00
Area K/Fauquier	Fauquier Community Club	Induction Range	$	2,015.00
Area K/Fauquier	Fauquier CARE Society	Enhancing Community Events & Youth Recreation	$	3,500.00
Area K/Fauquier	Fauquier Community Hall	Shelving Units	$	900.48
Area K/Fauquier	Fauquier Community Club	Pavilion Camera/Timer	$	1,680.00
Area K/Fauquier	Fauquier Community Club	Hall Receptacles	$	2,730.00
Area K/Fauquier	Arrow and Slocan Lakes Community Services	Medical Bus	$	750.00
Area K/Fauquier	Arrow and Slocan Lakes Community Services	Nakusp and Area Food Bank and Breakfast Program	$	1,000.00
Area K/Fauquier	Protecting Animal Life Society (P.A.L.S.)	P.A.L.S. Animal Rescue Program	$	2,000.00

		Area K/Fauquier Total	**$ 24,250.48**
City of Castlegar	Diverse Family Roots	Supporting Families with Diverse Needs	$ 3,000.00
City of Castlegar	Okanagan Nation Alliance	Fish in Schools (FinS)	$ 1,000.00
City of Castlegar	Union of Spiritual Communities of Christ	Verigin Memorial Park Tour Guides/Groundskeepers	$ 1,083.33
City of Castlegar	Castlegar Sculpture Walk Society	Castlegar Sculpture Walk 2025	$ 12,883.50
City of Castlegar	Kootenay Columbia Educational Heritage Society	SHSS Yearbook Digitization Project	$ 104.17
City of Castlegar	Castlegar and District Minor Hockey Association	Equipment Upgrades	$ 654.67
City of Castlegar	Cops for Kids Charitable Foundation	Cops for Kids Assistance for Kootenay Families	$ 583.33
City of Castlegar	Good Stuff Foundation	Adopt a Family for the Holidays 2025	$ 5,571.17
City of Castlegar	Castlegar Golf Club	Flooring Replacement	$ 3,208.33
City of Castlegar	Castlegar & District Curling Club	Roof Replacement	$ 6,398.67
City of Castlegar	Columbia Basin Environmental Education Network	Wild Voices for Kids in the RDCK	$ 1,466.67
City of Castlegar	British Columbia Society for the Prevention of Cruelty to Animals (BCSPCA) West Kootenay	SNIP (Spay/Neuter/Identification Program)	$ 2,833.33
City of Castlegar	Wildsight	Wildsight Winter Wonder & Classroom with Outdoors	$ 1,000.00
City of Castlegar	Castlegar CRN of BC Ass of Community Response Network	IRIS: Increasing Recreation involving Seniors	$ 13,300.00
City of Castlegar	Kootenay Doukhobor Historical Society	2026 Borshch Cookoff	$ 1,250.00
City of Castlegar	Castlegar and Distict Community Services Society	Community Connect Day 2025	$ 6,083.33
City of Castlegar	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 2,666.67
City of Castlegar	Valley View Golf Club	Critical Operation Equipment Acquisition	$ 433.33
City of Castlegar	Kootenay Native Plant Society	Krestova Wildflower Photography Workshop with Botanist and Photographer Iraleigh Anderson	$ 141.67
City of Castlegar	Kootenay Doukhobor Historical Society	Sharing Doukhobor Culture through Food	$ 1,766.67
City of Castlegar	The Air Cadet League of Canada, 581 Castlegar Sponsoring Committee	Castelgar Cadet Hall Final Repairs and Classroom Build	$ 2,776.83
City of Castlegar	West Kootenay Timberwolves Lacrosse Society	Timberwolves Junior Lacrosse Revitalization	$ 963.33
City of Castlegar	The Rossland Gold Fever Follies	Follies Show, Mentorship, "ShutIns" Special	$ 775.00
City of Castlegar	Kootenay Rockies Disc Golf Society	Kinnaird Bench Disc Golf Course	$ 9,500.00

City of Castlegar	Castlegar Festivals Society	Castlegar Sunfest	$	12,452.83
City of Castlegar	Intercultural Kootenays Society	Stronger Together: Building Inclusive Community	$	1,500.00
City of Castlegar	Live Kootenays Arts & Entertainment Society	Music at Millenium	$	6,354.16
City of Castlegar	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$	833.33
City of Castlegar	Kootenay Native Plant Society	Reimagining a Garden for Butterflies: Native Plant Garden Workshop	$	433.33
City of Castlegar	Kootenay Family Place	Gather and Grow	$	3,058.00
City of Castlegar	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$	2,351.33
City of Castlegar	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$	416.67
City of Castlegar	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	1,016.68
City of Castlegar	Kootenay Native Plant Society	Magic in the Meadows	$	208.33
City of Castlegar	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	4,583.33
City of Castlegar	Kootenay Robusters Society	Purchase two Feather Flags (Banners)	$	916.68
City of Castlegar	West Kootenay Watershed Collaborative Society	Kootenay Ecofest	$	333.33
		City of Castlegar Total	**$**	**113,902.00**
City of Nelson	Black Productions	SpongeBob Squarepants: The Musical	$	2,000.00
City of Nelson	Nelson & Districts Arts Council	Rural Artist Support Weekend 2025	$	1,750.00
City of Nelson	Nelson & Districts Arts Council	Artwalk 2025	$	5,000.00
City of Nelson	Diverse Family Roots	Supporting Families with Diverse Needs	$	1,500.00
City of Nelson	Nelson Musical Festival Association	2026 Kootenay Festival of the Arts	$	3,000.00
City of Nelson	Okanagan Nation Alliance	Fish in Schools (FinS)	$	1,000.00
City of Nelson	Nelson Tennis Club (NTC)	Equipment Storage Shed	$	1,500.00
City of Nelson	Kootenay Lake Hospital Foundation	Cardiac Ultrasound System for Kootenay Lake Hospital	$	1,500.00
City of Nelson	Cops for Kids Charitable Foundation	Cops for Kids Assistance for Kootenay Families	$	1,000.00
City of Nelson	Queen City Burlesque Expo	Queen City Burlesque Expo	$	378.00
City of Nelson	Starbelly Jam	Starbelly Jam Music Festival	$	1,250.00

City of Nelson	Nelson District Rod & Gun Club & Conservation Society	Acoustic Ceiling Tile	$ 5,000.00
City of Nelson	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$ 1,500.00
City of Nelson	Columbia Basin Environmental Education Network	Wild Voices for Kids in the RDCK	$ 1,050.00
City of Nelson	Nelson Nordic Ski Club	Emergency Preparedness and other Small Equipment for Nelson Nordic	$ 4,000.00
City of Nelson	Corporation of the City of Nelson	Nelson Farmers' Market Program Special Events	$ 3,000.00
City of Nelson	Wildsight	Wildsight Winter Wonder & Classroom with Outdoors	$ 2,168.00
City of Nelson	Nelson Electric Tramway Society	Car Barn Station	$ 3,500.00
City of Nelson	Kootenay Native Plant Society	Plein Air Wildflower Sketching with Artist Abby Wilson	$ 424.00
City of Nelson	Massif Music Festival Society	Massif Music 2025	$ 3,000.00
City of Nelson	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$ 750.00
City of Nelson	Nelson & District Hospice Society	West Kootenay Boundary Caregiver Support	$ 1,340.00
City of Nelson	Nelson and Area Community Transportation Group (NACT)	Trail Upgrades: Connecting Great Northern Trail (GNT) to Upper Nelson Streets	$ 3,000.00
City of Nelson	Nelson at its Best	Poverty Reduction 4Year Plan Update	$ 3,725.00
City of Nelson	Kootenay Native Plant Society	Krestova Wildflower Photography Workshop with Botanist and Photographer Iraleigh Anderson	$ 300.00
City of Nelson	Kootenay International Burlesque Festival	Kootenay International Burlesque Festival	$ 1,200.00
City of Nelson	Kootenay Musical Theatre Society	Great Spirit of all Animals	$ 200.00
City of Nelson	Tapatia Collective	Day of the Dead Celebration	$ 2,250.00
City of Nelson	Nelson Fine Arts Centre Society (Oxygen Art Centre dba)	Oxygen Art Centre Exhibition and Residency Project 20252031	$ 3,500.00
City of Nelson	The Corporation of the City of Nelson	Campground Food Cache Storage Units	$ 3,000.00
City of Nelson	Nelson Youth Action Network	Youth Mural Project 2025	$ 2,500.00
City of Nelson	The Kootenay Swim Club	CKSC Swim Meet Equipment	$ 3,000.00
City of Nelson	Nelson & District Riding Club	Concession/Clubhouse Revitalization	$ 2,500.00
City of Nelson	Intercultural Kootenays Society	Stronger Together: Building Inclusive Community	$ 4,000.00
City of Nelson	Kootenay Rhythm Dragons Association	Dragonboat Ergometer	$ 1,000.00
City of Nelson	Taghum Community Society	KidsCAN Camps	$ 1,000.00

City of Nelson	Capitol Theatre Restoration Society	Sinixt Canoe Journey Nelson Stop	$	2,500.00
City of Nelson	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$	1,000.00
City of Nelson	Selkirk Concert Society	Selkirk ProMusica 202526 Concert Series	$	3,000.00
City of Nelson	Living Lakes Canada Society	Lower Cottonwood Creek Habitat Enhancement	$	7,000.00
City of Nelson	West Kootenay Fibreshed Society	Flax Processing Tools Regional Skills Revival Pilot	$	774.00
City of Nelson	Friends of the Nelson Municipal Library	Outdoor Book Return Bin Service	$	3,000.00
City of Nelson	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$	2,554.00
City of Nelson	Corporation of the City of Nelson	NDYC Kitchen Upgrade: Phase 2	$	15,000.00
City of Nelson	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$	5,000.00
City of Nelson	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	1,000.00
City of Nelson	Bee Awareness Society	Bee Awareness Education Program	$	2,250.00
City of Nelson	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	400.00
City of Nelson	Nelson and Area Community Transportation Group (NACT)	Education and Skills Training Programs for Safe Cycling in the Community	$	4,500.00
City of Nelson	Material Theatre Marya Folinsbee	The Mosquitos World Premier of Original New Absurdist Theatre	$	300.00
City of Nelson	Nelson Community Food Centre	The Gathering Table	$	10,000.00
City of Nelson	Kootenay Native Plant Society	Magic in the Meadows	$	250.00
City of Nelson	Blewett Safety and Preparedness Society	Wildfire Suppression Crew Preparedness	$	2,500.00
City of Nelson	Nelson and District Museum Archives Art Gallery and Historical Society (dba: Nelson Museum Archives & Gallery NMAG)	Nelson Bunker Programming: War of the Worlds Radio Play	$	300.00
City of Nelson	Castlegar and District Community Services Society	West Kootenay Driver Program 2025	$	1,000.00
City of Nelson	Nelson History Theatre Society	Storytelling in Schools	$	200.00
City of Nelson	Kootenay Literacy Society	Elephant Mountain Lit Fest	$	4,000.00
		City of Nelson Total	**$**	**143,313.00**
Town of Creston	Freshwater Fisheries Society of BC	Central Kootenay FFSBC Outreach Programs	$	1,776.00
Town of Creston	Boswell and District Emergency Volunteer (BADEV)	Acquisition of Automated Electronic Defibrillator to Replace Expired AED	$	1,264.29
Town of Creston	Diverse Family Roots	Supporting Families with Diverse Needs	$	504.57

Town of Creston	Wynndel Community Centre	Wynndel Community Centre Furnace Replacement	$ 253.57
Town of Creston	KootenayColumbia Discovery Centre Society	Wetland Education and Awareness Program (WEAP)	$ 2,585.71
Town of Creston	Creston Valley Society for Therapeutic Horsemanship	Therapeutic Riding Program	$ 3,385.71
Town of Creston	Creston Lions Club	2027 Lions Equipment Upgrade	$ 1,025.00
Town of Creston	Cops for Kids Charitable Foundation	Cops for Kids Assistance for Kootenay Families	$ 685.71
Town of Creston	Creston Valley Food Action Coalition	Volunteer Celebration & Recognition	$ 675.00
Town of Creston	Creston Valley Cycling Association	Wynndel Mountain Bike Trail Network	$ 2,771.43
Town of Creston	Creston Valley Blossomfestival Association	88th Annual Creston Valley Blossomfestival (2026)	$ 9,428.57
Town of Creston	NEXUS Community Support Society	Rebekah Manor Accessibility Project	$ 1,871.43
Town of Creston	Starbelly Jam	Starbelly Jam Music Festival	$ 450.00
Town of Creston	Boswell and District Emergency Volunteers	Acquisition of Equipment for First Responders' Expanded Scope of Practice	$ 1,757.14
Town of Creston	Creston Pet Adoption and Welfare Society (PAWS)	Spay and Neuter and Vaccination Grant	$ 4,228.57
Town of Creston	Creston Valley Minor Hockey Association	20252026 Creston Valley Minor Hockey (CVMHA) Goaltender Clinic	$ 1,678.57
Town of Creston	Farmers' Market Creston Valley Food Action Coalition	Kootenay Region Farmers' Market Manager Farm Tour	$ 390.29
Town of Creston	Creston Valley Tennis Club	Creston Valley Tennis Club Tennis/Pickleball Courts	$ 2,171.43
Town of Creston	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 535.71
Town of Creston	Horse Association Central Kootenay	Youth Polish Shine & Show and Horse Activities 2035	$ 471.43
Town of Creston	Farmers' Market Creston Valley Food Action Coalition	Market Wurks	$ 571.43
Town of Creston	Harvet Share Creston Valley Food Action Coalition	Increasing Cold Storage Capacity	$ 1,942.86
Town of Creston	Kootenay Farms Food Hub Fields Forward Society	Equipment for New Opportunity/Growth	$ 2,364.29
Town of Creston	Creston Quilts 4 Kids	Creston Quilts 4 Kids	$ 461.71
Town of Creston	Crawford Bay & District Hall & Parks Association	Paint the William Fraser Pavilion	$ 121.43
Town of Creston	Creston Valley Fall Fair Association	110th Creston Valley Fall Fair	$ 7,785.71
Town of Creston	Creston Libation Producers Society	Hop to Vine Hustle	$ 1,471.43
Town of Creston	Creston Festival of the Arts 2029	Creston Festival of the Arts 2029	$ 885.71

Town of Creston	East Shore Transportation Society	Parking Spot for Shuttle Bus	$	192.86
Town of Creston	Community Arts Council of Creston	River Art Walk	$	207.14
Town of Creston	Focus on Youth 2026 40th Anniversary	Focus on Youth 2026 40th Anniversary	$	1,100.00
Town of Creston	Creston Valley Community Housing Society	Safe and Secure Housing for Low Income Citizens	$	4,114.29
Town of Creston	Creston Community Band	Creston Community Band Concert	$	414.29
Town of Creston	Town of Creston	Creston Valley Hospital Mural Project	$	2,604.57
Town of Creston	Creston Valley Skating Club	MultiSport Skating and Training	$	1,171.43
Town of Creston	Girl Guides of Canada Blue Point Camp	Roof Replacement	$	1,035.71
Town of Creston	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$	1,143.86
Town of Creston	Creston Community Seed Bank Society	Seed Production	$	1,128.57
Town of Creston	Creston & District Historical & Museum Society	Summer Programming at the Creston Museum	$	1,779.57
Town of Creston	Nelson Civic Theatre Society/The Civic Theatre	Growing the Kootenay ScreenBased Industry	$	100.00
Town of Creston	Empire of Dirt Residency	2027 Community Engagement Series	$	600.00
Town of Creston	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	764.29
Town of Creston	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	328.57
Town of Creston	Northern BC Friends of Children East Kootenay Branch	Creston Valley Family Support Project	$	1,950.00
Town of Creston	Wildsight Creston Valley Branch	WCVB: Empowering Residents Towards Stewardship	$	1,585.71
Town of Creston	Creston Valley Minor Hockey Association	Creston Valley Minor Hockey Association Bylaw and Guideline Amendments	$	785.71
Town of Creston	Wildsight Creston Valley Branch	14th Annual Creston Valley Birdfest Promotion and Advertising	$	914.29
Town of Creston	Kokanee Country Snowmobile Club	2025 Trail Maintenance	$	1,821.43
		Town of Creston Total	**$**	**77,256.99**
Village of New Denver	Diverse Family Roots	Supporting Families with Diverse Needs	$	500.00
Village of New Denver	W.E. Graham Community Service Society	Better at Home Senior Activities	$	1,000.00
Village of New Denver	Slocan Lake Arts Council	Summer Series Music in Centennial Park	$	2,500.00
Village of New Denver	The Hidden Garden Gallery	The Hidden Garden Gallery 2025 Season	$	1,800.00

Village of New Denver	Slocan Solutions Society	Valhalla Community Choir	$ 1,500.00
Village of New Denver	Fireweed Hub Society	Fireweed Hub: Weekly Elders' Events	$ 3,120.00
Village of New Denver	Slocan Solutions Society	Fibrefeelia 2025	$ 800.00
Village of New Denver	Friends of the Orchard Society (FOTOS)	Orchard Neighbourhood Notice Board	$ 500.00
Village of New Denver	Harvest Share & Bear Aware	Harvest Share	$ 2,500.00
Village of New Denver	New Denver Hospice Society	Volunteers Make a Community Healthier	$ 1,250.00
Village of New Denver	Silvery Slocan Historical Society	Silvery Slocan Museum Photo Displays Replacement Project	$ 634.00
Village of New Denver	Nelson & District Hospice Society	West Kootenay Boundary Caregiver Support	$ 4,000.00
Village of New Denver	Slocan Solutions Society	Growing and Enhancing our Community Library	$ 1,060.00
Village of New Denver	The North Valley Mountain Film Festival Committee	The North Valley Mountain Film Festival	$ 1,500.00
Village of New Denver	Healthy Community Society of the North Slocan Valley	Food Program Share, Teach, Grow	$ 3,000.00
Village of New Denver	Nakusp Ski Club Association	Summit Lake Ski Area Lift and Groomer Improvements	$ 2,300.00
Village of New Denver	North Slocan Trails Society	Trail System Masterplan and Layout	$ 3,000.00
Village of New Denver	Bee Awareness Society	Bee Awareness Education Program	$ 500.00
Village of New Denver	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$ 400.00
Village of New Denver	Protecting Animal Life Society (P.A.L.S.)	P.A.L.S. Animal Rescue Program	$ 1,500.00
Village of New Denver	Sandon Historical Society	Sandon Museum Upgrades	$ 1,000.00
		Village of New Denver Total	**$ 34,364.00**
Village of Silverton	Silverton Community Club	Canada Day July 1 2025	$ 1,000.00
Village of Silverton	Diverse Family Roots	Supporting Families with Diverse Needs	$ 500.00
Village of Silverton	W.E. Graham Community Service Society	Better at Home Senior Activities	$ 1,723.23
Village of Silverton	Slocan Lake Arts Council	Summer Series Music in Centennial Park	$ 2,000.00
Village of Silverton	Slocan Solutions Society	Valhalla Community Choir	$ 1,100.00
Village of Silverton	Fireweed Hub Society	Fireweed Hub: Weekly Elders' Events	$ 3,000.00
Village of Silverton	Slocan Solutions Society	Fibrefeelia 2025	$ 800.00

Village of Silverton	Slocan Solutions Society	Community Organizing for Response to Emergencies (CORE)	$ 5,000.00
Village of Silverton	Harvest Share & Bear Aware	Harvest Share	$ 2,100.00
Village of Silverton	New Denver Hospice Society	Volunteers Make a Community Healthier	$ 750.00
Village of Silverton	Silvery Slocan Historical Society	Silvery Slocan Museum Photo Displays Replacement Project	$ 633.00
Village of Silverton	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$ 500.00
Village of Silverton	Valley View Golf Club	Critical Operation Equipment Acquisition	$ 400.00
Village of Silverton	Kootenay Mushroom Festival	Kootenay Mushroom Festival	$ 300.00
Village of Silverton	Slocan Solutions Society	Growing and Enhancing our Community Library	$ 500.00
Village of Silverton	Slocan Solutions Society	The Art of Safe Keeping	$ 500.00
Village of Silverton	The North Valley Mountain Film Festival Committee	The North Valley Mountain Film Festival	$ 1,750.00
Village of Silverton	Healthy Community Society of the North Slocan Valley	Food Program Share, Teach, Grow	$ 3,800.00
Village of Silverton	Nakusp Ski Club Association	Summit Lake Ski Area Lift and Groomer Improvements	$ 1,000.00
Village of Silverton	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$ 2,498.77
Village of Silverton	North Slocan Trails Society	Trail System Masterplan and Layout	$ 2,534.00
Village of Silverton	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$ 400.00
Village of Silverton	Protecting Animal Life Society (P.A.L.S.)	P.A.L.S. Animal Rescue Program	$ 1,500.00
Village of Silverton	Sandon Historical Society	Sandon Museum Upgrades	$ 1,000.00
		Village of Silverton Total	**$ 35,289.00**
Village of Slocan	Slocan Community Library	Acquire Books, Projector, Laptop and a carpet	$ 2,450.00
Village of Slocan	Diverse Family Roots	Supporting Families with Diverse Needs	$ 500.00
Village of Slocan	W.E. Graham Community Service Society	Better at Home Senior Activities	$ 5,169.00
Village of Slocan	Slocan Solutions Society	Valhalla Community Choir	$ 550.00
Village of Slocan	Slocan Solutions Society	Fibrefeelia 2025	$ 400.00
Village of Slocan	W.E. Graham Community Service Society	Food Bank Garden Production Enhancement	$ 2,500.00
Village of Slocan	Village of Slocan	Christmas Tree Lightup Celebration	$ 1,040.00

Village of Slocan	Slocan Solutions Society	Slocan Saturday Market	$	1,662.00
Village of Slocan	W.E. Graham Community Service Society	SV Early Years Coordination and Communication	$	2,200.00
Village of Slocan	The British Columbia Society for the Prevention of Cruelty to Animals	Community Spay Neuter & Medical Assistance	$	500.00
Village of Slocan	British Columbia Society for the Prevention of Cruelty to Animals (BCSPCA) West Kootenay	SNIP (Spay/Neuter/Identification Program)	$	500.00
Village of Slocan	New Denver Hospice Society	Volunteers Make a Community Healthier	$	500.00
Village of Slocan	Take a Hike Youth Mental Health Foundation	Take a Hike West Kootenays Program	$	1,000.00
Village of Slocan	Kootenay Boundary Regional Hospital & Health Foundation	Mental Health Matters	$	500.00
Village of Slocan	Valley View Golf Club	Critical Operation Equipment Acquisition	$	1,000.00
Village of Slocan	Valley Gems Community Theatre Society	Valley Gems Theatre and Performance Lab	$	250.00
Village of Slocan	Kootenay Native Plant Society	Krestova Wildflower Photography Workshop with Botanist and Photographer Iraleigh Anderson	$	100.00
Village of Slocan	Slocan Valley Rail Trail Society	Installation of Public Bicycle Repair Stands	$	2,000.00
Village of Slocan	Slocan Solutions Society	The Art of Safe Keeping	$	250.00
Village of Slocan	Treehugger Retreats and Events Society	HARMONY	$	1,170.00
Village of Slocan	Treehugger Retreats and Events Society	Winter Carnival	$	1,170.00
Village of Slocan	The Canadian Red Cross Society RDCK Health Equipment Loan Program (HELP)	NoCost Equipment Loans for RDCK Seniors	$	275.00
Village of Slocan	Slocan Valley Legion 276	Slocan Valley Legion Upgrade	$	4,900.00
Village of Slocan	Kootenay Emergency Response Physicians Association	Strengthening KERPAs Frontline Emergency Response	$	1,000.00
Village of Slocan	Little Mittens Animal Rescue Association	Multi Use Pen for Raptor Rehabilitation	$	850.00
Village of Slocan	Bee Awareness Society	Bee Awareness Education Program	$	1,200.00
Village of Slocan	Living Lakes Canada Society	Water Monitoring for Local Climate Change Adaptation	$	400.00
Village of Slocan	Kootenay Native Plant Society	Magic in the Meadows	$	200.00
Village of Slocan	Nelson History Theatre Society	Storytelling in Schools	$	150.00
		Village of Slocan Total	**$**	**34,386.00**
		All Areas Total	**$**	**1,489,959.35**

Board Report

15 May 2025

Direct Award – Insurance Brokerage Services

Author: Marie-Pierre Hamelin, Contracts and Insurance Coordinator
File Reference: 06-2230-10-2022-105-ADM_MIABC
Electoral Area/Municipality: Entire RDCK
Services Impacted All RDCK Services

1.0 STAFF RECOMMENDATION

"That the Board direct staff to request a sole-source proposal from the Municipal Insurance Association of British Columbia (MIABC) for a three-year program of Property, Business Interruption and Crime coverages plus brokerage services for Cyber insurance and Equipment Breakdown insurance; AND FURTHER, That staff be authorized to enter into the necessary agreements subject to the proposal price being within the amount included for these coverages within the 2025-2029 RDCK Financial Plan."

2.0 BACKGROUND/HISTORY

Following a Request for Proposal (RFP) process in May 2022, the Board awarded a contract to the Municipal Insurance Association of British Columbia (MIABC) as per the Board Resolution below:

406/22 That a one-year Property Insurance Brokerage Service contract be awarded to the Municipal Insurance Agency of BC (MIABC) in the estimated amount of $278,750 and that staff be authorized to negotiate final terms and pricing with MIABC, and that the Board Chair and Corporate Officer be authorized to sign the necessary documents including a three-year commitment to continue Property and Business Interruption coverage through MIABC.

Note that the costs described in the resolution above include the annual costs for brokerage services and premiums for the listed coverages with the exception of cyber insurance. With CAO approval, the brokerage contract was extended through to July 31, 2025 to coincide with the expiry of our property coverage through MIABC.

Mike Morrison, Manager of Corporate Administration is the administrator for the MIABC insurance agreement and Marie-Pierre Hamelin, Contracts and Insurance Coordinator is the primary staff support for day-to-day insurance and risk management matters.

In 2022, only two proposals resulted from the RFP process, one from AON and one from MIABC. The following benefits of the MIABC proposal were highlighted to the Board prior to the 2022 award:

- Overall **insurance premiums for MIABC** were estimated to be a minimum of 8% lower than Aon's proposed program at the time.

- MIABC's coverage does not include a **'margin clause'** that effectively limits amounts payable for a loss at RDCK facilities to a fixed percentage of the declared value for each facility. Aon's coverage included a margin clause, which could have been detrimental to the RDCK in the event of a catastrophic loss.

- While each of the proposals contained different coverage details that could have been comparatively favorable to the RDCK, **MIABC's proposed coverage was generally stronger in areas considered likelier to be of benefit to the RDCK**. This included better Property-Course of Construction coverage, and better provisions for pollution cleanup, machinery breakdown, and coverage of personal property.

- The **RDCK's long-standing membership in MIABC** has resulted in very positive and trusting working relationships between the two organizations.

- MIABC directly insures their property program and **clients pay on a 'premium only' basis with no brokerage fees attached**. Effectively this coverage is separate from the brokered coverages.

- MIABC offered **stable pricing on premiums** for the property component for a three-year period, subject only to any claims made. Comparatively, Aon's insurance pricing had fluctuated year-to-year based on pricing from their insurers. There continues to be a 'hard market' for insurance and the stable pricing offered by MIABC is advantageous to the RDCK.

As part of our current contract, MIABC brokers the RDCK's Cyber insurance and Equipment Breakdown insurance and is the insurer for the RDCK's Property insurance, which includes Business Interruption and Crime coverage. Separate from the property and brokered coverages the RDCK is also an MIABC member and MIABC provides Liability Insurance coverage to the RDCK.

3.0 PROBLEM OR OPPORTUNITY DESCRIPTION

Problem:
An effective insurance program is required to ensure financial stability for the RDCK and is a core part of RDCK business functioning. The RDCK's policy for Cyber insurance renews on May 1st each year. Policies for Equipment Breakdown and Property renew annually on August 1st. In preparation for the August 1st renewal the RDCK must update its Statement of Values and answer questions from our insurer. This exercise requires coordination and input from all senior managers and often support from their staff and is due to start mid-May. Prior to starting this exercise, we must first finalize an updated contract for brokerage services and property coverage, which makes the award of this contract time-sensitive.

Opportunity:
The MIABC was initially formed by 144 local governments in British Columbia who could not find reasonable insurance coverage. Seeing that the solution was not going to emerge from private industry, the Union of B.C. Municipalities created a task force that returned with the recommendation to establish a self-insurance pooling program, resulting in the creation of the MIABC in 1987. The fundamental reasons for opting to use an insurance reciprocal, or risk pool, for the RDCK's insurance needs remain the same today. While private insurers react to the profit needs of their investors, the MIABC's risk pool delivers stability, cost efficiency and unique coverage to its members, including the RDCK. This is insurance owned by BC local governments for BC local governments. During the past 3 years, the RDCK has benefitted from this unique service and expertise and now has two dedicated MIABC representatives assigned to the RDCK to support us with all our insurance-related and matters and risk management questions. These MIABC representatives are involved in the RDCK's day-to-day, often

answering multiple questions per week. They are an extension of the RDCK team. Because MIABC exclusively insures BC local governments, its knowledge and expertise in local government insurance and risk exposure is unmatched anywhere else. Knowing this, as well as the value of MIABC's services outlined in the previous section of this report, when compared to private market insurance (Aon), it is our recommendation that the RDCK continue contracting with MIABC for Insurance Brokerage Service and continue with its current arrangement to purchase property insurance directly from MIABC.

3.1 Alignment to Board Strategic Plan

As part of our commitment to **"Manage our Assets and Service Delivery in a Fiscally Responsible Manner,"** a well-structured insurance and pooled risk management program plays a critical role in supporting long-term sustainability, service continuity, and financial efficiency, and relates to the following areas of focus:

- Optimize the utilization of our financial resources, ensuring maximum efficiency and delivering exceptional value.

- Develop cost-effective, practical solutions.

3.2 Legislative Considerations

This purchase would be completed in accordance with the use of the Non-Competitive Purchase Method outlined in the Purchasing Policy. Key reasons for this approach are outlined below.

1. **When compatibility with current practices result in budget savings (circumstance authorized in the Purchasing Policy where competitive purchasing may be waived and Non-Competitive Purchase Method may be used)**
    - **Member-Owned, Non-Profit Model -** MIABC is owned by its members, which are municipalities and other local governments. This means it operates not for profit, but for the benefit of its members, including the RDCK. MIABC returns surpluses to members in the form of dividends or reduced future premiums, which directly reduces RDCK expenditures, whereas private brokers must deliver profits to shareholders.

    - **No Margin Clause -** As mentioned in section 2.0, MIABC's coverage does not include a 'margin clause' that effectively limits amounts payable for a loss at RDCK facilities to a fixed percentage of the declared value for each facility. As often stated by MIABC representatives, when a claim is submitted, MIABC looks for ways in which they can cover that claim, whereas insurance companies in the private sector will first look for ways in which they can exclude the claim.

    - **Specialization in Municipal Risks -** MIABC understands municipal operations and works with reinsurers who understand our business, so coverage is custom-tailored to actual exposures. This reduces the risk of uncovered losses, which can otherwise become unexpected budget hits.

    - **Stable and Predictable Premiums -** MIABC's pooled risk model and long-term view result in less premium volatility, even when insurance markets harden. The RDCK can forecast costs more reliably, avoiding spikes in premiums.

    - **Risk Management Grant –** MIABC provides Risk Management Grant program to members with 1% of the MIABC's equity each year to fund new risk management initiatives. Although this risk management grant is provided as part of our MIABC membership it has cross over implications with

our property insurance coverage, such as to pay for property appraisal services. Property appraisal services are helpful to identify the correct amount of coverage for RDCK assets and ensure that the RDCK is not over-paying premiums.

2. **Goods and services purchased through provincial and federal corporate supply arrangements (type of purchase identified as exempt from the Purchasing Policy):**
   Although MIABC is not a provincial or federal corporate supply arrangement, the intent of excluding purchases from Purchasing Policy processes where the RDCK as a government entity is pooling its bargaining power with other government entities applies to this purchase. Pooling our risk with other municipalities and local governments, can result in lower long-term costs and better coverage tailored to meet our specific needs.

3. **Stability and Relationship**
   As previously mentioned, MIABC has assigned two representatives to support the RDCK's insurance and risk management needs. These representatives act as an extension of our team. They not only contribute their insurance and risk management expertise to the RDCK, but over time, become experts in our particular needs. Regularly turning over our brokerage services makes it challenging to build this expertise. Efficiency and institutional memory gets lost in the process. Previous to going to market in 2022, we had retained our brokerage services for a period of 8 years.

3.3 What Are the Risks

Conflict of Interest:
Considering that RDCK CAO Stuart Horn is currently the MIABC Board Chair, there is a potential that to sole source award this agreement to MIABC could be perceived as a conflict of interest. Practically speaking, the CAO is removed from day-to-day administration of the insurance agreement and is only involved where the circumstance requires a decision by the CAO. In this case the decision is made by the Board, not the CAO. Staff believe that the comparative advantages of the MIABC property insurance program are readily apparent, which should allay any concern that staff's recommendation is resulting from a conflict of interest.

4.0 PROPOSED SOLUTION

"That the Board direct staff to request a sole-source proposal from the Municipal Insurance Association of British Columbia (MIABC) for a three-year program of Property, Business Interruption and Crime coverages plus brokerage services for Cyber insurance and Equipment Breakdown insurance;
AND FURTHER
That staff be authorized to enter into the necessary agreements subject to the proposal price being within the amount included for these coverages within the 2025-2029 RDCK Financial Plan."

4.1 Financial Considerations of the Proposed Solution

The proposed cost of the insurance program is within the amounts included in the 2025-2019 financial plan. Also, see section 3.2.1.

4.2 Risks with the Proposed Solution

See section 3.3.

4.3 Resource Allocation and Workplan Impact

This is part of our workplan for this year and we have the resources to complete this within the time allotted.

4.4 Public Benefit and Stakeholder Engagement of Proposed Solution

Public Benefit: See sections 3.1. and 3.2.

Stakeholder Engagement: This solution does not include stakeholder engagement.

4.5 Leveraging Technology

MIABC is in the process of updating its online portal, which will give the RDCK direct access to both its property and liability claim information and certificates of insurance in one place instead of having to request this information by phone or email.

4.5 Measuring Success

When the RDCK successfully secures an executed contract for Insurance Brokerage Services and Property insurance coverage.

5.0 ALTERNATIVE SOLUTION(S)

"That the Board direct staff to issue a Request for Proposal (RFP) to for a three-year program of Property, Business Interruption and Crime coverages plus brokerage services for Cyber insurance and Equipment Breakdown insurance; and further that the Board authorize the Chair and Corporate Officer to sign the necessary agreements subject to the proposal price being within the amount included for these coverages within the 2025-2029 RDCK Financial Plan."

5.1 Financial Considerations of the Alternative Solution(s)

The proposed cost of the insurance program is within the amounts included in the 2025-2029 financial plan.

Pro: Ensures Competitive Pricing

- An RFP invites multiple brokers to submit proposals, creating **price competition**.
- Helps identify **cost-effective** options and potential savings on premiums and fees.

Con: See section 3.1 outlining the benefits to contracting with MIABC and section 5.3 outlining the additional resource allocation required for this option.

5.2 Risks with the Alternative Solution(s)

None

5.3 Resource Allocation and Workplan Impact

Issuing an RFP will be an additional draw on staff time compared to the first solution proposed. In a 2023 internal procurement and contract staff time survey, staff reported spending an average of 18 hours on procurement tasks per procurement process, for the following steps: planning, drafting procurement document, coordinating with other RDCK staff on the opportunity, posting the procurement opportunity, communicating with proponents, evaluating bids, approvals, drafting and sending award and non-award notices. If going back to market to award this contract, staff time for these tasks will include time from the Contract and Insurance Coordinator, Corporate Officer/Manager of Corporate Administration and CAO.

5.4 Public Benefit and Stakeholder Engagement of Alternative Solution

Public Benefit: Issuing a Request for Proposal (RFP) promotes transparency, accountability, and fiscal responsibility. It ensures that the RDCK is actively evaluating the market to secure the best value for taxpayer dollars, rather than relying on pre-existing arrangements without comparison. An RFP process encourages competitive pricing and innovation in coverage and service, helping to reduce costs and improve protection of public assets. Ultimately, this approach demonstrates due diligence and reinforces public trust in the RDCK's commitment to prudent financial management.

Stakeholder Engagement: This solution does not include stakeholder engagement.

5.5 Measuring Success

When the RDCK successfully secures an executed contract for Property Insurance Brokerage Service and Property, Business Interruption and Crime insurance coverage.

6.0 OPTIONS CONSIDERED BUT NOT PRESENTED

N/A

7.0 OPTIONS SUMMARY

Option 1:

Recommended:

"That the Board direct staff to request a sole-source proposal from the Municipal Insurance Association of British Columbia (MIABC) for a three-year program of Property, Business Interruption and Crime coverages plus brokerage services for Cyber insurance and Equipment Breakdown insurance; AND FURTHER, that staff be authorized to enter into the necessary agreements subject to the proposal price being within the amount included for these coverages within the 2025-2029 RDCK Financial Plan."

Option 2:

Not Recommended:

"That the Board direct staff to issue a Request for Proposal (RFP) to for a three-year program of Property, Business Interruption and Crime coverages plus brokerage services for Cyber insurance and Equipment Breakdown insurance; and further that the Board authorize a the Chair and Corporate Officer to enter into the necessary agreements subject to the proposal price being within the amount included for these coverages within the 2025-2029 RDCK Financial Plan."

8.0 RECOMMENDATION

That the Board direct staff to request a sole-source proposal from the Municipal Insurance Association of British Columbia (MIABC) for a three-year program of Property, Business Interruption and Crime coverages plus brokerage services for Cyber insurance and Equipment Breakdown insurance; AND FURTHER, that staff be authorized to enter into the necessary agreements subject to the proposal price being within the amount included for these coverages within the 2025-2029 RDCK Financial Plan.

Respectfully submitted,
Marie-Pierre Hamelin

CONCURRENCE

Mike Morrison – Corporate Officer and Manager of Corporate Administration	Approved
Stuart Horn – Chief Administrative Officer	Approved

ATTACHMENTS:

Attachment A – Key Features and Advantages of MIABC Insurance Programs

Municipal Insurance Association of British Columbia
Civic Risk Insurance Solutions Inc.

#200 - 429 West 2nd Ave.
Vancouver. BC V5Y 1E3
Toll-Free: 1-855-683-6266
Fax: 604-683-6244

miabc.org

You're Both the Insured and an Owner

As a member of the MIABC, your local government is not just purchasing insurance—it's an owner of both the insurer (MIABC), which provides your current property coverage, and the in-house brokerage (Civic Risk Insurance Solutions, or CRIS), which arranges additional coverage you need.

Both MIABC and CRIS are operated as not-for-profit organizations and exist solely to BC local governments. When you purchase insurance through these entities, you are making a truly local purchase and investing in BC communities.

Coverage Designed for BC Local Governments

Our Property Insurance Program and CRIS were both created in response to member requests for more direct control over how coverage is accessed and delivered. As an MIABC member, your local government has a say in the future of coverage provided , voting on any proposed coverage changes at our Annual General Meeting.

Our Property Insurance Agreement covers your buildings and assets, includes operations interruption coverage related to property losses, and incorporates crime coverage. It offers broad protection with no co-insurance requirements and allows flexibility in how you rebuild after a loss. The agreement also includes sublimits to support climate resiliency—for example, helping offset the cost of incorporating greener technologies into repair or rebuilding of assets following a loss.

Where we use CRIS to place other ancillary coverage required by your local governments, we negotiate with our markets to ensure you are receiving coverage suitable for a local government with best terms and pricing available.

Built for Stability and Long-Term Continuity

The MIABC was created to offer stable, ongoing insurance options when the commercial market could not. We do not decline to renew your MIABC insured coverage based on claims experience or profitability concerns. Our goal is to support members over the long term and provide coverage stability.

If market challenges arise for coverage placed through CRIS—such as rising costs or lack of availability—we assess whether there's a role for MIABC to help address the gap. Where feasible, coverage will be brought to the membership for consideration and approval through the Annual General Meeting.

Balanced, Member-Focused Pricing

The Property Insurance Agreement—often the largest part of your insurance portfolio—is priced to reflect only the cost of the coverage itself. There are no embedded broker commissions or service fees.

MIABC reviews rates annually to maintain the long-term financial stability of coverage for our members, while keeping in mind the budgetary constraints of local governments. This helps limit the impact of insurance purchasing on budgets, avoiding the steep pricing changes and reduced availability of coverage that often occur in the commercial insurance market.

For ancillary coverage placed through CRIS, premiums do include a commission component—as is standard in the commercial market—but CRIS operates on a not-for-profit basis. Any commissions earned are reinvested into services and tools that support your local government.

Claims Are Handled with a Member-First Approach

Property claims are managed by MIABC's in-house team. Our focus is on resolving claims fairly, not on minimizing payouts. We don't look for ways to deny coverage. If there's ambiguity in the policy, we interpret it in favour of the member.

For claims related to CRIS-placed policies, our staff actively monitor third-party insurer performance and advocate for you to help ensure fair and timely resolution.

Access to Exclusive Insurance Programs and Pricing

When appropriate, we use CRIS to develop exclusive insurance programs specifically for MIABC members. These programs are informed by our understanding of local government operations, the need for specialty coverage, and the suitability of offerings available in the broader insurance market.

All coverage programs are shaped through research and developed in collaboration with reputable insurers. To ensure alignment with member needs, they are reviewed by our Member Advisory Group prior to implementation. The result is tailored coverage designed to address the unique exposures faced by BC local governments.

We currently offer exclusive insurance programs for cyber liability and construction-related risks, as well as a legal expense insurance program that provides preferred pricing and services for members with populations of 25,000 or fewer.

These programs are only available to MIABC members who place their coverage through CRIS and are offered at pricing and terms not available through other insurance providers.

Expanded Risk Management Support and Funding

As a participant in our Property Insurance Program, your local government can use its Risk Management Grant allocation for both liability and property-related initiatives. This includes funding to support projects that reduce property risk exposure and improve asset resiliency.

You can also apply grant funds to help cover the cost of appraisals, which support more accurate property values and help ensure you're purchasing appropriate coverage. The MIABC has partnered with Suncorp Valuations to facilitate appraisals for our members, and as part of this partnership, members receive a 10% discount on quoted appraisal services. This discount, combined with the ability to use grant funding, helps reduce the financial impact on your local government. If grant funds aren't sufficient to cover the full cost, the MIABC also offers interest-free financing to spread the expense over time.

Both the expanded availability of our Risk Management Grant program and appraisal financing option for members who purchase property insurance through the MIABC supports effective risk management and sound insurance practices—without adding strain to your local government's budget.

Quarterly Report

Q1 2025

Corporate Administration

rdck.ca

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DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
CSLAC Committee Bylaw	8/14/2024	GM Development and Community Sustainability	Coordinated Service Delivery	Village of Kaslo,Village of Silverton,All Electoral Areas	100% complete	4/16/2025	At the Feb. 18th CSLAC meeting the following motion was passed: That it be recommended to the Board that the Community Sustainable Living Committee Establishment Bylaw No. 3004, 2025 be read a FIRST, SECOND, and THIRD time by content, as amended.
Expansion of Kootenay Conservation Program	9/23/2021	GM Development and Community Sustainability	Part of RDCK Core Services	Area C,Area G,Village of Kaslo,City of Nelson,Village of Slocan,Village of Silverton,Village of New Denver	60%- 80% complete	4/30/2026	City of Nelson has indicated they want to join the service, but they have not sent confirmation. At this time service expansion has slowed down. A new Committee has been struck for the Local Conservation fund and meets when required but minimum once a year to review proposals recommended by the Kootenay Conservation Program and Technical Review Committee.
Dog Control - Area A, B, C, H and area K expansion	10/10/2020	GM Development and Community Sustainability	Part of RDCK Core Services	Area A,Area B,Area C,Area H	60%- 80% complete	12/31/2025	The Responsible Dog Ownership Bylaw received 1st reading at the February meeting and is currently under legal review. This bylaw will be brought back for 2nd reading in June or July.
Review Noise Bylaw 2440, 2015	9/22/2022	GM Development and Community Sustainability	Part of RDCK Core Services	Area A,Area B,Area C,Area E,Area F,Area G,Area H,Area I,Area J,Area K	40% to 60% complete	12/21/2025	A legal review of the Bylaw has commenced and will be presented by June or July 2025.
Engage RDCK Indigenous Nations on Opportunities for Partnership	10/19/2020	GM Development and Community Sustainability	Part of RDCK Core Services	Entire RDCK	Ongoing	12/31/2025	A report was presented to the Board in November with the following resolution: 97/25 That the Board approve a 2025 allocation of up to $15,000 in the 2025-2029 Financial Plan for General Administration Service S100 budget, to support Indigenous Relations workshops and/or training for staff and elected officials, and that staff be directed to recommend workshops and training opportunities. Staff continue to support relationship building such as the Kootenay Lake Partnership, Parks TUS, Water Sustainability Plan for Goat River Watershed, Slocan Lake and River Partnership.

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Comprehensive review of bylaw enforcement regulatory bylaws & options for funding	8/17/2023	GM Development and Community Sustainability	Part of RDCK Core Services	All Electoral Areas	60%- 80% complete	12/11/2025	Currently the legal review is underway for the Responsible Dog Ownership Bylaw and Noise Bylaw. The Responsible Dog Ownership Bylaw has received 1st reading. The Noise Bylaw will be brought forward in June or July.
Local Conservation Fund Committee of Board	7/18/2024	GM Development and Community Sustainability	Coordinated Service Delivery	Area A,Area D,Area E,Area F,Area H	20% to 40% complete	2/20/2025	The draft committee bylaw was received at the January meeting. Edits were recommended by the Board. The bylaw will come back to the February meeting for review and adoption. Once in place a committee meeting will be scheduled.
Converting Historical Building Permits to Digital format	3/31/2018	Mgr. Building	Part of RDCK Core Services	Area A,Area B,Area C,Area D,Area E,Area F,Area G,Area H,Area I,Area J,Area K	40% to 60% complete – ongoing	12/31/2026	First batch of Permits were sent out in March 2024. This will be ongoing work until all historic permits are digitized for ease of retrieval and based on available budget.
Building Officials Training Program	11/15/2018	Mgr. Building	Part of RDCK Core Services	Village of Salmo,Village of Kaslo,Village of Slocan,Village of Nakusp,Village of Silverton,Village of New Denver,All Electoral Areas	80%- 99% complete	9/30/2025	Senior Building Official also registered building officials and plumbing officials with years of training are now located in Creston and Nelson office. Both coordinate training and development to building officials and plan checkers by reviewing work, ensuring BCBC interpretations and delivery of service is consistent in the region, provide on site training for part 3 and part 9 buildings currently under construction within the service area.
Update Building Inspection Service Agreement with Municipalities	10/1/2018	Mgr. Building	Coordinated Service Delivery	Village of Salmo,Village of Kaslo,Village of Slocan,Village of Nakusp,Village of Silverton,Village of New Denver	20% to 40% complete	11/30/2025	To ensure consistency and reduce potential risk work with municipal service participants to bring the building bylaw in alignment with the Building Act and define how the service will be provided via a service agreement. Current preparing for stakeholder engagement phase.

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Building Services Policy Review	1/1/2018	Mgr. Building	Part of RDCK Core Services	Entire RDCK	40% to 60% complete	9/30/2025	Progress has been made on policy update and creation. Priority Policies to update include: Lapsed Building Permit Policy 400-01-07, Expired Building Permit Policy 400-01-02, Building Inspection Service - Process for Lack of Valid Permit 400-01-5, Building Permits for Manufactured Homes 400-01-07
Update Building Bylaw 2200	10/1/2018	Mgr. Building	Coordinated Service Delivery	Village of Salmo,Village of Kaslo,Village of Slocan,Village of Nakusp,Village of Silverton,Village of New Denver,All Electoral Areas	40% to 60% complete	9/30/2025	Completed initial review and building bylaw amendments: Fees will now be evaluated with Marshall Smith calculator where applicable while other fees have increased to support compliance, removal of building permit application forms removed from building bylaw and delegated to the building manager to ensure the applications are current and inform public of what items are required in order to complete a building permit and expedite a plan review. New amendments will be recommended in 2025 once new building manager is recruited and after consultation with municipal staff in the service area.
SES - GHG Reduction Feasibility for RDCK Facilities Project	5/1/2022	Mgr. Community Sustainability	Coordinated Service Delivery	Entire RDCK	80%- 99% complete	6/4/2025	Current: report received & reviewed. Staff preparing Board report for June Next: Integrating recommendations with facility manager training. Implementing recommendations as feasible. Barriers: Cost and feasibility of recommended upgrades
Regional Invasive Species Working Group	6/14/2021	Mgr. Community Sustainability	Coordinated Service Delivery	Entire RDCK	60%- 80% complete	7/1/2026	Current Status – Board approved funding for year 3 (July 2025 to July 2026) – approved. Dir Hewat and Vandenberghe appointees (Chair) Next steps: Support meetings as needed Barriers: On-going funding
SES - Facility Manager / Operator Training Program	8/20/2020	Mgr. Community Sustainability	Coordinated Service Delivery	Entire RDCK	Not Started	6/29/2025	Current: Secured FortisBC for funds to deliver training strategy alongside facility monitoring program to train building managers on policy / guidelines Next Steps: Delivery of training workshops to building managers in June. Facilitating regular me facility manager / operator peer network meetings for Community Services, Resource Recovery and Fire Services Barriers: Staff capacity
SES - Low Carbon Transportation - Corporate Fleet	8/20/2020	Mgr. Community Sustainability	Coordinated Service Delivery	Entire RDCK	40% to 60% complete	9/3/2025	Current: Determining potential scope for fleet study Next Steps: Board report requesting fleet strategy, with funding options Barriers: Distributed nature of fleet management (no overall fleet manager)

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
SES - Demand Management - Community - REEP for Homes Project	8/20/2020	Mgr. Community Sustainability	Coordinated Service Delivery	Entire RDCK	80%- 99% complete	9/30/2025	Current: Implement REEP 2.0. Develop next stage of a contractor capacity training / outreach program. Next Steps: Present and report to Board on new program - likely July 2025
Slocan Lake and River Partnership Initiation	2/17/2022	Mgr. Community Sustainability	Water Protection and Advocacy	Area H,Village of Slocan,Village of Silverton,Village of New Denver	60%- 80% complete	12/4/2025	A project to support the development of a partnership to conserve, protect, and restore habitat; provide education; build relationships; and guide development on Slocan Lake and River. Current Status: Finalize terms of reference Next Steps: Launch - hire coordinator, seek funding for Foreshore Mapping Possible Barriers: On-going terms negotiation and
Central Kootenay Food Policy Council	3/1/2019	Mgr. Community Sustainability	Food security and Agriculture	Entire RDCK	60%- 80% complete	1/14/2026	This is an on-going project supported through S100 Update: The Board approved Grow & Connect project funding - $20,000, CKFPC also requesting core funding, this was approved in 2025 Financial Plan Next steps: Reporting and planning for future core funding Possible barriers: None at this time
Living Lakes Ground Water Monitoring project	3/31/2024	Mgr. Community Sustainability	Water Protection and Advocacy	Entire RDCK	80%- 99% complete	5/1/2025	Update: As part of 2024 CSLAC budget Living Lakes Ground Water Monitoring project was granted $10,000 Next Steps: Final report expected in May 2025 - reporting to CSLAC in June Possible Barriers: none at this time
Natural Asset Management Plan for Ymir Watershed/Quartz Creek	6/18/2024	Mgr. Community Sustainability	Water Protection and Advocacy	Area G	60%- 80% complete	7/3/2025	Current status: project underway, Next steps: plan to meet with community in June and share results Possible barriers: none at this time
Watershed Governance Initiative - Goat Watershed	12/13/2018	Mgr. Community Sustainability	Water Protection and Advocacy	Entire RDCK	40% to 60% complete	12/20/2025	A project to understand RDCK's role in protecting watersheds in the region. Current: Working with Yaqan Nukiy on Water Sustainability Plan for the Goat Watershed Next Steps: Developing engagement plan for RDCK ABC & town of Creston Residents Barriers: None at this time

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Regional Mobility Working Group	8/15/2024	Mgr. Community Sustainability	Recreation, Parks and Trails	Entire RDCK	20% to 40% complete	12/31/2026	Rural Mobility Community Advisory Committee Bylaw adopted April 17 384/24 That the RDCK Board direct staff to establish a collaborative working group on regional transportation and partner with regional industry, local governments, and community organizations AND FURTHER, that up to $5,000 be used from S100-General Administration – Local Government Climate Action Program reserve to fund the initiative; AND FURTHER, that the working group Terms of Reference come back to the Community Sustainable Living Advisory Committee for review.
2024 Wildfire Mitigation	1/1/2024	Mgr. Community Sustainability	Wildfire Management	Area A,Area B,Area C,Area D,Area E,Area F,Area G,Area H,Area I,Area J,Area K,Village of Salmo,Village of Kaslo,Village of Nakusp,Village of Silverton	80%- 99% complete	4/30/2025	The CWPPs for Areas A, B, C, G, J, K, Salmo, Nakusp are currently being updated to Community Wildfire Resiliency Plans (CWRPs) with completion end of April 2025. New CWRPs were completed in 2024 for Areas D, E, F, I and Kaslo. These plans inform risk reduction for wildfire including new priority treatment units for fuel reduction. Staff are initiating the CWRP updates and identify funding, partners and external agencies for fuel treatment. Reporting on the 2024 program will commence upon completion of the plans.
RDCK Regional Roundtable Wildfire Resiliency Tool (Formerly CBT Lightship Project)	4/14/2023	Mgr. Community Sustainability	Wildfire Management	Entire RDCK	100% complete	1/31/2025	Current status: Hired consultant is working with RDCK GIS to design and develop the platform. Anticipated implementation in late 2024. This project is proceeding with collaboration from all stakeholders. The Roundtable is reviewing how the Provincial, FNSS and RDCK datasets can all be accessible to use on different GIS platforms, and aggregate data to the same standard. This platform is being tested by stakeholders for end 2024 completion and implementation. Project received an extension to February 1st, implementation is occurring. Project is complete to the stage it was funded for.
2025-2027 CBT Community Readiness Partnership Grant	2/1/2025	Mgr. Community Sustainability	Part of RDCK Core Services	Entire RDCK	1% to 20% complete	3/31/2027	$230,000 funding agreement has been signed. Next step is to develop project plan and budget to spend the funds. The plan will go to Board and CBT for approvals.

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
2025 ESS CEPF Grant - Equipment and Training	1/1/2025	Mgr. Community Sustainability	Part of RDCK Core Services	Entire RDCK	1% to 20% complete	12/31/2025	The grant will purchase new laptops for all ESS kits to replace outdated iPad. The new ESS ERA tool requires better tech. The grant will also include training for new ESS volunteers.
EOC training and equipment 2024 - UBCM	2/15/2024	Mgr. Community Sustainability	Part of RDCK Core Services	Entire RDCK	20% to 40% complete	12/31/2025	The RDCK Board approved a proposal for staff to apply for grant funding from the UBCM under the EOC Equipment and Training stream of the Community Emergency Preparedness Fund (CEPF) for funds to provide training and equipment for RDCK Emergency Operations Centre staff. The scope includes: Design and presentation of an exercise for EOC activation.IT equipment for remote EOC. UBCM has approved our revised scope based on learnings from the 2024 wildfires. Delayed due to staff changes - purchases happening in the coming month
2025 FireSmart Program	1/1/2025	Mgr. Community Sustainability	Wildfire Management	Entire RDCK	1% to 20% complete	3/3/2026	Funding has been approved. New FireSmart Coordinated has been hired Seasonal staff is being hired. Program delivery is underway.
Operational Fuel Treatments - Selous, Queens Bay, Woodbury	8/1/2016	Mgr. Community Sustainability	Wildfire Management	All Electoral Areas	100% complete	1/31/2025	Current status: Prescribed burning in Selous planned completed this spring + FPInnovations research on the treatment. Final Reporting be initiated Selous: Selkirk College completed LiDAR analyses and reporting on findings, FPInnovations starting contract to evaluate treatments, post various treatments and pre-post Rx burn completed by BC Wildfire. FP Innovations study and report complete. Currently providing final reporting to FESBC. Woodbury: Exploring options for 2025 treatment to be funded by CBT. PROJECTS COMPLETE
2024 FireSmart Program	4/1/2024	Mgr. Community Sustainability	Wildfire Management	Area A,Area B,Area C,Area D,Area E,Area F,Area G,Area H,Area I,Area J,Area K,Village of Salmo,Village of Kaslo,Village of Slocan,Village of	100% complete	4/30/2025	2024 CRI allocation-based application was successful Resident uptake for Home Partners Assessments has been higher this year at 572 assessments to date; residents are also applying for the rebate program. The Neighborhood Recognition Program will also see a number of new communities recognized this year. Barriers: New allocation-based funding required more conversation with UBCM to ensure accurate application. There has a a delay in starting the CWRP updates as BC Wildfire update requirements are clarified. These plans will be completed in the spring of 2025.

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
				Silverton,Village of New Denver			
Alternate EOC	10/1/2023	Mgr. Community Sustainability	Part of RDCK Core Services	All Electoral Areas	80%- 99% complete	04/30/2025	2023: Began project to establish an alternate EOC in the even the the primary EOC needed to be evacuated. Initial procurement, IT/networking, and protocols were developed. 2024: Finalize IT/networking, use UBCM CEPF funds to complete needed procurement (based on RDCK IT staff's plan), conduct exercise to practice needing to activate alternate EOC. 2024 Oct: Site is ready for use with some work-around needed (e.g. bringing more phones in). IT has some work to finalize / clean-up network-related connections.
EDMA - Indigenous Engagement Requirement	1/1/2024	Mgr. Community Sustainability	Part of RDCK Core Services	All Electoral Areas	1% to 20% complete	3/31/2026	As part of EDMA, local authorities are requiring to engage with Indigenous Governing Bodies on all aspects of emergency management. The province has provided LAs $40,000ea for the engagement. The RDCK is collaborating with its partner municipalities and pool funds to coordinate the engagement in hopes of reducing the burden on our First Nations. MOUs, resolutions, and funding received from most participating municipalities. Participants pooling funds are: RDCK, Nakusp, Silverton, Slocan, Salmo, Kaslo, Castlegar, and Neslon. RFP should be post in the coming weeks
Emergency and Disaster Management Act	11/8/2023	Mgr. Community Sustainability	Part of RDCK Core Services	Entire RDCK	1% to 20% complete	12/31/2026	On November 8, 2023, the Emergency and Disaster Management Act (EDMA) Came into Force and replaced the Emergency Program Act. As part of the phased implementation of the legislation, the Province of BC is developing regulations that are anticipated to be introduced starting in 2023 and through 2025. Regulations will inform work needed on RDCK emergency plans, risk assessments, business continuity plans, multijurisdictional emergency management organizations, and critical infrastructure.
2024 Wildfire After-Action Review	10/1/2024	Mgr. Community Sustainability	Part of RDCK Core Services	Area D,Area H,Village of Slocan,Village of Silverton,Village of New Denver	80%- 99% complete	4/30/2025	RDCK EM team is conducting an After Action Review (AAR) following the 2024 wildfires in its district. The intended process is part of the emergency management cycle where agencies involved in the emergency reflect on the fire season and identify areas for operational improvements. Four AAR streams will be: 1) Internal to the RDCK EOC, 2) Interagency, 3) Elected Officials that were involved across Local Authorities, and 4) residents in affected areas. 4 of 4 complete.

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
							Currently reviewing draft AAR report. Report coming to Board in next months. This is funded by EMCR
2024 Wildfire: Community Recovery	10/1/2024	Mgr. Community Sustainability	Part of RDCK Core Services	Area D,Area H,Village of Slocan,Village of Silverton,Village of New Denver	80%- 99% complete	4/30/2025	As part of EOC 2024 wildfire response and recovery actions, RDCK EM staff has engaged Colliers Project Leaders to take a leadership role in the community recovery planning process while mentoring the RDCK team to improve the in-house knowledge and skills. The Colliers and RDCK project teams will work together to complete a recovery plan, gap analysis, project registry, and inform the RDCK Emergency Management Plan currently being redrafted to align with EDMA. The project is funded by EMCR through EOC response-costs.
Area E OCP Expansion	5/21/2020	Mgr. Planning	Part of RDCK Core Services	Area E	20% to 40% complete	12/31/2025	In 2020 through resolution 375/20 the Board directed planning staff to expand the Electoral Area E Official Community Plan to include the south border of the City of Nelson to Ymir Road. Staff has received notices the Area Director would like this removed from the Workplan
Housing Development Costing and Study	2/15/2024	Mgr. Planning	Not aligned with a Strategic Priority	All Electoral Areas	Not Started	12/18/2025	110/24 WHEREAS, the RDCK recognizes the urgent need for non-market housing options to support the well-being and stability of our communities for all residents and there exists an opportunity to utilize available land and resources within the RDCK to develop non-market housing; BE IT RESOLVED THAT The RDCK Board hereby directs staff to develop a cost assessment and study outlining the requirements for land development for housing and report on suitable land and resources within the RDCK that can be acquired, converted, and disposed of for the purposes of developing housing.
Area D Community Planning	2/17/2022	Mgr. Planning	Part of RDCK Core Services	Area D	Not Started	1/1/2025	Project follows up on completed work in 2022 wherein land use planning discussions held (virtually) for most communities in Area D. Feb 2022 Resolution 149/22 directed staff to continue the next phase of community planning for Area D in 2022 with a specific focus on the Kaslo Corridor; Woodbury; Schroeder Creek; Mirror Lake (including Amundsen Road); and the Allen subdivision, and other communities interested in zoning. Direction from Board needed to prioritize Planning Services work plan items.

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Kootenay Lake Watercourse DPA Project	4/16/2020	Mgr. Planning	Part of RDCK Core Services	Area A, Area D,Area E,Area F	80%- 99% complete	Various.	- Project initiated from discussions at the Kootenay Lake Partnership table, recognizing that the RDCK has development permit authorities under the Local Government Act that are not being fully utilized to protect sensitive habitat around Kootenay Lake. July 2023 Board meeting resolution: “That the Board direct staff to refer drafting bylaw amendments for Environmental Development Permit Areas for Electoral Areas A, D, E and F and that the Environmental Development Permit Areas amendments be addressed within the community planning process for each Area”
Planning Procedures and Fees Bylaw Review	8/17/2023	Mgr. Planning	Part of RDCK Core Services	All Electoral Areas	1% to 20% complete	9/30/2025	528/23 That the Board direct staff to prepare a report to bring back to Rural Affairs Committee on opportunities to respond to housing needs and improve administrative effectiveness through potential amendments to RDCK Planning Procedures and Fees Bylaw No. 2457, as described in the Committee Report “Planning Procedures and Fees Bylaw Amendments”, dated August 2, 2023. Re-affirmed on work plan by Board at September meeting, resolution 521/24. Staff introduced the Bylaw Amendment (File No. 3012-AMD-2457) as an information item on March 19, 2025, to include DAIAs
Area I OCP Review	1/26/2016	Mgr. Planning	Part of RDCK Core Services	Area I	80%- 99% complete	3/27/2025	Updates to community engagement plan - Winter/Spring 2023. Re-launch at virtual open house - January 26, 2023. Community "kitchen table conversations" in Pass Creek, Glade, Shoreacres/Voykin, Brilliant, Tarrys/Thrums - March 2023. What we Heard staff report - June 2023 Internal RDCK staff engagement session - July 2023. Community Open House - November 6, 2023. First and Second Readings to OCP & amending Bylaws - December 2024. Public Hearing held February 6, 2025. OCP adopted March 13, 2025. Related Bylaw No. 2968 adopted April 17, 2025. Implementation & Project Wrap up - spring 2025
Subdivision Servicing Bylaw Review	5/21/2020	Mgr. Planning	Part of RDCK Core Services	Entire RDCK	1% to 20% complete	7/31/2024	May 2020: Board resolution 369/20 directs staff to undertake a review of the RDCK Subdivision Bylaw to improve administrative process/efficiency, and seek solutions for recurring challenges (e.g. servicing). November 2020 - June 2023: Staff unable to undertake project activities due to staffing challenges and precedence of other active projects. July 2023: Staff begin internal review. August-Sep. 2023: Planning staff coordinate with Parks staff to assess parkland

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
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							dedication requirements. May 2024: Preliminary internal Engagement Complete. Spring 2025: RFP posted March 30 closes April 30.
Regional & Local Community Needs Project	4/10/2024	Mgr. Planning	Coordinated Service Delivery	Town of Creston,Village of Salmo,Village of Kaslo,City of Castlegar,City of Nelson,Village of Slocan,Village of Nakusp,All Electoral Areas	20% to 40% complete	12/31/2025	At the August 2024 Board meeting the consulting services contract was awarded to Licker Geospatial Consulting (and subcontractors). An overview of the project was presented at the October 2024 RAC meeting. The project was launched to the public in October 2024. Engagement for Phase 1 of this project was an online community survey. A Board workshop was held in February 2025 to inform upcoming technical staff workshops. Based on feedback to date and the scale of our region staff are working with the consulting team to develop a revised geospatial approach to this work.
Playmor Junction Zoning Bylaw	2/20/2020	Mgr. Planning	Part of RDCK Core Services	Area H	Not Started	12/29/2026	In February 2020 the Board passed resolution 121/20, which directs staff to include the development of a zoning bylaw for Playmor Junction Area to their work plan. Subsequent direction form the Director was to suspend further work on the project until early 2023. Staff to work with Area Director to map out scope and timing of project. Part of ongoing work plan prioritization discussion with Board.
Area E Community Planning	5/19/2022	Mgr. Planning	Part of RDCK Core Services	Area E	Not Started	2/20/2025	In 2022 through resolution 363/22 the Board directed staff to continue the next phase of community consultation for Area E as a follow up to the "Open Houses on Land Use Planning" Project completed earlier in the year. This work would be focused where survey results indicated that there is strong interest in pursuing land use planning or more information about land use planning was desired, with a specific focus on the following unincorporated communities: Redfish Creek to Liard Creek (Including Grandview); Longbeach; Harrop; and Proctor. Staff has been told that this project will be removed from the workplan.
Agricultural Policy Review - Phase 2	3/25/2019	Mgr. Planning	Food security and Agriculture	Entire RDCK	60%- 80% complete	1/1/2025	Project follows previous agriculture policy changes implemented to address regulatory changes in Provincial legislation. This phase focuses on recent changes to the Agricultural Land Reserve Act and Regulations such as those affecting additional residences on ALR land, for example. Changes made to bylaws for Areas A, B, and C adopted in fall 2023. OCP and zoning amendment bylaws for Areas F, I, J, K were adopted at the July 2023

DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES (PLANNING, BUILDING AND COMMUNITY SUSTAINABILITY)							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas Of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
							Board meeting. Agricultural policy changes for Areas D, E, G, H yet to do, but project on hold pending direction from Board on work plan prioritization
Campground Bylaw Review	4/19/2018	Mgr. Planning	Not aligned with a Strategic Priority	All Electoral Areas	1% to 20% complete	8/14/2025	Initiative began to investigate regulatory options for park model trailers within the RDCK but has expanded to consider ways to better regulate developments where multiple RV sites are created. This is especially relevant in the proliferation of shared interest developments in unzoned areas where there is concern for health and safety of these developments. Resolution 36/20 establishes policy regarding CSA Z241 Park Model Trailers. No further work has been done on this project due to staff being fully engaged on other Board-directed projects on the work plan.
Area H North OCP Review	4/16/2020	Mgr. Planning	Part of RDCK Core Services	Area H	1% to 20% complete	7/28/2027	In April 2020, the Board passed resolution 279/20, which directs staff to include the review of the Area H North Official Community Plan, with the potential of having a Comprehensive Land Use bylaw, in their work plan. April/May 2022 - Staff completed open houses in New Denver and Hills. Awaiting further direction following work plan prioritization exercise with the Board
Area J OCP Review	7/7/2021	Mgr. Planning	Part of RDCK Core Services	Area J	Not Started	1/1/2027	Area J to have its own OCP. Project is in the queue for after the completion of Area I's OCP. Part of ongoing work plan prioritization discussion with the Board.
Local Government Housing Initiatives	11/30/2023	Mgr. Planning	Not aligned with a Strategic Priority	Area A,Area B,Area C,Area D,Area F,Area G,Area I,Area J,Area K	40% to 60% complete	12/11/2025	The purpose of the proposed zoning and OCP bylaw amendments are to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act. Changes to zoning bylaws completed in July 2024. OCP updates to ensure consistency due to be complete by end of 2025. Staff started identifying OCP changes required as per SSMUH guidelines and Changed Zoning Regulations.

ENVIRONMENTAL SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Septage Management Strategy	1/1/2024	GM Environmental Services	Part of RDCK Core Services	Town of Creston,Village of Kaslo,Village of Silverton,Village of New Denver,All Electoral Areas	1% to 20% complete	1/1/2030	Septage Management within the RD has been identified as not meeting current environmental standards and likely to create in the long-term liability if not addressed. Septage facilities in 4 different locations (Creston, Salmo, Castlegar and Nakusp area) require various different approaches which may include: - Partnerships with larger Municipalities, RDCK owned pilot treatment facilities, Interim solutions, potentially the requirement for a Liquid Waste Management Plan, data gathering and cost evaluation. Dedicated service establishment may be a required result.
HB Tailings Facility Active Closure	9/14/2022	Mgr. Resource Recovery	Not aligned with a Strategic Priority	Central RR Subregion	20% to 40% complete	12/31/2026	Active-Closure phase will proceed until geochemical, geotechnical, and environmental stability is achieved, estimated to be in 2026. In Q1 a new permit amendment was received, which removes the requirement for payment of a $2.6M Reclamation Security for the site and extends reporting milestones. A Request for Quote for a drilling and instrumentation project closed in Q1, and the work will proceed in Q3.
Nelson Landfill Closure	2/16/2017	Mgr. Resource Recovery	Waste Management and Alternatives	Central RR Subregion	1% to 20% complete	12/31/2026	No change in Q1. Staff to bring a report to Committee in Q2 2025 with details of closure planning, and consulting contract recommendations.
Legacy Landfill Closure Plan Assessments	3/1/2020	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	1% to 20% complete	9/30/2026	In Q1, Staff were waiting on response from the Ministry on the Site Disclosure Statements. The RFP for Preliminary Site Assessments and Closure Plans closed in Q1, and the contract was awarded to Sperling Hansen Associates. The Closure Plans will be submitted to the Ministry by July 1.
Asbestos Waste management area at Creston Landfill	12/1/2019	Mgr. Resource Recovery	Waste Management and Alternatives	East RR Subregion	1% to 20% complete	9/30/2026	ON HOLD pending obtaining License of Occupation for the "wedge" parcel. Intent is to improve site safety and meet best practices for handling/disposal, while reducing future liabilities.
Ootischenia Landfill Design and Operation plan update	4/13/2017	Mgr. Resource Recovery	Waste Management and Alternatives	Central RR Subregion,West RR Subregion	1% to 20% complete	12/31/2025	An RFP was issued for an interim fill plan, the preliminary design for the second scale and transfer station, support with the land's expansion application process, and development of the DOCP for the optimized footprint geometry. In March, the contract was awarded to Sperling Hansen Associates, with the schedule for completion of all works by end of Q4.

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Ootischenia landfill lands acquisition	1/1/2018	Mgr. Resource Recovery	Waste Management and Alternatives	Central RR Subregion,West RR Subregion	1% to 20% complete	12/31/2025	Heritage Inspection Permit was applied for with the intention of completing the archaeological field work in spring 2025. The permit was not received in Q1 and is still in queue. The RFP for the Ootischenia Design, Operations, and Closure Plan (DOCP), and support with the lands expansion application process was issued in Q1 2025, and the contract was awarded to Sperling Hansen Associates. Archaeology work and DOCP completion is needed before a land's application can be developed and submitted.
Collaboration with City of Nelson on organics program	1/1/2019	Mgr. Resource Recovery	Waste Management and Alternatives	City of Nelson	80%- 99% complete	10/31/2025	Staff to staff engagement is continuing to occur. City of Nelson's FoodCycler pilot will continue through Q3 2025. RDCK staff may support City of Nelson with further waste data collection in Q2 2025.
Regional finished compost sales and distribution planning	10/1/2022	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	60%- 80% complete	8/31/2025	Screening plans for both compost facilities were finalized in Q1. Final regulatory testing of finished compost was completed in Q1. Staff to bring report to JRRC in Q2 with options for compost sales/distribution in 2025.
Rural organics diversion opportunities assessment	1/1/2024	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	1% to 20% complete	12/31/2025	In Q1, Staff met with Columbia Basin Trust to refine a funding request to reallocate $454k of funding received for the rural curbside program to other rural organics diversion opportunities. An update on funding will be presented in Q2.
Creston Landfill Crown Grant	1/1/2025	Mgr. Resource Recovery	Waste Management and Alternatives	East RR Subregion	20% to 40% complete	12/31/2027	Project initiated years ago but put on hold during negotiations with LKB. Previously submitted lands application requires updating. In Q2, staff will re-engage with the Lands Branch to start discussion on the reapplication process for the 2009 Crown Grant.
ICI Sector Organics Diversion	1/1/2024	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	20% to 40% complete	12/31/2025	Q1 saw continued ICI sector engagement through RDCK staff and the Nelson Climate Ambassador, discussions with Creston Chamber, and commercial haulers. Subsidized ICI organics tipping fee enacted district wide.
Creston Landfill Phase 1C/D, Berm	10/18/2017	Mgr. Resource Recovery	Waste Management and Alternatives	East RR Subregion	1% to 20% complete	10/31/2026	Awaiting LKB lands purchase. In Q2, Staff will assess the 2018 preliminary design for this work and develop an RFP for completion of the design.

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Scale Software upgrade	1/1/2022	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	80%- 99% complete	8/31/2025	Delay in Grohman plate reader installation, expected in Q2. Remaining actions in 2025 include plate readers at other scaled sites, automatic kiosk installation at Central, implementation of off-line and remote usage of program.
Creston Septage Facility	6/1/2018	Mgr. Resource Recovery	Waste Management and Alternatives	East RR Subregion	1% to 20% complete	12/31/2026	No significant change in Q1, awaiting design and billing information from Town of Creston before advancing. Project funding still to be determined.
Landfilling diversion initiatives - C&D	3/18/2021	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	1% to 20% complete	12/31/2025	Staff continue to investigate C&D diversion opportunities, including participating in provincial working group and training opportunities. Staff preparing JRRC report on scavenging that considers diversion of C&D. Changes to tipping fees in May could encourage residents to reuse/repurpose building materials.
Residential Cooking Oil Pilot Creston Landfill	6/13/2024	Mgr. Resource Recovery	Waste Management and Alternatives	East RR Subregion	20% to 40% complete	11/30/2025	Infrastructure and staff training completed in Q1, and pilot launched March 15. Community engagement, including a media release, and on-site education underway. Pilot to run until Q4, staff to return to JRRC to report on the program.
Creston Eco-Depot	10/10/2018	Mgr. Resource Recovery	Waste Management and Alternatives	East RR Subregion	1% to 20% complete	12/31/2025	No change in Q1.
Industrial, Commercial and Institutional organics ban feasibility assessment	4/1/2025	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	1% to 20% complete	12/31/2025	Board directed staff to investigate feasibility of an ICI organics ban. Staff proposed action due to very low participation of ICI in organics diversion to date, greatly impacting diversion goals. Staff will initiate assessment in Q2 and plan to return to JRRC in Q3. Subsidized ICI organics tipping fee enacted district-wide in Q1. Nelson area ICI organics pilot to start in Q2.
Industrial, Commercial and Institutional Organics Pilot - Nelson area	4/1/2025	Mgr. Resource Recovery	Waste Management and Alternatives	Central RR Subregion	1% to 20% complete	3/31/2026	With commercial waste haulers indicating willingness to initiate collection of organic waste from their ICI customers pilot is intended to support uptake of organics diversion. Climate Ambassador and RDCK staff have been engaging with ICI stakeholders in the Nelson area to encourage participation. Participants in the program can receive funding for containers and support for onboarding of organics

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							diversion in their establishment. Subsidized ICI organics tipping fee enacted district-wide in Q1. Service delivery expected to begin in Q2.
Septage Management Options for Central and West subregions	6/19/2019	Mgr. Resource Recovery	Waste Management and Alternatives	Central RR Subregion,West RR Subregion	20% to 40% complete	12/31/2026	Ministry of Environment indicated landfill operational certificates may be updated with 'sunset' clause for current septage pits. Staff are investigating this for short term management of septage (status quo), while future management options continue to be investigated. Staff are participating in advisory groups for liquid waste management plans for Castlegar and Nelson and engaging with other municipalities (Salmo, Nakusp) regarding potential for septage acceptance at their wastewater treatment plants. Oversight of septage management is transitioning to Utilities Manager.
RR facility and site hours review	1/1/2025	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	1% to 20% complete	12/31/2025	No change in Q1. Systems Efficiency Review suggested Board consider reducing hours at low volume/traffic sites nearby to other RR facilities. Staff will complete an assessment and return to JRRC for consideration in mid/late 2025.
Regionalization Assessment	1/1/2025	Mgr. Resource Recovery	Waste Management and Alternatives	Entire RDCK	1% to 20% complete	4/1/2026	Resource Recovery and Corporate Administrative staff discussions and research underway. Director survey results received and under review. Preparations on-going for a regionalization workshop for JRRC in 2025.

COMMUNITY SERVICES							
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Proposed RDCK Parks in Creston Valley	5/16/2019	GM Community Services	Recreation, Parks and Trails	Area A,Area B,Area C,Town of Creston	40% to 60% complete	12/31/2025	Staff are actively investigating potential sites for a park. Staff continue to actively investigate potential park sites
Creston Library Contract	11/6/2018	GM Community Services	Coordinated Service Delivery	Area A,Area B,Area C,Town of Creston	80%- 99% complete	2/28/2025	Met with Library staff to discuss insurance concerns - final signatures. Met with library staff and have drafted changes to the agreement for CVSC consideration in September. Have integrated some capital work into financial plan. Library staff reviewing present contract. July 2024 - GM will provide an update at a later date. October 2024 - Lease is with Library Board for review. Have to Board for approval in December.
Campbell Fields Recreation Development Feasibility Study	6/15/2017	GM Community Services	Recreation, Parks and Trails	Area E,Area F,Area H,Area I,Area J,City of Castlegar,City of Nelson,Village of Slocan	40% to 60% complete	4/30/2025	Engagement in Areas E, F, I, J, City of Nelson and Castlegar to be completed first - report on next steps at All Recreation in April 2025 Staff needs to coordinate a stakeholder meeting. 3rd phase Report completed and posted on website. https://www.rdck.ca/EN/main/services/rdck-recreation-master-plans/campbell-field.html July 2024 - no additional information to report. Not progressing. Recreation Commission #8 restructure and next steps are some what dependent upon Nelson and Castlegar and Districts Engagement
Fees & Charges Bylaw	6/20/2020	GM Community Services	Recreation, Parks and Trails	All Electoral Areas	60%- 80% complete	6/26/2025	Fees and Charges arena rental rates and meeting/banquet room rates added to schedule - September 2023 All Recreation Meeting Report. This will be updated with a plan to bring Arena rental rates in line with other service area rates at the March 2024 All Recreation meeting. Will need All Recreation feedback to bring final plan to June 2024 All Recreation meeting. Admission Fees approved in August 2021. Aquatic Rental Rates Approved July 2022. Completion of room rental fee implementation September 2024. Arena fees implemented September 2024. Need to get into Bylaw Form.

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Creston and District Community Complex Solar Array Installaion	4/1/2023	Regional Manager-Operations and Asset Management	Recreation, Parks and Trails	Area A,Area B,Area C,Town of Creston	80%- 99% complete	6/30/2025	This project was 75% funded by the CBT light up the basin program. Total budget $105,000 with RDCK contributing $30,000 from S224 The size of the solar array will offset total power use by 2% - and staff will be able to track and show real time power generation and use. 98% completed - The last detail is the completion of the onsite display.
Castlegar and District Community Complex Arena Roof Repair	3/15/2024	Regional Manager-Operations and Asset Management	Recreation, Parks and Trails	Area I,Area J,City of Castlegar	1% to 20% complete	7/31/2025	This is repair of the arena roof - an impermeable membrane will be placed over the existing metal roof. This project is delayed until 2025.
Regional Parks & Water Access Strategy Development	8/17/2023	Regional Manager-Recreation and Client Services	Recreation, Parks and Trails	Entire RDCK	40% to 60% complete	12/6/2025	The Regional Parks & Water Access Strategy is a comprehensive strategy to assist with future planning, administration, operations and asset management strategies for all RDCK regional parks. Public consultation strategies completed to date include pop-up meetings, sounding board opportunities and a comprehensive public survey. User group meetings will occur throughout the summer.
Community Services Access & Inclusion Policy Development	10/19/2023	Regional Manager-Recreation and Client Services	Recreation, Parks and Trails	Entire RDCK	1% to 20% complete	10/31/2025	Implementation was delayed due to challenges encountered with alignment needs of how the recreation software system manages use of subsidy as compared the financial reporting obligations of the regional district. A resolution was found, and the program launched in January 2025. Staff expect to provide some initial report on the new Leisure Access Program at the April All Rec Committee meeting. CHEER events were also launched in the Fall of 2024 to provide additional opportunities for low-cost access to recreation services to people throughout the district.
Community Services Membership Services Restructuring	11/15/2023	Regional Manager-Recreation and Client Services	Recreation, Parks and Trails	Entire RDCK	Not Started	12/20/2025	Due to staff changes within Community Services, this project has been delayed. Anticipated completion date has been adjusted.
Community Services - Pioneer Arena Closure	10/28/2023	Regional Manager-Recreation	Recreation, Parks and Trails	Area I,Area J,City of Castlegar	20% to 40% complete	3/8/2025	Closure of the Pioneer Arena was delayed by one year. The building's last day of operation will be Sunday, March 2. Communications are underway with ongoing

COMMUNITY SERVICES							
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		and Client Services					user groups. Decommissioning of the building will commence the week of March 10, 2025.
Public Engagement Project - Nelson Recreation Campus Project	9/15/2023	Regional Manager-Recreation and Client Services	Recreation, Parks and Trails	Area E,Area F,City of Nelson	1% to 20% complete	12/6/2025	The Working Group commenced planning in June 2024 with public engagement getting underway in the Fall of 2024. Pop ups (3), community meetings (3), a public survey, and a user group survey formed the engagement activities. The Nelson Cares housing proposal on the vacant lands at Front & Cedar Street has added some complexity and increased attention to this project. The engagement project is now moving into Phase 3 where the findings of Phase 2 will be shared with the public in the Spring of 2025.
Public Engagement Project - Reimaging Recreation in Castlegar & District	6/24/2023	Regional Manager-Recreation and Client Services	Recreation, Parks and Trails	Area I,Area J,City of Castlegar	1% to 20% complete	8/31/2025	Phase 3 of the project concluded in the Fall of 2024 with sharing the findings of the "What We Heard Report" with the community and two public meetings. A Phase 3 report was provided to the working for review in mid December. The Final report will be drafted and shared with the Working Group on February 6, 2025. Once finalized a communication plan will commence to let the public know about the final report.
Glade Legacy Project	7/1/2017	Mgr. Parks	Recreation , Parks and Trails	Area I	20% to 40% complete	10/31/2025	Staff working with consultant for final draft. Final draft will be provided to Commission and then for public consultation Draft design provided to Commission looking at community meeting in February Staff had community meeting in Glade, receiving community input through jotform survey. Working on comments. Community meeting was mixed with many not wanting any development that will bring "outside" people to the park Reviewing all comments and providing information to the Castlegar IJ Parks and Recreation Commisssion. Working on ALR application
Waterloo Eddy Regional Park Construction	3/1/2018	Mgr. Parks	Recreation, Parks and Trails	Area I,Area J,City of Castlegar	80%- 99% complete	11/30/2025	2024 amenities and restoration design - continue working with ONA on restoration plan. Met with ONA in April 2024 with first phase plan, now trying to find an opportunity to partner with them through an unknown agreement type. Phase 1 of works started October 16th 2024 - planting and fuel reduction - estimated Nov 1st completion of phase 1 Successful fuel treatment and planting with the ONA in fall 2024 - partnership continuing into 2025

COMMUNITY SERVICES							
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							Contractor and Staff work to closing off all access points for with boulders, ditching and fencing after 2024 vandalism. Spring work 2025
Taghum Beach Parking lot improvements	3/31/2021	Mgr. Parks	Recreation, Parks and Trails	Area E,Area F,Area G,Village of Salmo,City of Nelson	1% to 20% complete	12/31/2026	Some further design options being looked at with engineer Looking into PFR (archeological permitting) Some funding for project being provided by Area E and F community works funding grants Draft concept designs received by RDCK Staff Meeting with Engineer October for design review for any changes waiting on Final Concept Design Working with PM - biweekly meetings, looing to start PFR (Archeological work)
Lardeau Regional Park Construction - as per Management Plan	4/15/2021	Mgr. Parks	Recreation, Parks and Trails	Area D,Village of Kaslo	60%- 80% complete	11/23/2025	Maintenance contract worker found. Working on waterfront cleanup and restoration as per the Management Plan and approved financial plan Amenity installations and small waterfront restoration budgeted for in 2025 Start working on foreshore work and replanting was well as clean up spring 2025 Staff working into the fall many of the invasives have been removed and planting of non invasives continued planting and riparian area restoration in fall 2025 - riparian area and foreshore work starting to take shape in a positive way Work continuing currently spring 2025
Glacier Creek Park and Commisison Bylaw No.1306 amendment	12/9/2021	Mgr. Parks	Recreation, Parks and Trails	Area D,Village of Kaslo	100% complete	12/31/2025	726/21 That staff amend the Glacier Creek Park Commission Bylaw No. 1306, 1998 to reduce the membership from nine members to five members with the resulting quorum. Currently there is no Commission. on hold-continued - continued Recommendation to the Board - removal of Glacier Creek Park Commission Bylaw passed at the North Kootenay Lake Services Committee on October 21 2024

FIRE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Creston area Sub-Regional Fire Service	1/1/2012	Regional Fire Chief	Part of RDCK Core Services	Area A,Area B,Area C,Town of Creston	80%- 99% complete	12/31/2025	This ongoing project aims to align and streamline fire services delivery between the RDCK and Town of Creston in the Creston Valley. Q3 update - the Canyon Lister service has been successfully transitioned from the RDCK to the Town of Creston. RDCK and Town staff will now proceed to negotiate a valley-wide contract for end 2023 in accordance with the Project Charter. April 28, 2025 - Working with Creston to establish new Fire Service agreement. Creston FD working on a Master Plan process, the results of which may affect this process.
Service S128 Riondel Fire Protection	8/20/2020	Regional Fire Chief	Part of RDCK Core Services	Area A	40% to 60% complete	12/31/2025	This project involves evaluating equitable share of funding for the Riondel Fire Services for providing First Responder and Road Rescue services outside of the fire service boundary. Q3 update: The Province has advised that Service 152 should be split into new service areas. Due to turnover, staff will re-evaluate the current status and needs to progress initiative forward. Report expected to Board June 2025
BC Structure Firefighter Minimum Training Standards	10/1/2016	Regional Fire Chief	Part of RDCK Core Services	Entire RDCK	80%- 99% complete	12/31/2025	BC Structure Firefighter Minimum Training Standard distributed by the Office of the Fire Commissioner in September/October 2023. Replaces the previous BC Structure Firefighter Playbook. Staff are continually providing training to new recruits and incumbent firefighters according to the Minimum Training Standard.
Changes to allow RDCK firefighters to deliver higher levels of care as pre hospital care providers	9/1/2018	Regional Fire Chief	Part of RDCK Core Services	Entire RDCK	80%- 99% complete	5/31/2024	BCEMA Licensing has announced new scope of practice options for First Responders, referred to as Schedule 2. Staff have trained First Responders to Schedule 2 training standards. Q4 - Fire Departments that demonstrate ability to effectively manage First Responder program have been provided direction to proceed with delivery of Schedule 2 provision. All but 2 RDCK provide First Responder medical response. All departments have been upgraded to Schedule 2 provision with the exception of some members who need to be caught up on training.
Area 'A' Medical First Responder Services - Service Case Analysis	9/12/2024	Regional Fire Chief	Part of RDCK Core Services	Area A	Not Started	6/1/2025	506/24 That the Board direct staff to complete a service case analysis regarding the provision of Medical First Responder Services for all of Area A by no later than June 2025.

FIRE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Crawford Bay Fire Service feasability study	1/1/2016	Regional Fire Chief	Part of RDCK Core Services	Area A	60%- 80% complete	No expected date at this time.	This project analyzes options for establishing a fire hall in the Crawford Bay area. A draft options review was provided to the Area Director for review in 2020 and this project is on hold pending feedback. This item will be re-examined by staff and new Regional Fire Chief Fehst. Anticipate a firm direction to be determined after the re-examination.
Area H Hills and Summit Lake Service Case Analysis	9/23/2021	Regional Fire Chief	Part of RDCK Core Services	Area H	Not Started	6/30/2025	Develop a service case for establishing an RDCK volunteer fire department to service the Hills area. This item will be re-examined in 2024 with a determination of a direction being resolved in 2025.
Whitewater Fire Protection Fire Response Service Case Analysis	10/19/2023	Regional Fire Chief	Part of RDCK Core Services	Area E, Area G	1% to 20% complete	12/31/2025	Assigned at the October 2023 Open Board Meeting
Area D First Responder Service	2/20/2020	Regional Fire Chief	Part of RDCK Core Services	Area D	80%- 99% complete	6/30/2025	Q1 update - Electoral approval for the bylaw has been obtained through the Alternate Approval Process. Staff are building a plan for recruitment and response capability including vehicle assets with operational implementation goal of Spring 2025. April 14, 2025 - Update - 8 members recruited and currently undertaking First Responder training. Purchasing used RAV4 from RDCK head office as FR response vehicle. FR to use current FR vehicle until Rav4 arrives.

CORPORATE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Support on Cannabis	6/17/2021	CAO	Food security and Agriculture	All Electoral Areas	Complete	12/31/2024	CAO is reviewing the needs that came out the Cannabis Regulatory Needs and will be recommending meetings with various ministries to move this along. CAO has been appointed to a UBCM working group that is discussing future opportunity for producers and public engagement in 2022, particularly on farm gate sales. The risk is alignment between the province and local government, to allow LG time to implement any bylaw changes required. Current discussions are around "what we heard" document re: consumption spaces. Meetings happen ad hoc and major milestones are complete.
Director Attendance At Conferences Policy	3/16/2025	Mgr. Corporate Admin	Part of RDCK Core Services	Entire RDCK	Not Started	1/31/2026	171/25That staff be directed to prepare a draft Director Attendance at Conferences policy for Board consideration which includes the following elements: • Limiting the overall number of directors who are funded by the RDCK to attend each annual conference; •Establishing a fair and equitable process for selecting director to attend conferences each year; and •Establishing criteria and requirements for directors to reimburse the RDCK for non-refundable expenses incurred by the RDCK resulting from a director cancelling attendance at a conference for non-emergency reasons
Winlaw Community Hall feasibility study	12/12/2022	Mgr. Corporate Admin	Not aligned with a Strategic Priority	Area H	Not Started	6/20/2025	Board has directed a feasibility study to establish a service to fund the operation of the Winlaw Community Hall. Q1 update: the Board resolution directing this project has been rescinded and this project will be removed from quarterly reporting.
Update Emergency Program Executive Committee bylaw	12/14/2023	Mgr. Corporate Admin	Part of RDCK Core Services	Entire RDCK	Not Started	1/1/2026	Update the governance bylaw to reflect the scope and requirements of the recently enacted Emergency and Disaster Management Act. A draft bylaw will be considered by the EPEC later in 2025, subject to prioritization through the Manager of Community Sustainability.
Update Advisory Planning and Heritage Commission Bylaw	1/15/2023	Mgr. Corporate Admin	Part of RDCK Core Services	All Electoral Areas	20% to 40% complete	12/18/2025	Comprehensive bylaw update to improve governance of APHC's. Q1 2025 update - the project is in the initial stages of discussion between the planning and administration groups. Staff anticipates a draft of the bylaw will be brought forward for Board consideration in 2025, with timing subject to prioritization within the Planning department work plan.

CORPORATE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Update to 2018 Area I 'Using Community Halls for Child Care' study	12/14/2023	Mgr. Corporate Admin	Not aligned with a Strategic Priority	Area I	Not Started	5/31/2026	A consultant will be hired to update the assumptions and data used in the 2018 study to determine if the RDCK should establish a service to support childcare facilities at community halls in Area I. Timing for this initiative will be considered within established priorities for the administration department. Q1 update - no progress made due to competing project priorities.
Area E Fire service contract with City of Nelson & regulatory bylaw	1/1/2023	Mgr. Corporate Admin	Coordinated Service Delivery	Area E	80%- 99% complete	12/31/2025	The Area E fire contract with City of Nelson is expired. The Fire Services is in active negotiations with the City on a new contract template and modernized regulatory bylaw, supported by the Administration and Finance departments. Q1 2025 - updated draft agreement was received from the City in late April and is under review. Staff expect the agreement and bylaw to be finalized for Council and Board approval in Q3.
Financial Grant-In-Aid Services Policy	5/15/2023	Mgr. Corporate Admin	Part of RDCK Core Services	Entire RDCK	1% to 20% complete	12/31/2025	Board has requested a policy requiring that, as part of the annual budget preparations, recipients of funding from financial grant in aid services engage with Directors and provide more detailed information regarding their use of taxation funding. Staff will also propose additional risk management and transparency measures within the draft policy. No progress made in Q1 2025. Project will be prioritized in the 2025 work plan.
Director's Code of Conduct Review	12/15/2022	Mgr. Corporate Admin	Not aligned with a Strategic Priority	Entire RDCK	60%- 80% complete	3/20/2025	The Board has directed staff to initiate a review of Policy 100-01-17 Director's Code of Conduct in accordance with the new Community Charter requirements. At the June 2024 Board meeting a report was received and staff was directed on specific items to include in a draft code of conduct. Q1 2025 update- a new draft code will be received for Board consideration in Q3 2025 .
Arrow Creek Water Commission Bylaw	9/16/2022	Mgr. Corporate Admin	Coordinated Service Delivery	Area B,Area C,Town of Creston	40% to 60% complete	8/31/2025	The board has directed an update to the Arrow Creek Commission bylaw to address issued identified by the Town of Creston. A draft bylaw was received by the Commission in Q1 2023. Q1 2025 update: Following a report to the Commission in Q3 2024 staff are awaiting a response from Town staff on specific wording to include within the bylaw regarding the Towns request for full delegated authority to the Commission
Special Event Permit Regulatory Bylaw	10/1/2017	Mgr. Corporate Admin	Part of RDCK Core Services	Area H	80%- 99% complete	6/19/2025	Q1 2025 update: Following from the prosecution of two 2023 events under the Noise Bylaw, staff have identified that bylaw as the preferred tool for large event enforcement. Recommendation are pending from the bylaw enforcement team

CORPORATE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
							regarding future use of the Special Event bylaw following a planned update to the Noise bylaw
WKBRHD Policy Manual	10/25/2020	Mgr. Corporate Admin	Part of RDCK Core Services	Multi Regional	40% to 60% complete	1/1/2026	At the October 2020 meeting the WKBRHD Board directed staff to develop 4 new policies. Q1 2025 update: This is considered a low priority item and has not progressed due to competing project priorities. No specific timeline has been assigned to bring these policies forward for WKBRHD Board consideration .
RDCK Website Improvements-Phase Two	1/1/2020	Mgr. Corporate Admin	Coordinated Service Delivery	Entire RDCK	100% complete	2/1/2025	This project will deliver a major upgrade to the RDCK website. The website launched in Q1 2025, and the project is complete. Minor improvements and refinements are ongoing.
Creston and Areas A,B, and C Jaws of Life Service Establishment Bylaw amendment	5/8/2023	Mgr. Corporate Admin	Coordinated Service Delivery	Area A,Area B,Area C,Town of Creston	20% to 40% complete	11/30/2025	Current Board direction is for a bylaw amendment to remove medical first responder and SAR services from the scope of this service and reduce the current jaws of life service scope to road rescue only. Q1 2025 update- this bylaw amendment will follow after the Defined Area A. Medical First Responder service establishment bylaw elector approval process. Further board direction will be required if a change in the current approach is desired by service participants.
Delegation of Authority Bylaw	1/1/2018	Mgr. Corporate Admin	Part of RDCK Core Services	Entire RDCK	20% to 40% complete	12/31/2025	The Bylaw will identify complete list of authority delegated to be delegated to staff by the Board. The first stage of the project - an inventory of authorities delegated within existing bylaws and a jurisdictional scan was completed in Q3 2023. Project timing has been impacted by competing project priorities. Q1 2025 update: an overview report describing this project in detail will be received for Board consideration in Q2 2025.
Referendum Support Policy	6/21/2018	Mgr. Corporate Admin	Not aligned with a Strategic Priority	Entire RDCK	Not Started	1/1/2026	In 2018 the Board directed that staff develop a policy to guide Board decision making in response to requests for RDCK support for groups taking specific positions on RDCK referenda. Q1 2025: This is a low priority item and has not been actioned by staff. This policy will be prioritized in the context of an overall policy review but has no assigned date for completion.
Policy to Adress Harassment of Staff Attending Private Properties	5/19/2022	Mgr. Corporate Admin	Coordinated Service Delivery	Entire RDCK	1% to 20% complete	11/20/2025	This policy will follow from the Staff Safety and Harassment Policy adopted in September 2023 that covers RDCK workplaces. This new policy will be similar, but will cover RDCK employees attending private properties in the course of their duties, such as building inspectors and bylaw officers. Q1 2025 update-no progress made on this initiative in Q1 due to competing project priorities.

CORPORATE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Transit Service Funding Review	7/18/2019	Mgr. Corporate Admin	Part of RDCK Core Services	Central RR Subregion,West RR Subregion	60%- 80% complete	10/31/2025	This project entails developing a new values- based funding model for the Kootenay Lake West transit service. Q1 2025 update: The consultants report was received the April 2025 West Transit Services Committee meeting and staff was directed to prepare amending bylaws in accordance with the preferred option. These will be considered by the Committee in Q2
FCM Board and Committee Appointments Policy	7/15/2023	Mgr. Corporate Admin	Not aligned with a Strategic Priority	Entire RDCK	Not Started	11/20/2025	This policy will establish criteria for the Board to apply when considering appointments to and/ or support for candidacy for positions within the Federation of Canadian Municipalities Board or Committees. This is considered a lower priority item. Q1 2025 update: No progress made on this item due to competing project priorities
Kaslo and Area D Economic Development Commission bylaw update	8/17/2023	Mgr. Corporate Admin	Coordinated Service Delivery	Area D,Village of Kaslo	Not Started	12/31/2025	The update to the current bylaw will involve reviewing Commission procedures and membership and updating to the current RDCK commission bylaw template. Q1 2025 update - no progress made on this initiative
Ymir Cemetery Ownership Investigation	9/14/2023	Mgr. Corporate Admin	Not aligned with a Strategic Priority	Area G	Not Started	12/31/2025	The Board has directed staff to research and report back on the feasibility of the RDCK assuming ownership and operational responsibility for the Ymir Cemetery. In 2023 staff connected the society currently providing stewardship over the site with legal assistance to evaluate their options. Staff will not proceed further until the outcome of that process is known. Q1 2025 update: No progress or new information in Q1
RDCK Accessibility Plan	6/14/2023	Mgr. Corporate Admin	Part of RDCK Core Services	Entire RDCK	40% to 60% complete	12/18/2025	In 2023 the Board adopted a bylaw forming the Regional Accessibility Advisory Committee (RAAC) tasked with guiding the completion of the RDCK accessibility plan. Q1 2025 update: Regional Accessibility Advisory Committee bylaw updates were adopted in Q1. Consultant procurement process will be completed in May 2025 with work on the plan to proceed Q2-Q4 in accordance with the RDCK Accessibility Framework adopted by the Board in 2024.
Information Request and Complaint Handling Policy	3/19/2024	Mgr. Corporate Admin	Coordinated Service Delivery	Entire RDCK	20% to 40% complete	7/31/2025	Due to increasing demand on RDCK staff in 2024 to respond to information requests and complaints from the public the senior management team has directed that a policy be created for Board consideration that defines reasonable expectations for responsive public service and which balances our requirements for transparency and

CORPORATE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
							accountability against business efficiency and impacts on established RDCK priorities. Q1 2025 update: draft policy was received by SMT in Q1 and will be refined and finalized in Q2.
Defined Area A First Responder Service Establishment Bylaw	5/18/2023	Mgr. Corporate Admin	Coordinated Service Delivery	Area A	80%- 99% complete	9/30/2025	The proposed service will fund provision of first responder services by the Riondel Fire dept. to portions of Area A outside the boundaries of the current fire protection area. Service case analysis was received at the Sept. 2024 Board meeting and the establishment bylaw given two readings. The Board also directed also that a service case analysis be prepared for expanding medical first responder services to all of Area A (Resolution 506/24) Q1 2025 update- staff are awaiting further input from the Area A Director before proposing further action on this matter.
Evaluate Expansion of Sub-Regional Services Committee Model	7/18/2024	Mgr. Corporate Admin	Part of RDCK Core Services	Entire RDCK	Not Started	12/31/2025	395/24 That the Board direct staff to bring forward a report to the Board which outlines the necessary regulatory, operational, financial, and communication steps and proposed schedule for implementing Sub-Regional Services Committees for: Nelson and Areas E, F, Salmo and Area G, Castlegar and Areas I and J, Nakusp and Area K, Area H South and Slocan, Area H North and Silverton and New Denver. Q1 2025 update - Slocan Valley Shared Services Committee has been meeting in 2025. Senior Managers will meet in early Q2 to discuss priorities and schedules for other shared service committees.
Transit Services Amalgamation Service Case Analysis	7/18/2024	Mgr. Corporate Admin	Part of RDCK Core Services	Entire RDCK	Not Started	4/30/2026	Resolution 393/24 That the Board direct staff to provide a service case analysis regarding amalgamating S237 Transit Castlegar and Area, S238 Transit North Shore and Slocan Valley and S239 Transit Kootenay Lake West. Q1 2025 update - direction was given to staff at the April 2025 West Transit Services Committee meeting to prepare service establishment amending bylaws to reflect preferred transit cost apportionment. The service case evaluation will follow after this work is completed.
Shoreacres No Hunting or Discharge of Firearm Bylaw Survey	9/19/2019	Mgr. Corporate Admin	Not aligned with a Strategic Priority	Area I	1% to 20% complete	12/31/2025	No progress in Q1 2025 due to competing project priorities. This is considered to be a low priority item with no expected completion date.

CORPORATE SERVICES							
Project/Initiative Name	**Date Assigned**	**Responsible Manager**	**Board Strategic Priority**	**Applicable Areas of RDCK**	**Project Completion Status**	**Anticipated Completion Date**	**Board Notes**
Nakusp and Area K Shared Services Governance Review	6/18/2024	Mgr. Corporate Admin	Coordinated Service Delivery	Area K,Village of Nakusp	1% to 20% complete	10/31/2025	Resolution 371/24 That the Board direct staff to review the current operation of the Recreation Commission No. 4 and the Nakusp and Area K Regional Services Commission and evaluate options for improving governance of Nakusp and Area K shared services, including but not limited to establishing a shared services committee. Q1 update: RDCK and the Village of Nakusp CAO's and elected officials are evaluating different models for shared services. Project is paused pending the outcome of those discussions
Timesheets application in Project Management module	3/1/2018	Mgr. Finance	Part of RDCK Core Services	Entire RDCK	1% to 20% complete	12/31/2025	Implementation of the Timesheets functionality for a test or beta group to have electronic timesheets be created, submitted and approved to then be integrated to the Payroll intake to improve efficiencies. The standardization is complete save for one group. With Board approval of a second Payroll Specialist work within the system to develop improvements prior to moving to a new platform can move forward.
Enhanced features in the Project Costing Module	4/15/2018	Mgr. Finance	Part of RDCK Core Services	Entire RDCK	20% to 40% complete	12/31/2025	A reassessment of the coding categories will be evaluated. Exploration of the "Main" project umbrella are in development.
Information Technology Infrastructure Replacement - Wireless Firewalls	4/1/2022	Mgr. IT	Part of RDCK Core Services	Multi Regional	80%- 99% complete	4/4/2025	This project is required to replace firewalls and wifi routers that are at end of life.
Microsoft Exchange 365	1/3/2023	Mgr. IT	Part of RDCK Core Services	All Electoral Areas	60%- 80% complete	12/15/2025	This project is to align our infrastructure/hosted environment with security and functional requirements.

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)				TOTAL BUDGET BEING MANAGED: $15,960,000					
Project Name	**PM**	**Start Date**	**End Date**	**% Complete**	**Status**	**Project Type**	**Project Phase**	**Department**	**Status – Next Steps**
Slocan Transfer Station Upgrades Agreement No. 2023-129-ENV: Sperling Hansen Agreement No. 2024-075-ENV: North Mtn	AJ Evenson	15-Oct-2024	31-Jan-25	100%	Completed	Resource Recovery	Close Out	Resource Recovery	Complete as of Jan 30
Nakusp Transfer Station Upgrades Agreement No. 2023-129-ENV: Sperling Hansen Agreement No. 2024-075-ENV: North Mtn	AJ Evenson	30-Apr-2024	31-Jan-25	100%	Completed	Resource Recovery	Close Out	Resource Recovery	Complete as of Jan 30
Rosebery Transfer Station Upgrades Agreement No. 2023-129-ENV: Sperling Hansen Agreement No. 2024-075-ENV: North Mtn	AJ Evenson	15-Aug-2024	31-Jan-25	100%	Completed	Resource Recovery	Close Out	Resource Recovery	Complete as of Jan 30
North Shore Fire Hall - Standby Generator Agreement No. 2024-210-FIR: Martech Electrical	AJ Evenson	15-May-2024	31-Jan-25	100%	Completed	Buildings	Close Out	Fire Services	Complete as of Jan 16.
Arrow Creek Filtration Study Agreement No. 2023-187: Associated Eng	Jeannine Bradley	1-Jan-2024	5-Feb-25	100%	Completed	Utilities	Detailed Design	Utilities	Final draft in February.
Ootischenia Fire Hall - Expansion Agreement No. 2022-040-FIR: NDB Construction Agreement No. 2022-174-FIR: Cover Architecture Agreement No. 2023-246-FIR: WSA Eng	Jeannine Bradley	1-Jan-2024	31-Mar-25	99%	In Progress	Buildings	Close Out	Fire Services	Substantial completion on January 31. Building inspection completed. Conditional occupancy issued.

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)				TOTAL BUDGET BEING MANAGED: $15,960,000					
Project Name	**PM**	**Start Date**	**End Date**	**% Complete**	**Status**	**Project Type**	**Project Phase**	**Department**	**Status – Next Steps**
Creston Alternate Water Supply Agreement 2024-083-ENV: Assoc. Eng.	AJ Evenson	1-Mar-2024	31-Mar-25	100%	Completed	Other	Detailed Design	Utilities	Final report to be received in March.
Balfour Fire Hall - Standby Generator Agreement No. 2024-211-FIR: Creston Electric	AJ Evenson	15-May-2024	31-Mar-25	100%	Completed	Buildings	Close Out	Fire Services	Complete as of Feb 18.
Yahk Fire Hall - Overhead Door Replacement Agreement No. 2024-237-FIR: Simons Garage Doors	Jeannine Bradley	1-Jul-2024	31-Mar-25	100%	Completed	Buildings	Close Out	Fire Services	Complete
North Shore Fire Hall - Heat Pumps Agreement No. 2024-205-FIR: Delta-T Consultants Agreement No. 2024-291-FIR: Valhalla Refrig	Jeannine Bradley	1-Jan-2024	31-Mar-25	100%	Completed	Buildings	Construction	Fire Services	
Robson Fire Hall - Fencing Agreement No. 2024-274-FIR: Arrow Landscaping Agreement No. 2025-055-FIR: Hinterland Surveying	Jeannine Bradley	1-Jul-2024	31-Mar-25	100%	Completed	Buildings	Construction	Fire Services	Fence complete.
Yahk Fire Hall - Heat Pump Installation Agreement No. 2024-180-FIR: Delta-T Consult. Agreemetn No. 2024-282-FIR: Tratech Mechanical	Jeannine Bradley	1-Jul-2024	31-Mar-25	100%	Completed	Buildings	Construction	Fire Services	

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)			TOTAL BUDGET BEING MANAGED: $15,960,000						
Project Name	**PM**	**Start Date**	**End Date**	**% Complete**	**Status**	**Project Type**	**Project Phase**	**Department**	**Status – Next Steps**
Energy Upgrades-DDC Reports Agreement No. 2024-017-COM: BES	AJ Evenson	1-Sep-2024	30-Apr-25	95%	In Progress	Buildings	Detailed Design	Corporate Admin	1 report received, 2 remaining by Apr 30
Asset Management Agreement No. 2023-106-ENV: ROTH IAMS	AJ Evenson	1-Jan-2024	30-Apr-25	95%	In Progress	Other	Close Out	Corporate Admin	Asset Management Coordinator position to be posted by HR
CDCC East Stairwell Agreement No. 2022-085-CDCC: Studio 9 Agreement No. 2024-277-COM: ZKO Construction	Jeannine Bradley	1-Jan-2024	30-Jun-25	20%	In Progress	Buildings	Construction	Community Services	Construction underway.
Robson Fire Hall - Man Door Replacement Agreement No. 2024-179-FIR: Stand Architecture	Jeannine Bradley	1-Jul-2024	30-Jun-25	10%	In Progress	Buildings	Construction	Fire Services	Contract awarded and doors being procured.
Riondel Community Centre - Structural Assessment Agreement No. 2024-269-COM: MacLeod9	AJ Evenson	1-Oct-2024	30-Jun-25	15%	In Progress	Buildings	Detailed Design	Community Services	Assessment underway.
Ootischenia Landfill - Borrow Source/Fence Relocation	AJ Evenson	1-Oct-2024	30-Jun-25	0%	On Hold	Resource Recovery	Initiation	Resource Recovery	Kicking off with Amy and Nathan in spring
Woodbury Hydrant Install and Road Upgrades Agreement No. 2025-053-ENV: Brenton Industries	AJ Evenson	15-Jan-2025	30-Jun-25	15%	In Progress	Utilities	Procurement	Utilities	Award after Apr 17 board mtg; CW application for generator install.
Duhamel Water: Well Pump Replacement	AJ Evenson	10-Apr-2025	30-Jun-25	15%	In Progress	Utilities	Construction	Utilites	Setting up construction contract.

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)			TOTAL BUDGET BEING MANAGED: $15,960,000						
Project Name	**PM**	**Start Date**	**End Date**	**% Complete**	**Status**	**Project Type**	**Project Phase**	**Department**	**Status – Next Steps**
West Robson Water Main Replacement Agreement No. 2023-125-ENV: ISL Eng Agreement No. 2024-260-ENV: Valhalla Hydrovac	AJ Evenson	1-Jun-2024	31-Jul-25	25%	In Progress	Utilities	Construction	Utilities	Contract being set up with Valhalla Hydrovac
Grandview Reservoir Communications Upgrade	AJ Evenson	15-Jan-2025	31-Jul-25	5%	In Progress	Utilities	Procurement	Utilities	Contract in progress.
Burton Watermain Agreement No. 2024-247-ENV: Highland Consult	Carolyn Hogan	1-Jan-2024	30-Aug-25	15%	In Progress	Civil	Procurement	Utilities	Contract being executed.
CDRD Arena Roof Metal Coating Agreement No. 2024-077-COM: Evoke Agreement No. 2024-127-COM: Brault Roofing	Jeannine Bradley	1-Jan-2024	31-Aug-25	10%	In Progress	Buildings	Construction	Community Services	Waiting on weather to start.
Lakeside Roof Replacement Agreement No. 2024-252-ADM: Heritage Roofing	AJ Evenson	1-Nov-2024	31-Aug-25	15%	In Progress	Buildings	Procurement	Corporate Admin	Contract docs in progress
Central Compost Facility: Remaining 2025 CAP works	AJ Evenson	15-Mar-2025	31-Aug-25	0%	Not Started	Resource Recovery	Initiation		RFQ in progress.
Erickson Water Main Replacement Agreement No. 2023-105-ENV: WSP Agreement No. 2025-006-ENV: Riteway Holdings	AJ Evenson	1-Jan-2024	30-Sep-25	25%	In Progress	Utilities	Construction	Utilities	Late summer start

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)				TOTAL BUDGET BEING MANAGED: $15,960,000					
Project Name	**PM**	**Start Date**	**End Date**	**% Complete**	**Status**	**Project Type**	**Project Phase**	**Department**	**Status – Next Steps**
Riondel Storm Drainage Replacement Agreement No. 2025-005-ENV: Highland Consult	Carolyn Hogan	1-Sep-2024	30-Sep-25	5%	In Progress	Civil	Detailed Design	Utilities	Tender in May
Tarrys Fire Hall - Energy Efficiency Upgrades & Window Installation Agreement No. 2025-041-FIR: Stand Architecture Agreement No. 2025-056-FIR: 360 Contracting	Carolyn Hogan	1-Jul-2024	30-Sep-25	15%	In Progress	Buildings	Construction	Fire Services	Use existing CW grant 292. RFQ ready to issue.
Arrow Creek Backwash Pond	Jeannine Bradley	15-Mar-2025	30-Sep-25	0%	Not Started	Utilities	Initiation	Utilities	
Taghum Beach Site Upgrades	Carolyn Hogan	1-Jan-2025	8-Oct-25	0%	In Progress	Civil	Initiation	Parks	Project plan is underway.
Edgewood Reservoir Demolition	AJ Evenson	15-Mar-2025	15-Oct-25	10%	In Progress	Utilities	Procurement	Utilities	Working with Eileen to prepare and submit a LOO for access to demolish the reservoir
Arrow Creek - HVAC Upgrades Agreement No. 2023-250-ENV: BES Agreement No. 2025-007-ENV: Trainor Mechanical	Carolyn Hogan	1-Sep-2024	31-Oct-25	15%	In Progress	Buildings	Construction	Utilities	Contract executed. NTP in progress.
Riondel - Ainsworth Ave Servicing Agreement No. 2025-008-ENV: Highland Consult	Carolyn Hogan	1-Jan-2025	31-Oct-25	5%	In Progress	Utilities	Initiation	Utilities	Tender in May

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)				TOTAL BUDGET BEING MANAGED: $15,960,000					
Project Name	**PM**	**Start Date**	**End Date**	**% Complete**	**Status**	**Project Type**	**Project Phase**	**Department**	**Status – Next Steps**
CDRD Pool Roof Replacement Agreement No. 2024-278-COM: Evoke	AJ Evenson	1-Nov-2024	31-Oct-25	15%	In Progress	Buildings	Detailed Design	Community Services	Package is ready for tender.
Central Compost Facility: Water Storage	AJ Evenson	15-Mar-2025	31-Oct-25	0%	Not Started	Resource Recovery	Initiation		Verify when the biosolids pile will be moved
Central Compost Facility: Irrigation and Pumphouse	AJ Evenson	15-Mar-2025	31-Oct-25	0%	Not Started	Resource Recovery	Initiation		Can start once PRJ25026 is awarded
East Shore Connectivity Project Agreement No. 2023-176-ADM: Kaslo InfoNet Agreement No. 2024-208-ADM: Scott Lewis/SL Telecom	AJ Evenson	1-Jan-2024	31-Oct-25	65%	In Progress	Utilities	Construction	Corporate Admin	Riondel scope to start in mid April, Boswell in Jun/Jul
Grohman Narrows Recycling Depot - Detailed Design and Fleet Building Agreement No. 2024-146-ENV: Ottoted Eng.	Jeannine Bradley	1-Jan-2024	31-Dec-25	5%	In Progress	Resource Recovery	Detailed Design	Resource Recovery	MoTTasking for road use data; Constructability review in progress.
Erickson Water Meter Installation Agreement No. 2024-049-ENV: Emco Agreement No. 2024-050-ENV: Wolseley Agreement No. 2024-219-ENV: Riteway Holdings	Jeannine Bradley	1-Jan-2024	31-Dec-25	10%	In Progress	Utilities	Construction	Utilities	Installation underway. Meter received and majority of meter pits.

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)			TOTAL BUDGET BEING MANAGED: $15,960,000						
Project Name	PM	Start Date	End Date	% Complete	Status	Project Type	Project Phase	Department	Status – Next Steps
CDRD Arena Roof Insulation Agreement No. 2024-174-COM: Evoke	Jeannine Bradley	1-Jul-2024	31-Dec-25	5%	In Progress	Buildings	Initiation	Community Services	Ceiling scope out for tender, insulation to follow
NDCC RTU's Agreement No. 2024-251-COM: Rocky Point Eng.	Carolyn Hogan	15-Sep-2024	31-Dec-25	15%	In Progress	Buildings	Procurement	Community Services	Tender closes Apr 30
CDRD RTU's Agreement No. 2024-251-COM: Rocky Point Eng.	Carolyn Hogan	15-Sep-2024	31-Dec-25	15%	In Progress	Buildings	Procurement	Community Services	Tender closes Apr 30
CDRD Door Replacement Agreement No. 2025-040-COM: Stand Architecture	Carolyn Hogan	1-Oct-2024	31-Dec-25	5%	In Progress	Buildings	Concept Design	Community Services	Tender posted.
Decommission Pioneer Arena Agreement No. 2024-270-COM: Polar Engineering Agreement No. 2025-047-COM: Frozen Solutions	Carolyn Hogan	1-Nov-2024	31-Dec-25	100%	Completed	Buildings	Detailed Design	Community Services	RDCK Scope Complete
CDCC Lighting Upgrades-Pool	Carolyn Hogan	1-Nov-2024	31-Dec-25	5%	In Progress	Buildings	Initiation	Community Services	RFQ currently posted.
CDCC Outdoor Washroom Agreement No. 2025-043-COM: ZKO Constr.	Jeannine Bradley	1-Nov-2024	31-Dec-25	15%	In Progress	Buildings	Procurement	Community Services	Contract docs in progress
Fire Halls: Structural Upgrades	Jeannine Bradley	1-Oct-2024	31-Dec-25	5%	In Progress	Buildings	Initiation	Fire Services	Submitted CW applications for financial approval

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)				TOTAL BUDGET BEING MANAGED: $15,960,000					
Project Name	PM	Start Date	End Date	% Complete	Status	Project Type	Project Phase	Department	Status – Next Steps
Arrow Creek HMI Control	Jeannine Bradley	15-Mar-2025	31-Dec-25	0%	Not Started	Utilities	Initiation	Utilities	
Creston Office Upgrades	Jeannine Bradley	1-Feb-2025	31-Dec-25	0%	Not Started	Buildings	Initiation	Corporate Admin	Kickoff completed.
Arrow Creek Pilot Study - Filtration	Jeannine Bradley	15-Mar-2025	31-Dec-25	0%	In Progress	Utilities	Initiation	Utilities	Going to Board/Commission for approval
Erickson Distribution System Replacement (PN26-52-24-155-23-27-126)	Jeannine Bradley	1-Feb-2025	31-Dec-25	0%	On Hold	Utilities	Initiation	Utilities	Preparing RFP for design services; working on R/W issues
Sanca North Waterline Replacement	Jeannine Bradley	1-Mar-2025	31-Dec-25	0%	On Hold	Utilities	Initiation	Utilities	
South Slocan Distribution Upgrades	Carolyn Hogan	15-Jan-2025	31-Dec-25	0%	On Hold	Utilities	Initiation	Utilities	Working with Jay to identify scope
Duhamel Water: Well Assessment/Feasibility Report	Jeannine Bradley	15-Mar-2025	31-Dec-25	0%	Not Started	Utilities	Initiation	Utilities	
Crawford Bay TS: CCTV	AJ Evenson	1-Feb-2025	31-Dec-25	50%	In Progress	Resource Recovery	Construction		Conduit installed.
Ootischenia LF: Upgrades to Compost Facility	AJ Evenson	15-Mar-2025	31-Dec-25	15%	In Progress	Resource Recovery	Detailed Design		Setting up contract.

CAPITAL PROJECTS TO MARCH 31, 2025									
ACTIVE PROJECTS BEING MANAGED: 63 (12 Completed YTD)				TOTAL BUDGET BEING MANAGED: $15,960,000					
Project Name	**PM**	**Start Date**	**End Date**	**% Complete**	**Status**	**Project Type**	**Project Phase**	**Department**	**Status – Next Steps**
HB Tailings Facility: Piezo Drilling	AJ Evenson	15-Mar-2025	31-Dec-25	10%	Not Started	Resource Recovery	Initiation		Board Report in progress.
Erickson Water: Phase 2 Metering	AJ Evenson	1-Apr-2025	31-Mar-26	5%	In Progress	Utilities	Initiation		Setting up Procurement RFQ's.
Fauquier - Willow-Oak Completion Agreement No. 2024-081-ENV: Highland Consulting	Carolyn Hogan	15-Nov-2024	30-Jun-26	5%	In Progress	Utilities	Detailed Design	Utilities	Highland working on design
Balfour PN19 Watermain Replacement Agreement No. 2025-046-ENV: Highland Consulting	AJ Evenson	10-Jan-2025	30-Jun-26	5%	In Progress	Utilities	Detailed Design	Utilities	Contract awarded
NDCC / CDCC Refrigeration Engineering/Construction Agreement No. 2024-234-COM: Polar Eng.	Carolyn Hogan	17-Jun-2024	31-Jul-26	10%	In Progress	Buildings	Detailed Design	Community Services	Fortis energy studies underway by Polar
West Creston Fire Hall Agreement No. 2025-048-FIR: Shermco Agreement No. 2025-049-FIR: Infinity Solutions Agreement No. 2025-050-FIR: Christine Ross Agreement No. 2025-058-FIR: CWMM	AJ Evenson	1-Mar-2025	31-Dec-26	0%	In Progress	Buildings	Procurement		Building permit application submitted; contracts in progress; dwgs re-signed to 2018 bldg code.

PROJECTS COMPLETED IN Q1 2025 REMOVED FROM QUARTERLY REPORT	
Project/Initiative Name	**Responsible Manager**
Housing Needs Assessment	Mgr. Planning
RDCK Procedures Bylaw update	Mgr. Corporate Admin
Rural Grid Resilience Investigation	Mgr. Community Sustainability
Systems Efficiency Review & Tipping Fee Assessment	Mgr. Resource Recovery
RBC Statement of Work Renewal	Mgr. Resource Recovery
Emergency Support Services Creston IT Upgrade	Mgr. Community Sustainability

PROJECTS COMPLETED IN Q1 2025	
Project/Initiative Name	**Responsible Manager**
CSLAC Committee Bylaw	GM Development and Community Sustainability
Glacier Creek Park and Commission Bylaw No.1306 amendment	Mgr. Parks
RDCK Regional Roundtable Wildfire Resiliency Tool (Formerly CBT Lightship Project)	Mgr. Community Sustainability
RDCK Website Improvements- Phase Two	Mgr. Corporate Admin
Operational Fuel Treatments - Selous, Queens Bay, Woodbury	Mgr. Community Sustainability
2024 FireSmart Program	Mgr. Community Sustainability

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Boswell Memorial Hall Society	**Date of Application:** 05/03/2025
Contact Name: Rosemarie Lowe	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: A ☐ Municipality:
Mailing Address: 12374 HWY 3A Boswell B.C. V0B 1A4	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 223-8328	**Email:** suparlowe@shaw.ca

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Erect a 48"X48" Crime watch Community Sign on Riondel Road.

Grant Application:

Total Grant Requested: $ 1523.20	Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
None

Previous Discretionary Grants Received – Year and Amount: 0

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-05-03 11:42:00 — Rosemarie Lowe

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 1523.20
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Creston Valley Chamber of Commerce	**Date of Application:** 04/28/2025
Contact Name: Melanie Joy	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: B ☐ Municipality:
Mailing Address: 139 10th Ave. N. PO Box 268 Creston BC V0B 1G0	**Payment Type:** ◉ Electronic Fund Transfer ○ Mailed cheque
Phone #: (250) 402-3108	**Email:** president@crestonvalleychamber.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

The annual Dash 4 Trash is a whole community event to "clean up" Creston. We are proud to continue our "Better World" and "Cleaner Community" initiative again this year. Partner contributions go directly towards purchasing t-shirts, clean-up supplies and hosting the community BBQ. Any profits raised will be donated to Fields Forward Society to support local school meals programs.

Grant Application:

Total Grant Requested: $ 500

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Town of Creston $1,000...

Previous Discretionary Grants Received – Year and Amount: 2024 800

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-28 07:26:40 — Signature

Melanie Joy — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 500.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Rick Clark Memorial Society	**Date of Application:** 04/07/2025
Contact Name: Lawrence Ward	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: C ☐ Municipality:
Mailing Address: 3315 Beam Road, Creston BC V0B 1G1	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 428-5005	**Email:** warl@telus.net

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Support towards Post Secondary Bursary for Junior Golfer

Grant Application:

Total Grant Requested: $ 500.00	Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
CDCU - $1000...

Previous Discretionary Grants Received – Year and Amount: 2024 Area B - $500, 2023 Area B & C - $500 each

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-07 14:51:39

Signature

Ashley Grant for Lawrence Ward

Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 250.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Creston Valley Chamber of Commerce	**Date of Application:** 04/28/2025
Contact Name: Melanie Joy	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: C ☐ Municipality:
Mailing Address: 139 10th Ave. N. PO Box 268 Creston BC V0B 1G0	**Payment Type:** ◉ Electronic Fund Transfer ☐ Mailed cheque
Phone #: (250) 402-3108	**Email:** president@crestonvalleychamber.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

12th Annual Dash 4 Trash will be held on Saturday, June 7, 2025. We are asking to partner again with the RDCK and Town of Creston for this whole community event. Any profits made will be donated to Fields Forward Society to support the local school meals program.

Grant Application:

Total Grant Requested: $ 500

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Town of Creston- $1,000...

Previous Discretionary Grants Received – Year and Amount: 2024 800

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-28 08:20:11 — Signature

Melanie Joy — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 500.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: APEL (l'Association des parents de l'école des Sentiers-alpins et École secondaire de ...	**Date of Application:** 01/17/2025
Contact Name: Louisa Sage	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: F ☐ Municipality:
Mailing Address: 1707 Kootenay Street Nelson BC V1L 1M2	**Payment Type:** ◉ Electronic Fund Transfer ○ Mailed cheque
Phone #: (250) 616-2876	**Email:** louisa.sage@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

The project is to add shade sails to complete an outdoor meeting area, with table. The area will be used by students to prepare and eat the vegetables they harvest, and will provide a versatile outdoor space, protected from the elements, for meetings, outdoor learning, and other activities. The project is nearly complete: The concrete foundation and posts were installed last year, and the table is complete and in place. The final step is to purchase and install high-quality shade sails to protect from the elements in order to make the area more usable and versatile.

Grant Application:

Total Grant Requested: $ $2500	Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
$4,200.00 Community Development Grant for foundation and posts To complete $2,000 from the University of Ottawa for table...

Previous Discretionary Grants Received – Year and Amount: 2024 - $1,500 2020 - $4,500

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

MPB Signed at: 2025-01-17 11:23:17 — Signature

Marie-Paule Berthiaume — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 2,500.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Salmo and District Healthcare Auxiliary Society	**Date of Application:** 01/24/2025
Contact Name: Judi Cozzetto	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: G ☐ Municipality:
Mailing Address: Box 842 303 Fourth Street Salmo BC V0G 1Z0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 357-2147	**Email:** salmohealthcareauxiliary@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Purchase and installation of lighting on existing display units; run wiring to units.

Grant Application:

Total Grant Requested: $ 2782.00	Which funding criterial objective does this project meet? ☐ Social ☑ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
n/a

Previous Discretionary Grants Received – Year and Amount: $800.00; 2023

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-01-24 10:54:02 — Judi Cozzetto

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 2782.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Salmo Valley Historical Society	**Date of Application:** 04/25/2025
Contact Name: Gloria Currie	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: G ☐ Municipality:
Mailing Address: Box 834 Salmo BC V0G 1Z0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 354-9267	**Email:** gecurr@telus.net

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

The funds will be used to to purchase supplies for our seasonal displays in the Salmo Valley Public Library and the Salmo Museum.
The aim of the exhibits is to educate and engage, and to foster community pride and awareness of our rich local history.

Grant Application:

Total Grant Requested: $ $1000	Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:

Previous Discretionary Grants Received – Year and Amount: 2017 - $1,500

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-25 11:20:16 — Gloria Currie

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 1000.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Old South Slocan Schoolhouse Working Group	**Date of Application:** 02/11/2025
Contact Name: Mandy Chutskoff	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: H ☐ Municipality:
Mailing Address: 3182 Murray Rd South Slocan British Columbia V0G 2G1	**Payment Type:** ◉ Electronic Fund Transfer ○ Mailed cheque
Phone #: (250) 304-7423	**Email:** mandychutskoff@live.ca

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

To raise funds to create a simple, low maintenance structure and park for public use intended for educational purposes, multi-aged users and community gatherings. This structure and park will emphasize the history of the area through informative features throughout the property.

Grant Application:

Total Grant Requested: $ $5000

Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Reserve Fund - $60,000...

Previous Discretionary Grants Received – Year and Amount: N/A

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-02-11 13:49:00 — Signature

Mandy Chutskoff — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 1,500.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Canada Jamaica Link Up Food Festival	**Date of Application:** 05/07/2025
Contact Name: Jason Danney	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: P.O Box # 432 3031 Charleston Ave Robson BC V0G 1X0	**Payment Type:** ☐ Electronic Fund Transfer ☐ Mailed cheque
Phone #: (250) 354-2856	**Email:** jdanney1@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

The Canada Jamaica Link Up celebrates the Jamaican culture through food & music.
We celebrate diversity within the Kootenay region. This is a fundraiser for KERPA (Kootenay Emergency Response Physicians Association).

Grant Application:

Total Grant Requested: $ $500	Which funding criterial objective does this project meet? ☐ Social ☐ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Henny Hennegraf -Area J Director...

Previous Discretionary Grants Received – Year and Amount:

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-05-07 06:55:30 — Jason Danney

Signature — Print Name

Authorization

Signature of Area Director	Total Grant Approved $
Board Approved Date:	Resolution #

DISCRETIONARY FUND GRANT PROGRAM
REGIONAL DISTRICT OF CENTRAL KOOTENAY

DISCRETIONARY FUND GRANT PROGRAM
RECIPIENT OBLIGATIONS

The Recipient shall:

(a) Use the funding received from the RDCK substantively in accordance with the purposes, methodologies and time frames described in the funding application. Significant changes to project scope or budget require RDCK approval.

(b) Comply with all applicable laws and adhere to good business practices in delivering the project or service funded through the discretionary program grants.

(c) Unless agreed otherwise by the RDCK, retain ownership to all assets acquired or intangible property created with the funding provided by the RDCK.

(d) When requested, co-operate with the RDCK in making public announcements regarding the projects or services funded by the RDCK.

(e) Use the RDCK 's logo in any communications acknowledging the financial contribution of the RDCK and comply with the graphic standards and any conditions communicated by the RDCK.

(f) Acknowledge that the Recipient and the RDCK are independent contractors, and nothing in the provision of the grant funding by the RDCK is intended to create any joint venture or agency relationship between the two parties. Neither party may purport to create or assume any obligation on behalf of the other.

(g) Indemnify and save harmless the RDCK, its employees and agents, from and against any and all losses, claims, damages, actions, causes of action, cost and expenses that the RDCK may sustain, incur, suffer or be put to at any time either before or after the projects or services funded by the RDCK are complete, if the same or any of them are based on, arise out of or occur, directly or indirectly, by reason of any act or omission of the Recipient, or of any agent, employee, officer, director or sub-contractor of the Recipient pursuant to this Agreement, excepting always liability arising out of the independent negligent acts of the RDCK.

(h) Within one year of grant award, if awarded $1,000 or over, submit a final financial report to the RDCK which details how the funds were expended. Loss of eligibility for future Discretionary program grants may result from failure to submit required reports.

(i) Where the grant award exceeds $5,000 in total value, enter into a formal Funding Agreement with the RDCK.

Discretionary Grant Application Form

Approval Status Approved

IMPORTANT: Before applying, applicants must first discuss a grant application with the applicable Area Director(s) to ensure they are supportive of the project.

What are Discretionary Grants?
The purpose of this program is to provide financial assistance to local community groups and organizations for projects that provide social, economic, recreational, cultural and other benefits to communities in the regional district. Funds for this program are raised through the levying of taxes in participating Electoral Areas and Municipalities.

Discretionary grant funding is provided on an ongoing intake basis, dependent upon balance of funding, by RDCK Directors from Areas A, B, C, D, E, F, G, H, I, J, K and Village of Slocan.

How do I apply for a Discretionary Grant?

Applicants must first discuss project proposals with Area Directors prior to applying for a Discretionary Grant to ensure their local Director is in support of the project.

Applicants should review the RDCK Board approved Recipient Obligations and RDCK **Discretionary Grants Policy** for requirements regarding the disbursement of Discretionary Grants before submitting their application. By signing the Discretionary Grant application, applicants are agreeing to the terms of the Recipient Obligations.

Financial Reports

Within one year of grant award, if awarded $1,000.00 or over, recipients of Discretionary grant funding must complete and submit a Final Financial Report that details how the funds were expended. Failure to submit required reports may resulut in loss of eligibility for future Discretionary grants.

Date of Application Wednesday, May 7, 2025

Contact Information

Organization/Society Name
Canada Jamaica Link Up Food Festival

Contact Name
Jason Danney

Address	P.O Box # 432, 3031 Charleston Ave Robson, BC, V0G 1X0
Phone #	(250) 354-2856
Contact Email	jdanney1@gmail.com

About your Project

Project Title	Can Jam Link Up Food Festival
Total Grant Requested	$500
RDCK Electoral Area	I
Have you contacted the applicable Director(s) to ensure they are supportive of this application?	Yes

Please contact the applicable Director(s) BEFORE submitting this application. You can find out how to contact your Director HERE.

How would you like to receive payment?	Mailed cheque
Which funding criterial objective does this project meet?	Cultural

Project/Service Description

The Canada Jamaica Link Up celebrates the Jamaican culture through food & music.
We celebrate diversity within the Kootenay region. This is a fundraiser for KERPA (Kootenay Emergency Response Physicians Association).

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received

Henny Hennegraf -Area J Director
$2,500

GRANT RECIPIENT OBLIGATIONS

The Recipient shall:

(a)Use the funding received from the RDCK substantively in accordance with the purposes, methodologies and time frames described in the funding application. Significant changes to project scope or budget require RDCK approval.

(b)Comply with all applicable laws and adhere to good business practices in delivering the project or service funded through the discretionary program grants.

(c)Unless agreed otherwise by the RDCK, retain ownership to all assets acquired or intangible property created with the funding provided by the RDCK.

(d)When requested, co-operate with the RDCK in making public announcements regarding the projects or services funded by the RDCK.

(e)Use the RDCK ’s logo in any communications acknowledging the financial contribution of the RDCK and comply with the graphic standards and any conditions communicated by the RDCK.

(f)Acknowledge that the Recipient and the RDCK are independent contractors, and nothing in the provision of the grant funding by the RDCK is intended to create any joint venture or agency relationship between the two parties. Neither party may purport to create or assume any obligation on behalf of the other.

(g)Indemnify and save harmless the RDCK, its employees and agents, from and against any and all losses, claims, damages, actions, causes of action, cost and expenses that the RDCK may sustain, incur, suffer or be put to at any time either before or after the projects or services funded by the RDCK are complete, if the same or any of them are based on, arise out of or occur, directly or indirectly, by reason of any act or omission of the Recipient, or of any agent, employee, officer, director or sub-contractor of the Recipient pursuant to this Agreement, excepting always liability arising out of the independent negligent acts of the RDCK.

(h)Within one year of grant award, if awarded $1,000 or over, submit a final financial report to the RDCK which details how the funds were expended. Loss of eligibility for future Discretionary program grants may result from failure to submit required reports.

(i)Where the grant award exceeds $5,000 in total value, enter into a formal Funding Agreement with the RDCK.

Supporting Documentation:

Attach supporting project documentation, organization’s list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization’s most recently approved financial statements.

Supporting Documentation

Applicants **MUST** include the following documents:

- Organization's list of directors and executives
- Most recent financial statements
- Project proposed budget

Applicants may optionally include documents such as engineering reports, feasibility studies, letters of support, etc.

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.



Name Jason Danney

Approval Activity History

Actor	Actions	Date
Melissa Djakovic grants@rdck.bc.ca	Approve	Wednesday, May 7, 2025
Notification	Email sent. (Discretionary Grant Application Form PDF) grants@rdck.bc.ca	Wednesday, May 7, 2025

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Glade Community Hall	**Date of Application:** 04/15/2025
Contact Name: Debbie Girard	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: 2160 Glade Road Castlegar BC V1N 4R2	**Payment Type:** ◉ Electronic Fund Transfer ○ Mailed cheque
Phone #: (250) 304-9073	**Email:** gladecommunityhall@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

This grant will help us cover operational cost for the previous year 2024.
Costs include power , hall insurance and maintenance as needed.

Grant Application:

Total Grant Requested: $ 2000.00	Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:

Previous Discretionary Grants Received – Year and Amount: 2023 for $2000

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-15 15:34:29 — Debbie Girard

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 2,000.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Pass Creek Community Hall Society	**Date of Application:** 04/10/2025
Contact Name: Paul Verigin	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: 1989 Pass Creek Road Castlegar BC V1N 4T1	**Payment Type:** ☐ Electronic Fund Transfer ☑ Mailed cheque
Phone #: (250) 365-7465	**Email:** pmverigin@shaw.ca

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Discretionary Grant to help offset insurance, energy, and maintenance costs for the Pass Creek Hall.

Grant Application:

Total Grant Requested: $ 2000.00	Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Primarily Hall Rentals

Previous Discretionary Grants Received – Year and Amount: 2023 -$2000

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-10 18:57:28

Signature

Stan Hadikin on behalf of Paul Verigin

Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 2,000.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: REGIONAL FIRE SERVICE-FIRE PREVENTION	**Date of Application:** 04/29/2025
Contact Name: GORD IHLEN	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: SUITE 103, 333 VICTORIA ST NELSON BC V1L 5R4	**Payment Type:** ☐ Electronic Fund Transfer ◎ Mailed cheque
Phone #: (250) 551-0430	**Email:** gihlen@rdck.bc.ca

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

THIS PROJECT IS TO REMEDIATE THE HAZARD CAUSED BY A VEHICLE FIRE THAT OCCURED ON THE POWERLINE RIGHT OF WAY IN TARRYS BC. AN ELDERLY MAN HAD SET UP A TEMPORARY HOMESITE ON THE POWERLINE RIGHT OF WAY WHEN HE HAD A FIRE THAT BURNED HIS TRUCK AND THE TRAILER THAT HE WAS LIVING IN. WE HAVE MADE SEVERAL ATTEMPT TO HAVE SOME OTHER ENTITIES ASSIT WITH THE CLEANUP TO NO AVAIL. WE ARE LOOKING FOR SUPPORT TO PAY FOR A CONTRACTOR TO REMOVE THE HAZARDOUS MATERIALS AND RENDER THE AREA SAFE ONCE AGAIN. CHEQUE FOR SMOKEY CR SALVAGE.

Grant Application:

Total Grant Requested: $ $525.00

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
THIS WOULD BE THE ONLY FUNDING SOURCE.

Previous Discretionary Grants Received – Year and Amount: NONE.

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-29 12:26:53

Signature

GORD IHLEN

Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 525.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Tarrys and District Community Hall Society	**Date of Application:** 04/17/2025
Contact Name: Eileen Kooznetsoff	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: P.O. Box 3000 1986 Hwy 3A Castlegar BC V1N 3L8	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 399-4240	**Email:** eilkooz@hotmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Tarrys and District Community Hall Society owns and operates the Tarrys Hall. Although rental income covers some of the expenses of our hall operations, additional funding would assist us in expanding some of our services that we can provide to the residents of Tarrys and surrounding catchment communities

Grant Application:

Total Grant Requested: $ $2000

Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Rental income is our only source of income besides the availability of ReDi grant funding usually directed to capital improvements ...

Previous Discretionary Grants Received – Year and Amount: 2023 - $2000.00

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

EKooznetsoff Signed at: 2025-04-17 14:38:24 — Signature

Eileen Kooznetsoff, Secretary — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $2,000.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Union of Spiritual Communities of Christ	**Date of Application:** 04/17/2025
Contact Name: Linda Henniger	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: 1876 Brilliant Road Castlegar British Columbia V1N 4K2	**Payment Type:** ◎ Electronic Fund Transfer ☐ Mailed cheque
Phone #: (250) 304-7762	**Email:** lhenniger@icloud.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Funds to assist the Union of Spiritual Communities of Christ to offset its 2024 Brilliant Cultural Centre ($3000) operational costs; and, Cultural Interpretive Society ($500) quilting and other material costs.

Grant Application:

Total Grant Requested: $ 3500.00	Which funding criterial objective does this project meet? ☐ Social ☐ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:

Previous Discretionary Grants Received – Year and Amount:

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-17 13:32:40	Linda Henniger
Signature	Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 3,500.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: USCC Kootenay Men's Group Society	**Date of Application:** 04/23/2025
Contact Name: Peter Zaetsoff	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: 820 Markova Road Castlegar British Columbia V1N 4K2	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 365-7956	**Email:** peterzaetsoff@outlook.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

We make traditional Doukhobor wood items like spoons, boxes, caskets, trunks, and benches. The funds will be used for operational expenses of the Kootenay Men's Group.

Grant Application:

Total Grant Requested: $ $1000.00	Which funding criterial objective does this project meet? ☐ Social ☐ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Sales of our items help to fund our Society.

Previous Discretionary Grants Received – Year and Amount: 2024 we received $750.00

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-23 13:30:40 — Peter Zaetsoff

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 1,000.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Glade Community Hall	**Date of Application:** 05/01/2025
Contact Name: Debbie Girard	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: 2160 Glade Road Castlegar BC V1N 4R2	**Payment Type:** ◉ Electronic Fund Transfer ○ Mailed cheque
Phone #: (250) 304-9073	**Email:** gladecommunityhall@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Our ladies cooking group is requesting equipment for our kitchen in the way of pasta machines and baking pans. We have members in our community that want to learn how to make lapsha. This will be a teaching and fund raising opportunity to raise money towards the hall . It will provide cultural and social activity while we teach and learn all about making lapsha.

Grant Application:

Total Grant Requested: $ 500.00	Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:

Previous Discretionary Grants Received – Year and Amount: 400.00 in 2024

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-05-01 10:27:32 — Debbie Girard

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $500.00
Board Approved Date:	Resolution #

Discretionary Fund Grant Program
Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1860-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Shoreacres Hall Society	**Date of Application:** 04/23/2025
Contact Name: Peter Chernenkoff	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: I ☐ Municipality:
Mailing Address: 2625 Shoreacres RD250 Castlegar British Columbia V1N4P8	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 608-2348	**Email:** shoreacreshallsociety@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Expanding the parking area and maintaining the grounds , mowing lawns and snow plowing

Grant Application:

Total Grant Requested: $ 2000

Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Applied for the RE DI grant but have not been yet approved.

Previous Discretionary Grants Received – Year and Amount: 2023- $1000

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-23 20:19:28 — Peter Chernenkoff

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 2,000.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Creston Valley Cycling Association	**Date of Application:** 04/24/2025
Contact Name: Justin Vance	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: A ☐ Municipality:
Mailing Address: 1713 Scot St Creston BC V0B 1G5	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 402-8424	**Email:** justinvance@hotmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

The CVCA is developing a 10 km mountain bike trail network in Wynndel for the community of the Creston Valley. The network consists of two trails: an intermediate down only trail and a multi-directional beginner trail. To date we have completed 1.8km of the intermediate trail with and 1.2 km of the beginner trail with our professional trail builder, which was opened to the public earlier in April. The current phase is to construct with our builder another 2.5 km of the beginner trail which cost an estimated $24,000 a kilometer.

Grant Application:

Total Grant Requested: $ 4000

Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
-Creston Valley Community Foundation we requested $11,650 and received $11650
-Redi Grant we requested $18,375
-Area C Community Development we requested $4000...

Previous Community Development Grants Received – Year and Amount:
2024 $4980

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-24 14:58:52

Signature

Justin Vance

Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 4,000.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Creston valley Rod & Gun Club	**Date of Application:** 05/02/2025
Contact Name: Dee Howard	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: A ☐ Municipality:
Mailing Address: bOX 1 Creston BC V0B 1G0	**Payment Type:** ☐ Electronic Fund Transfer ◯ Mailed cheque
Phone #: (250) 581-0524	**Email:** secretary@crestonvalleyrodandgunclub.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

The Pike Minnow Derby is intended to reduce predation on Kokanee smelt and to help aid with their recovery. The Pike Minnow is a native fish to our region. However, with the construction of dams it has changed their habitat and because of this they have been thriving. The derby is not intended to remove or diminish them; but to manage and suppress their numbers to more normal levels.

The Derby promotes family events, fishing and being outdoors in Area A. It brings the community together and attracts tourism. It raises awareness of the Kokanee, the Pike Minnow and ecosystems working together.

Grant Application:

Total Grant Requested: $ $1500	Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☑ Cultural

Other Funding Sources: List all sources of project funding and amounts. Both funds requested and received:
Lower Kootenay Band $1,000 approved
Columbia basin Trust $750 approved

Previous Community Development Grants Received – Year and Amount:
None

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

DH Signed at: 2025-05-02 09:04:21 — Dee Howard

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 1500.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Starbelly Jam Society	**Date of Application:** 05/03/2025
Contact Name: Bridget Klueppel	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: A ☐ Municipality:
Mailing Address: 15981 Hwy 3A PO Box 15 Crawford Bay BC v0b1e0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 505-9976	**Email:** bridgetk11@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Starbelly Jam Society is a registered charity with the CRA and our purpose advance the public's appreciation of the arts by producing a music and arts festival, and by providing a forum for qualified artists to exhibit, present, or perform their artistic works through participation in such events; and to undertake activities ancillary and incidental to the attainment of the aforementioned charitable purpose.
Every year Starbelly Jam Society puts on a multi day music festival, in July. The festival itself was started in 2001.
Children 12 and under are free with an adult.

Grant Application:

Total Grant Requested: $ 5000

Which funding criterial objective does this project meet? ☑ Social ☐ Economic ☐ Cultural

Other Funding Sources – Identify all sources of project funding and amounts. Both funds requested and received:
We are also applying for a RED Grant 3000 which has not been received.
Applied for the Community Gaming Grant for 50,000 which has not been confirmed.
Applied for the DEP Grant 30,700 which has not been confirmed

Previous Community Development Grants Received – Year and Amount:

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

B Klueppel Signed at: 2025-05-03 13:40:22 — BRIDGET KLUEPPEL

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 5000.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Creston Valley Cycling Association	**Date of Application:** 04/23/2025
Contact Name: Miles Minichiello	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: B ☐ Municipality:
Mailing Address: 238 10 Ave N Creston BC V0B 1G0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 428-6111	**Email:** maminichiello@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

The CVCA is developing a 10 km mountain bike trail network in Wynndel for the community of the Creston valley. The Network will consist of two trails: an intermediate down only trail and a multidirectional beginner trail. To date we have completed 1.8km of the intermediate downhill trail and 1.2 km of the beginner trail. The current phase is to construct another 2.5 km of the beginner multi-directional trail. This trail will both provide uphill access to the advanced downhill-use trail, but most importantly it provides an approachable trail for riders of all abilities.

Grant Application:

Total Grant Requested: $ 4000

Which funding criterial objective does this project meet?
☑ Social ☑ Economic ☐ Cultural

Other Funding Sources – Identify all sources of project funding and amounts. Both funds requested and received:
RedGreat - Req 18375 rec unknown
Creston Valley Community Foundation - Req 11,650, rec 11,650
Creston Valley Credit Union - req 2,000, rec unknown...

Previous Community Development Grants Received – Year and Amount:

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-23 13:52:52

Signature

Miles Minichiello
Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 4,000.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Salmo Seniors Citizen's Society	**Date of Application:** 03/20/2025
Contact Name: Marilyn Sikora	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: G ☐ Municipality:
Mailing Address: Box 44 Salmo British Columbia V0G 1Z0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 505-6639	**Email:** jmsikora@telus.net

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Replacement of (24) fifty year old hard-wired Smoke Alarms with lithium battery Alarms for all rental units.
Update of (3) hard-wired Smoke Detectors connected to the fire alarm panel.
Labour to install, program, test and update the fire inspection report.

Grant Application:

Total Grant Requested: $ $3717.00

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
N/A

Previous Community Development Grants Received – Year and Amount:
None

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-03-20 11:01:56 — Marilyn Sikora

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 3717.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Renascence Arts and Sustainability Society	**Date of Application:** 03/26/2025
Contact Name: Shawn Stephenson	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: G ☐ Municipality:
Mailing Address: PO Box 240 7302 2nd Avenue Ymir BC V0G 2K0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 551-6189	**Email:** shawn@tinylightsfestival.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Tiny Lights Festival has been an important social and cultural event in our region, and an economic driver in our community for 14 years. This year, many regional cultural events, including ours, are in a precarious position with seemingly ever-rising costs, economic uncertainty, and funding cuts or delays. We are at risk of a greatly reduced iteration of Tiny Lights this year, bordering on cancellation. Funds from this grant would be used for infrastructure costs, such as our shuttle service, waste reduction systems, and other general infrastructure to support the event.

Grant Application:

Total Grant Requested: $ 5000	Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☑ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
None

Previous Community Development Grants Received – Year and Amount:
2024-5000

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-03-26 14:16:42 — Signature

Shawn Stephenson — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 5000.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Slocan Solutions Society	**Date of Application:** 03/13/2025
Contact Name: Nicky Blackshaw	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: H ☐ Municipality:
Mailing Address: 411 Derosa Drive New Denver BC V0G 1S1	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 358-2590	**Email:** slocansolve@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

This community art project by Petra Hekkenberg addresses the sentiment around evacuations. The public engages through a large interactive map that will show the movement of people, animals and emergency services during the 2024 Slocan Lake Complex fires. 20-25 Artworks are made of people's most precious (evacuated) belongings, and with their stories, exhibited + published in a book. Emergency response organizations are featured with the map and in the book. The RDCK grant money will be used for the interactive map and the visualization/documentation of the emergency response organizations.

Grant Application:

Total Grant Requested: $ 3000

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
Pending:
$10,000 - CKCA Major Project Grant for individual artists
$2000 - ReDi Grant (New Denver, Silverton, Slocan, Area H)...

Previous Community Development Grants Received – Year and Amount:
none for this project and artist

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-03-13 11:32:02

Signature

Nicky Blackshaw, Administrator Slocan Solutions ...

Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 3,000.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Castlegar Senior Citizens Association	**Date of Application:** 03/24/2025
Contact Name: Len Bleier	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: J ☐ Municipality:
Mailing Address: c/o Castlegar Community Complex 2101 - 6th ... Castlegar BC V1N 3B2	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 687-1948	**Email:** phyllislen@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

As per our letter to RDCK, the funds will be used to supplement the rental of the Columbia Room at the Castlegar Complex to allow a space for our Bridge playing members to play Bridge once a week for one year.

Grant Application:

Total Grant Requested: $ $3500.00

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
The room rental will also be supplemented by the Bridge players daily fee of $2.00 per person.

Previous Community Development Grants Received – Year and Amount:
None

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-03-24 11:07:21 — Signature

Christine Datchkoff, Secretary Branch 46 — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 3500.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Deer Park and Area Communications society	**Date of Application:** 03/31/2025
Contact Name: Wendy McKellar	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area:J ☐ Municipality:
Mailing Address: 107 Tamarac ave Fruitvale BC V0G 1L0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 231-2300	**Email:** kellar11@telus.net

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

Project File # 1865-20-J went over budget. Project was successfully Completed. Safety, social , economic, education, progress has been made.

Grant Application:

Total Grant Requested: $ 1398	Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☐ Cultural
Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:	
Previous Community Development Grants Received – Year and Amount: May 2023	

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

WMcKellar Signed at: 2025-03-31 12:11:14 — Wendy McKellar

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 1398.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Arrow Lakes Fine Arts Guild Society	**Date of Application:** 02/19/2025
Contact Name: Karen Coon	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: K ☐ Municipality:
Mailing Address: PO Box 777 503 1st St NW Nakusp BC V0G 1R0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 863-7633	**Email:** alfaguildgallery@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

This group art exhibit will showcase the work of emerging and established local and regional artists. The exhibit will provide a platform for diverse mediums and techniques, fostering community engagement and cultural exchange. Funds will be used for venue rental, insurance, materials, promotional efforts, food and beverage for attendees, and installation costs. This project aims to enrich the local arts scene, attract diverse audiences, and support artists in sharing their unique perspectives.

Grant Application:

Total Grant Requested: $ 1500

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received.
At this time, we have no other funding sources. The grid wall displays required will be provided as a in-kind donation with no rental fee, as long as we are the responsible caretaker, and manage pick-up and return to Lake Country Art Walk.

Previous Community Development Grants Received – Year and Amount:
none

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

KCoon Signed at: 2025-02-19 14:03:53 — Karen Coon

Signature — Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 1500.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Burton Senior Citizens' Assn, Br 124	**Date of Application:** 04/16/2025
Contact Name: Caroline Huyter	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: K ☐ Municipality:
Mailing Address: 4390 Hwy 6W Nakusp BC V0G 1R1	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 265-1840	**Email:** chuyter@gmail.com

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

This project is to purchase another 60 chairs that match the 60 that were purchased in 2024 so that we have adequate chairs for the seating capacity of the Burton community hall. At this time, chairs have to be borrowed from other venues when there is a large event held in the hall. The community will benefit from this project as we will be able to adequately accommodate large community events. The Burton Seniors utilize the hall on a free basis with the understanding that we assist with projects such as this to help maintain the facility for the benefit of the community.

Grant Application:

Total Grant Requested: $ $6867	Which funding criterial objective does this project meet? ☑ Social ☑ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
None

Previous Community Development Grants Received – Year and Amount:
I am not aware of any.

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-04-16 12:28:28	Caroline Huyter
Signature	Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 6,867.00
Board Approved Date:	Resolution #

Community Development Grant Program Application Form

REGIONAL DISTRICT OF CENTRAL KOOTENAY

202 Lakeside Drive, Box 590, Nelson, B.C. V1L 5R4
Phone 250-352-6665 Fax 250-352-9300
Toll Free in B.C. 1-800-268-7325

FILE NO. 1865-20-___

Contact Information:

Note: Applicants are encouraged to discuss their project with the applicable RDCK elected official prior to submitting their grant application.

Organization/Society Name: Salmo Valley Youth & Community Centre	**Date of Application:** 05/06/2025
Contact Name: Laura Stavast	**RDCK Electoral Area/Member Municipality:** ☐ RDCK Electoral Area: ☐ Municipality: Salmo
Mailing Address: PO BOX 498 206 7th Street Salmo BC V0G1Z0	**Payment Type:** ☐ Electronic Fund Transfer ◉ Mailed cheque
Phone #: (250) 357-2320	**Email:** laura@svycc.ca

Project/Service Description

Please provide an overview of the project and/or service and how the funds will be used. (600 characters max.) *Attach supporting project documentation, organization's list of directors and their respective executive position, plus overall number of members. Grant requests exceeding $5,000 must be accompanied by the organization's most recently approved financial statements.*

In preparation for a upgrade at SVYCC we will be contracting Apex EHS Services to conduct a Pre-Renovation Hazardous Materials Test. Testing of the proposed areas to be upgraded will ensure we maintain a safe environment for our patrons and contractors. The testing will enable the commencement of a project that will move our current art space and make it accessible to individuals with mobility restraints and allow for the construction of a climbing cube at our facility.

Grant Application:

Total Grant Requested: $ 500

Which funding criterial objective does this project meet?
☑ Social ☐ Economic ☐ Cultural

Other Funding Sources - Identify all sources of project funding and amounts. Both funds requested and received:
The total for this project is $1203.75
RDCK community Development fund $500
SVYCC $500...

Previous Community Development Grants Received – Year and Amount:

By submitting this application for the Discretionary Fund Grant Program, I confirm I am an authorized signatory of the recipient organization and I agree to the Discretionary Fund Grant Program Recipient Obligations detailed on page two of this application.

Signed at: 2025-05-06 16:16:59

Signature

Laura Stavast

Print Name

Authorization

Signature of Area Director Signed by Director	Total Grant Approved $ 500.00
Board Approved Date:	Resolution #

Harvey P. Truax

Tracy Kew

Submitter	Tracy
Submission Date	Apr 28, 2025 2:30 PM
Date of Application:	Apr 2, 2025
Which Recreation Commission are you applying to for Financial Aid:	Recreation Commission No. 4 - Area K & Village of Nakusp
Are you applying for Financial Aid on behalf of an organisation/society?	Yes
Organisation/Society Name:	Royal Canadian Legion, Branch #20
President/Contact Name:	Harvey P. Truax
Contact Name:	Tracy Kew
Contact Phone Number:	(250) 265-3033
Mailing Address:	PO Box 157, 404 1st Street NW Nakusp, BC, V0G 1R0
Contact Email:	legionna@columbiacable.net
Project Title:	Halloween Extraordinaire
Project Type:	Capital Project
New or Continuing Project:	Continuing
Amount of Financial Aid Requested (Capital):	2800.00

Project Start Date:	Oct 26, 2025
Project End Date:	Oct 31, 2025
Estimated Number of Participants:	> 50
Will there be a Membership or Admission Fee?	No
Brief Description of Project:	Create an annual Halloween event in the Legion Hall and Lounge for the whole community to attend, young and old. Due to outcome of last two years, the event has doubled in attendance to over 200 children, not including adults. Because of this outcome, we have incurred unexpected additional expenses, which is why we are asking for an increase in comparison to our previous grant request. See attached budget for intended use of funds. To provide a free community event for all to attend.
Project Location:	404 1st Street NW, Nakusp, BC V0G 1R0
Please provide a brief bio/credentials of the main project leader(s):	Tammy Glentworth has created a Halloween Event at the Legion for the last two years. Every year has shown immense growth in volunteers, working and supporting this project.
What is the purpose and goal(s) of the project?	To provide an free annual community event for everyone to attend. Creating a safe environment for children, a warm and dry place in case of inclement weather conditions, and easy access for those with mobility issues.
How does this support and help to develop the local economy or add value to the community?	Due to the rising economy, families and seniors are feeling financial impact and struggling to afford social events. We want to be able to provide this open community event at no cost to whoever wishes to participate and be involved in the annual community event. The Legion demonstrates a deep commitment to all facets our our commmunity, serving as a vital hub for adult and childrens events. Our central location is an ideal venue to host a variety of community activities.
Does this project compete with already established groups or businesses?	No
Will this proposed activity/project be advertised and if so, how?	It will be advertised on Facebook for Nakusp and surrounding areas pages. Posters will be put out throughout the village. Advertise on the Legion's electronic signboard. And the Arrow & Slocan Lakes Community Services Community Calendar, Arrow Lakes News and Valley Voice newspapers.
How will support from the Recreation Commission be recognised?	There will be signage when entering the Legion for the event, stating that this event would not be possible without the sponsorship of the Recreation Commission #4.
Do you have a partner for this project?	No
Have you accessed other funds for this project?	No.

REVENUE:

	Budget	Description
Recreation Grant Funds	$2,600.00	Halloween Event
Donations		

	Budget	Description
Organisation's Contributions	$350.00	RCL Br #20 contribution
Incoming Revenues		
Fundraising		
Other Grants		
Other		
Other		
Other		
Other		
Other		
TOTAL REVENUE	$2950.00	

EXPENDITURES:

	Budget	Description
Professional Fees/Honoraria		
Office Expenses*		
Facility Rentals	$350.00	Hall Rental
Equipment/Supplies	$800.00	Decor Rental
Advertising/Marketing	$100.00	Poster & Newspaper Ads
Other*	$600.00	Entertainment / Music
Other*	$600.00	Candy & Popcorn for the Children
Other*	$500.00	Hardware, Candy Bags, etc.
Other*		
Other*		
TOTAL EXPENDITURES		
TOTAL REVENUE - EXPENDITURES	$2950.00	

Please upload any additional budget information here:

Letter of Support_Crystal Cross.pdf
105.9 KB

Letter of Support_Kara Yano.pdf
35.7 KB

Letter of Support_Joanne Cowan.pdf
286.43 KB

1. List of Executive Officers for your Organisation/Society, if applicable.	2025 Executive_Br _20.pdf 428.29 KB
7. List of other organisations or businesses that support your idea, and attach any letters of support.	Letter of Support_O'Brien's Towing_5333.pdf 417.24 KB Letter of Support _Lisa Young_2506.pdf 260.21 KB
I Acknowledge That:	I have read, understood the above and consent to the information herein provided.
Authorised Signature:	
Date Signed:	Apr 28, 2025
Full Name:	Tracy Kew
Get Page URL	https://rdck.jotform.com/draft/0195f81ee33a7824be09cb7342f9db51d285
Email	recreationgrants@rdck.bc.ca

April 28, 2025

To Whom it May Concern,

This is a letter of support for the Legion's 2025 Halloween Event. The past 2 years my family young family attended the drop in haunted house. All of us really enjoyed its amazing decorations, spirit and goodie bags. It's still a topic of conversation today! We hope that you will aid this group in creating another incredible community enrichment event for all ages.

Seriously Spooked,

Crystal Cross

Apr 3, 2025

To Whom It May Concern,

I am pleased to write this letter in support for the proposed continuation for the Nakusp Legion Branch #20 Halloween Party for Children. My family and I have personally seen this projects dedication, passion and commitment to our community, and we wholeheartedly endorse its application for funding.

My two daughters, age 7 and 10, as well as our immediate and extended family members have attended the Halloween Event for Children both previous years and have singlehandedly witnessed the immense joy and excitement it brings to the children of our town on Halloween. We have been consistently impressed by the professional décor, the volunteers and the overall positive impact it has had on our community.

On behalf of myself and my children, I fully support the Nakusp Legion Branch #20 in their endeavor to secure funding. I am confident with your grants support, this event will continue to bring joy, laughter, excitement, as well as a safe space for children to celebrate Halloween together for many years to come.

Kara Yano
Senior Assistant at Nakusp Post Office
Mother of 2 daughters
250-265-1719

Kootenay Savings Credit Union
220—1101 Dewdney Avenue
Trail, BC V1R 4T1

Joanne Cowan
312 10th Ave
Nakusp BC
V0G 1R0

Branch 20 Legion Nakusp
P.O. Box 330
Nakusp, BC V0G 1R0

Dear Members of Branch 20 Legion Nakusp,

Subject: Support for the Legion's 2025 Halloween Party

I would like to extend my full support for Branch 20 Legion Nakusp's upcoming Halloween Party. The Legion has long been a cornerstone of community spirit in Nakusp, and your events continue to bring people together in meaningful and memorable ways.

The Halloween Party is a fantastic opportunity for community members of all ages to celebrate in a safe, welcoming, and festive environment. Events like these not only provide entertainment but also strengthen the bonds between families, friends, and neighbors, reinforcing the values of camaraderie and inclusion that the Legion stands for.

We appreciate the hard work and dedication of all the volunteers and organizers who make these gatherings possible. I am proud to support this event and encourages the community to come out and enjoy the festivities. We are confident that the 2025 Halloween Party will be another great success!

Please do not hesitate to reach out if there is any additional support we can offer.

Wishing you a spooktacular event!

Sincerely,
Joanne Cowan
Manager Operational Risk Management
Kootenay Savings Credit Union

Royal Canadian Legion Branch #01-20
PO Box 157
404 1st Street NW
Nakusp, BC V0G 1R0
Email: legionna@columbiacable.net
Office: 250 265 3033 ~Lounge: 250 265 3214

2025 Officers:

President / Service Officer / Sargent-at-Arms – Harvey P. Truax
PO Box 824
Nakusp, BC V0G 1R0
T: 250 265 3810 or C: 250 265 1825
Email: Htruax@telus.net

1st Vice-President – Ken Williams
720 Highway 6S
Nakusp, BC V0G 1R1
T: 250 265 3453
Email: ken_williams50@yahoo.ca

2nd Vice-President – Bill Cowan
PO Box 687
Nakusp, BC V0G 1R0
C: 250 265 1081
Email: wacowan@hotmail.com

Executive - Finance – Crossley Coates
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Nakusp, BC V0G 1R0
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Email: crossley1945@gmail.com

Executive - Poppy– Cheryl Truax
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Executive – Joanne Cowan
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C: 250 265 1154
Email: joanne.cowan1@hotmail.com

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C: 250 265 7432
Email: RRTooley@outlook.com

Executive – Richard Tooley
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C: 780 905 2311
Email: rtooley49@gmail.com

Bookkeeper – Diana Goodridge
PO Box 1143
Nakusp, BC V0G 1R0
C: 250 833 2671
Email: legionfinance@columbiacable.net

Secretary – Tracy Kew
783 Bird Road
Nakusp, BC V0G 1R1
T: 250 265 3493 or C: 250 265 8010
Email: tracy.kew@gmail.com

O'BRIEN'S TOWING

April 5th 2025

To whom it may concern

We would like to give our wholehearted support to the Nakusp Legion in their application to organize a community Halloween Party in 2025.

The time and effort that goes into this is tremendous, and it shows.

The whole community benefits from this, in that it brings out young and old together to have fun and enjoy each other's company in a safe and warm environment.

Sincerely,

O'Brien's Towing Ltd.

PO Box 876
Nakusp, BC, V0G 1R0
Tel: 250-265-4577
Fax: 250-265-4578
Nakuspstorageandtowing.ca

legionna.columbiacable@telus.net

From: Rhonda Tooley <RRTooley@outlook.com>
Sent: April 2, 2025 12:55 PM
To: Tracy
Subject: Halloween Party Support Letter

To whom it may concern,

I am writing to express my enthusiastic support for the upcoming Halloween Party taking place in Nakusp on October 31st, 2025, at Legion Hall. As a resident of Nakusp, I believe this event will give Nakusp residents, whether young or old, a safe venue to have fun at this Halloween.

Even in a community as small as Nakusp, it is important to find ways to bring people together to build relationships and strengthen friendships especially between different age groups. This year Halloween lands on a Friday, and the Legion will be serving food so that the younger members of our community can participate with their parents and grandparents in a family friendly event.

I have attended the Halloween Party at the Legion in the past. It was very well attended, and I was able to reconnect with acquaintances and build on friendships as well as meet new people in our community. As someone who moved to Nakusp just prior to Covid, it has been difficult to find connections and this event through both my volunteering to decorate as well as my attendance has helped me to find people with similar interests.

This event promises to be a valuable contribution to our community, and I hope you will consider supporting it.
Thank you for your time and consideration.

Best,

Lisa Young
Business Development Manager
WaterBridge Ferries Inc.
250-265-2105
lyoung@arrowlakeferry.com
619 Broadway St.
PO Box 388
Nakusp BC V0G 1R0

Kees van der Pol

Andrew Gabb

Submitter	Daniel Abraham
Submission Date	Apr 27, 2025 1:15 PM
Date of Application:	Apr 19, 2025
Which Recreation Commission are you applying to for Financial Aid:	Recreation Commission No. 4 - Area K & Village of Nakusp
Are you applying for Financial Aid on behalf of an organisation/society?	Yes
Organisation/Society Name:	The Rotary Club of Nakusp
President/Contact Name:	Kees van der Pol
Contact Name:	Andrew Gabb
Contact Phone Number:	(250) 509-0203
Mailing Address:	PO Box 62 Nakusp, British Columbia, V0G 1R0
Contact Email:	andrewjgabb@gmail.com
Project Title:	Outdoor Fitness Equipment - Accesibility Improvements
Project Type:	Capital Project
New or Continuing Project:	New
Amount of Financial Aid Requested (Capital):	2500

Project Start Date:	Jun 1, 2025
Project End Date:	Aug 31, 2025
Estimated Number of Participants:	< 10
Will there be a Membership or Admission Fee?	No
Brief Description of Project:	We are pursuing outdoor fitness equipment for seniors, and the community at large, to be placed in an accessible area within the village of Nakusp. Many communities across Canada have installed this equipment to encourage health and fitness. We have selected five units that operate on body weight, and the project involves both the purchase and install of these units on concrete pads, in a location accessible to all, including mobility impaired individuals.
Project Location:	Village of Nakusp
Please provide a brief bio/credentials of the main project leader(s):	Andrew has been a Rotary member since 2015 and has led a number of Rotary initiatives, including the Nakusp Rotary Adventure Park, a 5 year, $450,000 project. He was registrar for the 2017 Rotary District Convention in Nakusp and chairperson for the very successful Nakusp Wine & Beer Festival. Andrew is the treasurer of the Rotary Club and also serves as vice-Chairman of the Piece of Heaven Animal Sanctuary (a not-for-profit society).
What is the purpose and goal(s) of the project?	Our goal is to encourage healthy engagement with both fitness and the outdoors, especially among our senior population, and to promote community engagement with fitness in the village of Nakusp. The five units that have been selected all operate on bodyweight, and promote strength, balance, and flexibility.
How does this support and help to develop the local economy or add value to the community?	This project adds value to the community by promoting healthy living, engagement among seniors, the mobility impaired, and village residents, and providing a space that future health and wellness programming can be built around. Placed centrally in Nakusp, these units will also create a new outdoor social space for likeminded individuals.
Does this project compete with already established groups or businesses?	No
Will this proposed activity/project be advertised and if so, how?	No
How will support from the Recreation Commission be recognised?	Social media mention and newspaper coverage.
Do you have a partner for this project?	Other
If you selected 'Yes' or 'Other', please provide further details:	Two paramedics from the Village of Nakusp, one of whom is the community paramedic, have advised on the type of equipment, and provided input on the health benefits of bodyweight exercise for seniors.
Have you accessed other funds for this project?	We were successful in obtaining $23,272.26 from the ReDi grant fund in April, 2025.
REVENUE:	

	Budget	Description
Recreation Grant Funds	2500	unconfirmed
Donations		
Organisation's Contributions		
Incoming Revenues		
Fundraising		
Other Grants	23272.26	ReDi Confirmed
Other	2500	NACFOR Unconfirmed
Other	17387.94	CBT Community Dev. Unconfirmed
Other		
Other		
Other		
TOTAL REVENUE	45,660.20	

EXPENDITURES:

	Budget	Description
Professional Fees/Honoraria		
Office Expenses*		
Facility Rentals		
Equipment/Supplies	40,660.20	Equipment Delivered and Installed
Advertising/Marketing	5,000.00	Accessibility Improvements
Other*		
Other*		
Other*		
Other*		
Other*		
TOTAL EXPENDITURES	45,660.20	
TOTAL REVENUE - EXPENDITURES	0	

Please upload any additional budget information here:

Arrow & Slocan Lakes Outdoor Fitness P....pdf
3.03 MB

1. List of Executive Officers for your Organisation/Society, if applicable.

Executive Committee members April 2....docx
43.99 KB

2. Copy of your Organisation/Society's AGM minutes, if applicable.

Society AGM.docx
43.83 KB

2025 AGM Minutes.docx
259.26 KB

3. Copy of your Organisation/Society's latest fiscal financial statement, if applicable.

IncExp 30 June 2024.pdf
104.74 KB

4. Copy of your Organisation/Society's Five (5) Year Financial Plan, if applicable.

5 year plan.docx
43.88 KB

2024 2025 Budget Summary.pdf
47.33 KB

I Acknowledge That:

I have read, understood the above and consent to the information herein provided.

Authorised Signature:



Date Signed: Apr 27, 2025

Full Name: Kees van der Pol

Get Page URL https://rdck.jotform.com/draft/01964f09a3b37f2b8d68675f8570831bf2e9

Email recreationgrants@rdck.bc.ca



About Green Roots

Green Roots Play Equipment Inc. is a locally owned and operated Canadian business.

Passionate about bringing communities together through play and providing children with fun, Green Roots provides challenging and dynamic equipment that brings outdoor play back to life.









Contact Us

info@greenrootsplayequipment.ca
www.greenrootsplayequipment.ca
Local: 250-655-3373
Toll Free: 1-855-382-7529
@greenplayteam

Henderson
Providing Playground Fun

Berliner

NWC609 Combi 5

COMBINATIONS

Norwell Combi 5 is a combination station of Chest and Back, this makes it possible to train both shoulders, back, chest, triceps and biceps.
Combi 5 uses your own weight as resistance. Giving just the right amount of resistance for safe and effective training.



HOW TO USE:

Back: When seated, place both your hands on the bar above you. Palms facing forward in a wide grip, as far as possible from the center of the bar. Pull yourself up by pulling the bar down, and try to get your head above the handlebar. The grip possition can be changed to achieve more resistance. A closer grib equals more resistance. You can also try using just one arm.

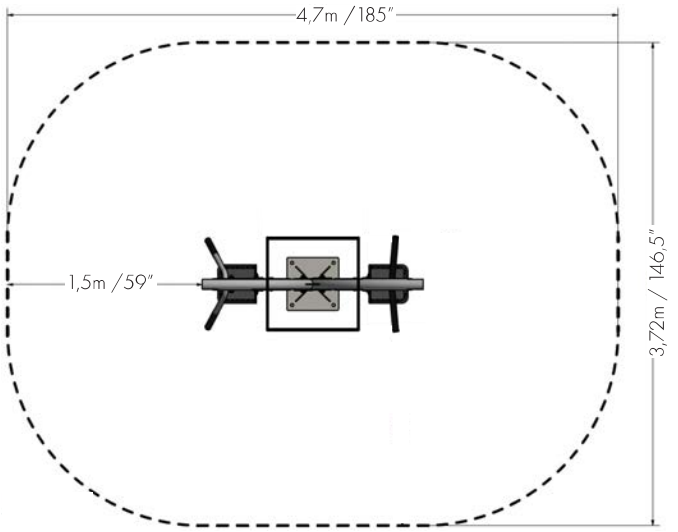
The Norwell App and the ID-bands, including training instructions and QR codes, on each fitness station inspire to exercise and give full instruction of use.





POSITION AND TRAINING ZONE:

Trainingzone = 15,5m² / 166,8 ft²



DESIGN FOR ALL
All Norwell fitness stations utilize the users own body weight as resistance, therefore the exercises can be performed without risk of injuries. As a result, Norwell fitness stations are challenging and effective regardless of fitness level.

SAFE DESIGN
The Norwell Outdoor Fitness stations are tested and approved by TÜV Product Service GMbH according to DIN79000, EN16630 and AfPS GS 2014:01 PA.

10 YEAR WARRANTY
10 years against failure due to material or manufactoring defects and corrosion breakthrough on pipes, foundations and welds. Please contact us for more information about warranty coverage, and for sites within 5 km of saltwater.

2 YEAR WARRANTY
2 years against failure due to material or manufactoring defects and corrosion breakthrough on all moving parts, plastic and rubber parts.

NW206 Rider

FITNESS

Norwell Rider is an effective station training the whole body. It simulates rowing and therefore offers intense circuit training, with varied use of muscles in both the upper and lower body.
Rider is a push and pull station, using your own weight as resistance. Giving just the right amount of resistance for safe and effective training.



HOW TO USE:

When seated place your feet on the pegs and your hands on the handles. Use your arms and upper back to pull the handles towards you, while pressing with your feet on the pegs to create a rowing motion.

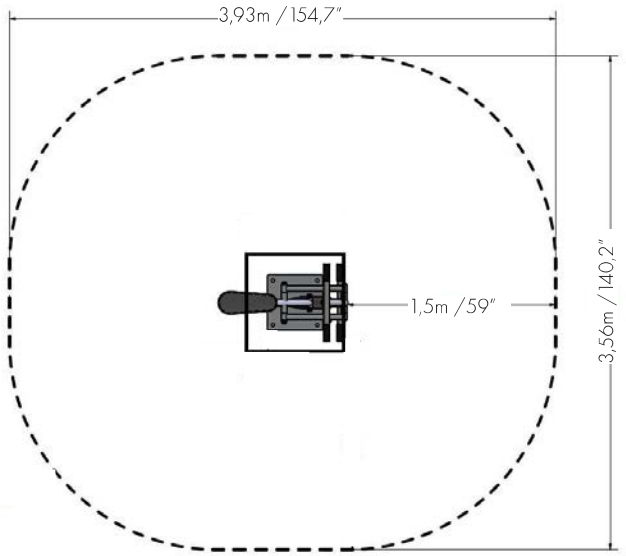
The Norwell App and the ID-bands, including training instructions and QR codes, on each fitness station inspire to exercise and give full instruction of use.





POSITION AND TRAINING ZONE:

Trainingzone = 12,1m² / 130,2 ft²



DESIGN FOR ALL

All Norwell fitness stations utilize the users own body weight as resistance, therefore the exercises can be performed without risk of injuries. As a result, Norwell fitness stations are challenging and effective regardless of fitness level.

SAFE DESIGN

The Norwell Outdoor Fitness stations are tested and approved by TÜV Prod Service GMbH according to DIN79000, EN16630 and AfPS GS 2014:01 PA.

10 YEAR WARRANTY

10 years against failure due to material or manufactoring defects and corrosion breakthrough on pipes, foundations and welds. Please contact us for more information about warranty coverage, and for sites within 5 km of saltwater.

2 YEAR WARRANTY

2 years against failure due to material or manufactoring defects and corrosion breakthrough on all moving parts, plastic and rubber parts.

NW204 Hip

FITNESS

Norwell Hip is an exercise with a gently swing, developing the muscles of the back, hips and abdomen, as well as improving the cardiovascular functions.



HOW TO USE:

Place only one foot in the pedal and grab both handles. Swing your hips and leg to one side to the other and you are in motion. Bend your knee and hold your upper body as straight as possible, while leg and hips swing from side to side. This exercise is good training of the muscles in your thighs and of your balance.

The Norwell App and the ID-bands, including training instructions and QR codes, on each fitness station inspire to exercise and give full instruction of use.

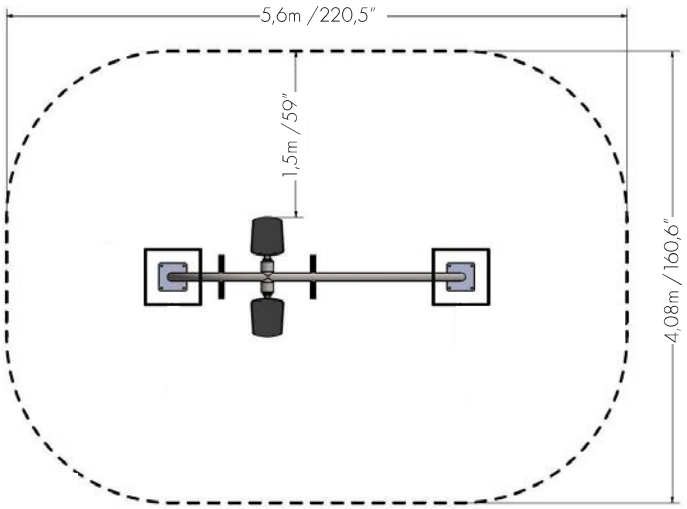






POSITION AND TRAINING ZONE:

Trainingzone = 20,9m² / 225 ft²



DESIGN FOR ALL

All Norwell fitness stations utilize the users own body weight as resistance, therefore the exercises can be performed without risk of injuries. As a result, Norwell fitness stations are challenging and effective regardless of fitness level.

SAFE DESIGN

The Norwell Outdoor Fitness stations are tested and approved by TÜV Product Service GMbH according to DIN79000, EN16630 and AfPS GS 2014:01 PA.

10 YEAR WARRANTY

10 years against failure due to material or manufactoring defects and corrosion breakthrough on pipes, foundations and welds. Please contact us for more information about warranty coverage, and for sites within 5 km of saltwater.

2 YEAR WARRANTY

2 years against failure due to material or manufactoring defects and corrosion breakthrough on all moving parts, plastic and rubber parts.

NW202 Cross

FITNESS

Norwell Cross is an effective and fun way to strengthen the muscles of the legs, hips and arms, as well as increasing the cardiovascular capacity.
Cross is a push and pull station, using your own weight as resistance. Giving just the right amount of resistance for safe and effective training.



HOW TO USE:

Grab the handles and place your feet in the pedals. Pull the handle and press the pedal down on the same side – do the same on the other side and you are in motion. You are in control of the pace, but if you are able to increase it a bit, it will benefit your fitness.

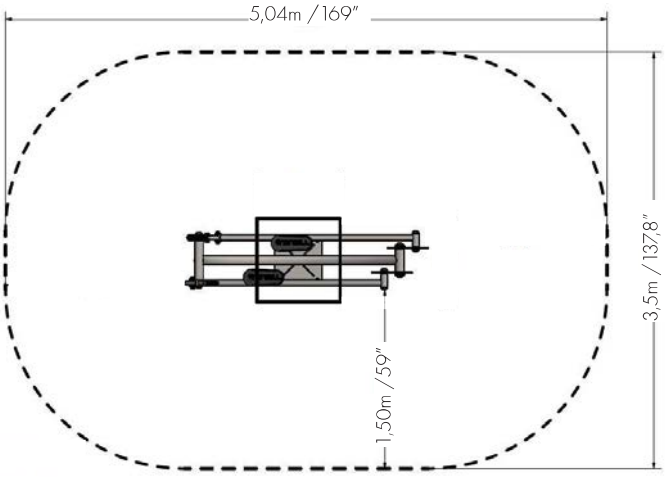
The Norwell App and the ID-bands, including training instructions and QR codes, on each fitness station inspire to exercise and give full instruction of use.





POSITION AND TRAINING ZONE:

Trainingzone = 15,7m² / 169 ft²



DESIGN FOR ALL
All Norwell fitness stations utilize the users own body weight as resistance, therefore the exercises can be performed without risk of injuries. As a result, Norwell fitness stations are challenging and effective regardless of fitness level.

SAFE DESIGN
The Norwell Outdoor Fitness stations are tested and approved by TÜV Product Service GMbH according to DIN79000, EN16630 and AfPS GS 2014:01 PA.

10 YEAR WARRANTY
10 years against failure due to material or manufactoring defects and corrosion breakthrough on pipes, foundations and welds. Please contact us for more information about warranty coverage, and for sites within 5 km of saltwater.

2 YEAR WARRANTY
2 years against failure due to material or manufactoring defects and corrosion breakthrough on all moving parts, plastic and rubber parts.

NW106 Leg

FITNESS

Norwell Leg fits all when it comes to building up strength in your thighs, legs and calves.
Leg is a push station, using your own weight as resistance. Giving just the right amount of resistance for safe and effective training.



HOW TO USE:

Sit back in the seat and look straight ahead. Place your feet on the pads, ensuring contact through the heels. Extend your legs almost fully (never to full extension) – and back again. Perform the exercise in a slow and controlled pace.

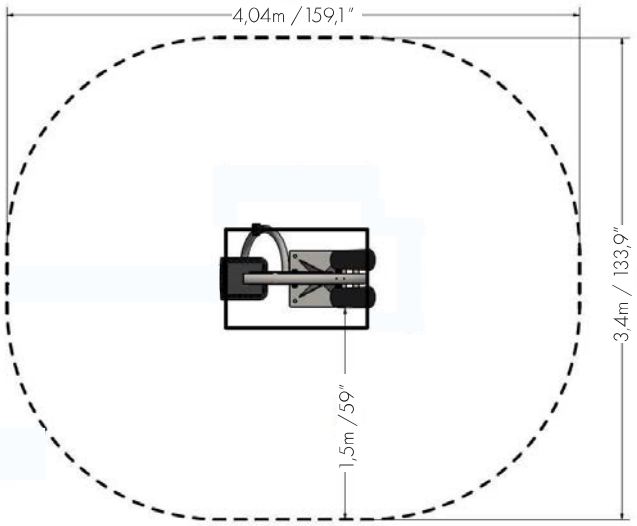
The Norwell App and the ID-bands, including training instructions and QR codes, on each fitness station inspire to exercise and give full instruction of use.





POSITION AND TRAINING ZONE:

Trainingzone = 11,9m² / 128 ft²



DESIGN FOR ALL
All Norwell fitness stations utilize the users own body weight as resistance, therefore the exercises can be performed without risk of injuries. As a result, Norwell fitness stations are challenging and effective regardless of fitness level.

SAFE DESIGN
The Norwell Outdoor Fitness stations are tested and approved by TÜV Prod Service GMbH according to DIN79000, EN16630 and AfPS GS 2014:01 PA.

10 YEAR WARRANTY
10 years against failure due to material or manufactoring defects and corrosion breakthrough on pipes, foundations and welds. Please contact us for more information about warranty coverage, and for sites within 5 km of saltwater.

2 YEAR WARRANTY
2 years against failure due to material or manufactoring defects and corrosion breakthrough on all moving parts, plastic and rubber parts.



6 good reasons to drop the fitness center and instead move the training outside

Are you tired of gyms? And do you need a change in your exercise routine? If yes, why not move the training outside?

Here are six good reasons why you should drop the fitness center and in stead move the training outdoors.

1. Variation helps to maintain the joy of exercise.
Variety and unpredictability are crucial to motivation. When you train outside, the environment always changes a bit every day. Even if you train in the same park, the weather and surroundings are never the same as they do was the day before.

2. Fresh air gives more energy.
There is no doubt that fresh air is better for the training, motivation and your overall well-being. Fresh air even gives you more energy. Just 20 minutes of outdoor training is as energy-boosting as one cup of coffee.

3. You burn more calories.
Several studies have shown that you can burn more calories running in nature compared to running on treadmills.
You can burn up to 5-10 percent more calories by running outside!
Outside, you will probably also train for a longer time. It's easy to forget time and exercise longer when working out in a beautiful environment like a park.

4. It's good to relax and be in nature.
Most of us spend a lot of the day indoors, often in the company of computers and / or smartphones in both work and privacy. Therefore, we will benefit from stopping up, step outside and enjoy the benefits of being outdoors. Outdoor workouts clear the brain
and reduces stress. Being outdoors also helps you stay focused, which is always a benefit both in your professional and personal life.

5. You get plenty of vitamin D.
Vitamin D is also known as "sunshine vitamin" and is of great importance



for our overall health. Outdoor training in the summer season contributes to a general improved health.
The vitamin D absorption from the sun strengthens our bone mass by ensuring the absorption of calcium from the diet and thus protects you further against osteoporosis.
In addition to strengthening our bone mass, some studies suggest that lack of vitamin D may increase the risk of a number of chronic diseases such as sclerosis, cardiovascular disease, diabetes and cancer.

6. It increases your overall well-being
Scottish researchers discovered that outdoor training has approx. 50 percent bigger positive effect on mental health than training in a fitness center.
In addition, outdoor exercise also relieves stress, loosens up tension and anger as well as reducing symptoms of depression.
Want to work out now?

You can easily find the nearest Norwell Outdoor Fitness park with our app. Download it here:

http://www.norwelloutdoorfitness.com/for-adults/

Green Roots Play Equipment Inc
2368 8th Ave W
Vancouver BC V6K2A9
info@greenrootsplayequipment.ca
GST/HST Registration No.: 862608155

Estimate

ADDRESS
Arrow & Slocan Lakes
Community Services
91-1st St NW
Nakusp BC V0G 1R0

SHIP TO
Arrow & Slocan Lakes
Community Services
91-1st St NW
Nakusp BC V0G 1R0

ESTIMATE # EST-6998
DATE 01/23/2025

ACTIVITY	QTY	RATE	AMOUNT
Outdoor Fitness Equipment Combi 5 Pc - NWC609	1	7,833.00	7,833.00
Outdoor Fitness Equipment Rider PC-NW206	1	3,584.00	3,584.00
Outdoor Fitness Equipment Cross PC-NW202	1	4,930.00	4,930.00
Outdoor Fitness Equipment Hip PC-NW204	1	4,520.00	4,520.00
Outdoor Fitness Equipment Leg PC-NW106	1	4,481.00	4,481.00
Shipping/Freight Shipping to Nakusp	1	7,036.00	7,036.00
Installation. Assembly and Installation of the above equipment	1	6,340.00	6,340.00

Site preparation is the responsibility of the purchaser and must be completed to the specifications outlined by Green Roots Play Equipment Inc. Designs are based on the site dimensions provided by the purchasers and Green Roots assumes no liability if equipment does not fit into the available space. Digging for footings and access by machinery and equipment must be reasonable or additional charges may be incurred. Purchasers are responsible for obtaining and providing utility clearances and locates and agrees to indemnify and save harmless Green Roots Play Equipment Inc from all liabilities that may arise from the client's failure to do so.

Pricing is valid for 30 days. Thank you for the opportunity to provide you with a quote.

SUBTOTAL	38,724.00
GST @ 5%	1,936.20
TOTAL	**$40,660.20**

Green Roots Play Equipment Inc.
Victoria, British Columbia
info@greenrootsplayequipment.ca
www.greenrootsplayequipment.ca
Local: 250 655-3373
Toll Free: 1-855-382-7529

GST #862608155 RT0001
PST - 1047-7834

Accepted By

Accepted Date

VISTA FURNISHINGS



COLOR & WOOD OPTIONS



Silver/Black Texture



Gold/Black Texture



Gloss Red



Gloss Blue



Gloss Green



Gloss Teal



Gloss Burgundy



Gloss Silver



Gloss Tan



Gloss Black



Brown Recycled



Cedar Recycled



Grey Recycled



Tan Recycled



IPE Hardwood



Cedar Wood



Southern Yellow Pine Wood

T. 800.265.5462
F. 519.426.1132
www.vistafurnishings.com
sales@vistafurnishings.com

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Rotary
Club of Nakusp
Service & Fellowship for our Communities

Executive Committee members April 2025

President . . . . . .Kees van der Pol
Secretary . . . . Lori McKenzie
Treasurer . . . . . .Andrew Gabb
Past President .. . . . . Sara Collinson

Rotary Club of Nakusp
Service & Fellowship for our Communities

The AGM for a registered society in British Columbia only requires recording of any special resolutions and changes in the directors. AGM minutes (attached for 2025) are therefore very brief.

February 4th 2025
Rotary Club of Nakusp Society
AGM Meeting Minutes

Present: Sara Collinson, Andi Gabb, Mayumi van der Pol, Kees van der Pol, Dan Nicholson, Jim Pozdnikoff, Lori Mackenzie

Guests: None

- Call to order: 6:04 pm
- Special resolutions – None
- Confirmation of Directors:
  Sara Collinson
  Dan Nicholson
  Kees van der Pol
- Adjournment

Lori McKenzie
Secretary

August 2022

Dear Dan,

Thank you so much for awarding me with the Rotary Club bursary. It is always an honour to receive a scholarship or bursary, but it means even more to me for it to have come from Rotary. This bursary has made an incredible difference to my education, and to my future. The funds provided by this bursary will allow me to attend the university of my dreams, on a program that best prepares me for my future career.

On top of the financial support provided by this bursary, it means the world to me that you saw potential in my future and were willing to support me.

Moving from Edgewood to Victoria is going to be very difficult for me. And doing so alone has definitely added to that anxiety.

This scholarship is a piece of my home that will stay with me. It reminds me of my time spent with Interact and Rotary, and how they helped me find a community in Nakusp, and become the person I am today. This scholarship, and your support, reminds me that even though this is a very big change, it was the right decision.

Your support of my future, and belief in my potential has allowed me to fulfill it, I cannot thank you enough. Please feel free to keep in touch.

Yours Sincerely,

Kazia Hopp

750 Robinson Rd. Edgewood, BC V0G 1T0
Kaziahopp@gmail.com
250-265-7243

Nakusp
Balance Sheet
As Of June 30, 2024

ASSET ACCOUNTS	
Current Assets	
1010-Cash on Hand	500
1020-Chequing (KSCU) 1426725	6,229
1030-Gaming (KSCU)	2,712
1040-US Dollar (KSCU)	1,045
1050-Savings (KSCU)	582
1100-Member DUES Receivable	337
Total Current Assets	11,405
Total ASSET ACCOUNTS	11,405
LIABILITY ACCOUNTS	
Current Liabilities	
Total Current Liabilities	0
Long-Term Liabilities	
Total Long-Term Liabilities	0
Total LIABILITY ACCOUNTS	0
EQUITY ACCOUNTS	
3010-Club Retained Earnings	22,014
NET INCOME	-10,552
Total EQUITY ACCOUNTS	11,462
Total LIABILITIES & EQUITY	11,462

Nakusp
Income and Expense Statement
As of June 30, 2024

GL Account	Jul 1, 23 Jun 30,24	June	Annual Budget
INCOME ACCOUNTS			
Club Service			
4105-RI Dues	1,708	0	1,100
4107-District Dues	0	0	850
4108-Club Dues	0	0	0
4110-Club Member Meals / Wine	1,885	0	2,560
4115-Happy Bucks / Fines	0	0	0
4120-50-50 Draws	0	0	250
4125-Guest Meals	0	0	0
4130-Late Charges / Dues	0	0	0
4140-Donations to Club	0	0	150
Total Club Service	3,593	0	4,910
Community Service			
4205-Phase 1 Adventure Playground Income	0	0	0
4206-Signage Adventure Playground Income	300	0	0
4207-Phase 2 Adventure Playground Income	0	0	0
4210-Citizen of the Year Income	0	0	800
4215-Christmas Carol Sing Income	0	0	0
Concessions			
4255-Canada Day Income	3,822	0	3,500
4260-Bee Cee Beemers Income	0	0	0
4265-Classic Cars Income	1,316	0	0
4266-Harvest Heritage Fair	1,433	0	2,000
4267-AN Other Concession event	0	0	1,000
Total Concessions	6,570	0	6,500
Wine Fest			
4272-Ticket Sales	5,640	0	8,250
4274-Donations	1,641	0	2,000
4277-50-50 Draws	381	0	400

4278-Other Revenue	635	0	500
Total Wine Fest	8,297	0	11,150
4276-Silent Auction	4,175	0	3,500
Total Community Service	19,343	0	21,950
4300-International Service	0	0	0
4400-Vocational Service	0	0	0
4500-Youth Service	0	0	0
4600-RI Foundation Contributions	0	0	0
4700-Interest Income	5	0	15
4750-Gaming Income	0	0	0
4755-Gaming Admin Fee Income (15%)	0	0	0
4800-Miscellaneous Income	341	0	0
Total INCOME ACCOUNTS	23,281	0	26,875
EXPENSE ACCOUNTS			
Club Service Expenses			
6105-RI Dues	557	0	1,100
6110-District Dues	1,381	0	850
6111-Donations from Club	100	0	0
6115-Arrowtarian Dues	20	0	25
6120-RI Foundation Payments	0	0	0
6125-Pacific Northwest PETS	0	0	0
6130-Gifts	215	18	200
6135-Insurance	0	0	325
6140-Pins / Plaques / Badges	76	0	200
6145-Meals / Wine	1,879	226	3,000
6150-Office Supplies	0	0	0
6155-Public Relations / Advertising	0	0	500
6160-Training	0	0	200
6170-Travel	0	0	200
6172-Licences / Fees / Tickets	120	0	0
6180-DACdb / Website / Technology	569	0	0
6190-Bad Debt / Write-offs	0	0	0
6195-Bank Fees	6	5	0
6196-Currency exchange difference	381	0	0
Total Club Service Expenses	5,303	249	6,600
Community Service Expenses			
6205-Phase 1 Adventure Playground Expense	0	0	0
6207-Phase 2 Adventure Playground			

Expense	103	0	0
6210-Citizen of the Year Expense	140	0	1,500
6215-Christmas Carol Sing Expense	93	0	100
Concession Expenses			
6251-Concession Supplies	516	516	0
6252-Trailer Expense	988	352	700
6255-Canada Day Expense	856	0	1,500
6260-Bee Cee Beemers Expense	0	0	0
6265-Classic Cars Expense	629	0	0
6266-Heritage Harvest expense	919	0	1,000
6267-AN Other Concession event	22	22	500
Total Concession Expenses	3,929	890	3,700
Wine Fest Expense			
6272-Licences / Fees	100	0	110
6273-Ticket Refunds	0	0	0
6274-Programs / Advertising	382	0	500
6276-Food	3,308	0	3,500
6277-Wine Reps	1,386	0	1,200
6278-Other Expenses	704	0	150
6279-Silent Auction	349	0	0
Total Wine Fest Expense	6,229	0	5,460
BC Gaming Approved Expenses			
6206-Signage Adventure Playground Expense	8,360	0	10,500
6208-Gaming Admin Fee (15%)	0	0	0
6210-Donations from Gaming Income	69	0	0
6214-Community Feast Expense	0	0	0
Total BC Gaming Approved Expenses	8,428	0	10,500
6800-Miscellaneous Expense	160	0	0
Total Community Service Expenses	19,083	890	21,260
International Service Donations			
6310-Polio Plus	1,500	1,500	1,500
6320-Shelter Box	500	500	500
6330-Help Honduras	500	500	500
6340-Conger Scholarship Fund	0	0	0
6390-Other International Initiatives	35	35	0
Total International Service Donations	2,535	2,535	2,500

Local Initiative Donations			
6280-Remembrance Day	100	0	100
6290-Other Local Initiative Donations	2,500	0	500
Total Local Initiative Donations	2,600	0	600
Youth Service Donations			
6510-Nakusp Secondary Interact Club	0	0	0
6520-Youth Exchange	0	0	0
6530-RYLA	0	0	800
6540-Scholarships	3,880	0	5,300
Total Youth Service Donations	3,880	0	6,100
Total EXPENSE ACCOUNTS	33,401	3,673	37,060
NET INCOME	(10,119)	(3,673)	(10,185)

Rotary
Club of Nakusp
Service & Fellowship for our Communities

5 year financial plan.

The Rotary Club develops a financial plan annually only. The financial plan for financial year ending June 30 2025 is attached for your information.

Nakusp
Budget Summary
Year ending June 30 2025

GL Account	Annual Budget
INCOME ACCOUNTS	
Club Service	
4105-RI Dues	1,200
4107-District Dues	1,240
4108-Club Dues	1,000
4110-Club Member Meals / Wine	2,000
4120-50-50 Draws	250
4140-Donations to Club	150
Total Club Service	5,840
Community Service	
4206-Signage Adventure Playground Income	0
4210-Citizen of the Year Income	800
Concessions	
4255-Canada Day Income	3,500
4265-Classic Cars Income	1,300
4267-AN Other Concession event	1,000
Total Concessions	5,800
Wine Fest	
4272-Ticket Sales	9,000
4274-Donations	1,500
4277-50-50 Draws	350
4278-Other Revenue	500
Total Wine Fest	11,350
4276-Silent Auction	4,000
Total Community Service	21,950
EZGiving Income	
Total EZGiving Income	0
4700-Interest Income	0
4800-Miscellaneous Income	0
Total INCOME ACCOUNTS	27,790

EXPENSE ACCOUNTS	
Club Service Expenses	
6105-RI Dues	1,200
6110-District Dues	1,240
6115-Arrowtarian Dues	20
6125-Pacific Northwest PETS	2,000
6130-Gifts	200
6135-Insurance	325
6140-Pins / Plaques / Badges	200
6145-Meals / Wine	2,000
6150-Office Supplies	0
6155-Public Relations / Advertising	500
6160-Training	200
6170-Travel	200
6172-Licences / Fees / Tickets	150
6180-DACdb / Website / Technology	600
6195-Bank Fees	0
6196-Currency exchange difference	0
Total Club Service Expenses	8,835
Community Service Expenses	
6207-Phase 2 Adventure Playground Expense	0
6210-Citizen of the Year Expense	800
6215-Christmas Carol Sing Expense	100
Concession Expenses	
6251-Concession Supplies	2,400
6252-Trailer Expense	700
Total Concession Expenses	3,100
Wine Fest Expense	
6272-Licences / Fees	110
6274-Programs / Advertising	500
6276-Food	3,500
6277-Wine Reps	1,500
6278-Other Expenses	700
6279-Silent Auction	350
Total Wine Fest Expense	6,660
BC Gaming Approved Expenses	
6206-Signage Adventure Playground Expense	0
Total BC Gaming Approved Expenses	0

6800-Miscellaneous Expense	150
Total Community Service Expenses	10,810
International Service Donations	
6310-Polio Plus	1,500
6320-Shelter Box	500
6330-Help Honduras	500
6390-Other International Initiatives	450
Total International Service Donations	2,950
Local Initiative Donations	
6280-Remembrance Day	100
6290-Other Local Initiative Donations	500
Total Local Initiative Donations	600
Youth Service Donations	
6510-Nakusp Secondary Interact Club	500
6530-RYLA	800
6540-Scholarships	1,500
Total Youth Service Donations	2,800
Total EXPENSE ACCOUNTS	25,995
NET INCOME [0]	1,795

Chair's Report

Aimee Watson – Board Chair

Report Date: May 2025

Chair/CAO Forum

Traveled to Victoria for the annual Chair and CAO forum. This is a two-day gathering for the Chairs and CAOs of Regional Districts across the province.

To see the agenda:
https://www.ubcm.ca/sites/default/files/2025-04/2025%20RD%20Chair%20CAO%20Forum%20Agenda_1.pdf

Tara Faganello, ADM Local Government Division Ministry of Housing & Municipal Affairs

Community 2 Community forums have been enhanced to address more flexibility in engagement and consultations with First Nations, these enhancements are to support the new housing legislation resulting in land use bylaw updates requiring first nations referrals.

There are expenditure controls at the province, so no new funding announcements currently.

Trade agreements and local procurement are a hot topic at this time. All governments are still obliged to follow the rules of trade agreements, even interprovincial ones, until they change. However, local procurement policies can be created, and support is available via UBCM.

Several local governments facing increased regulatory requirements to upgrade assets within services have inquired about more cost-effective ways to seek electoral assent or to bypass them when its an essential service such as fire and water. The province is looking at options, should have some potential solutions in a year.

- I will note here that I heard from a few RD Chairs that have had to disband water systems due to the costs to keep up with standards that were not approved under the electoral assent process. We are seeing this with fire and water services. While we have advocated for rural applicable regulations that do not prevent but support safe and consistent servicing that is financially feasible to low population density communities, the province, especially with water, has not responded favorably to understanding the sheer cost of regulatory requirements and how these impede being able to provide essential services that are affordable.

During Q and A portion, I requested that the province instruct the Agricultural Land Commission (ALC) to re-evaluate the arability of land and the large amount of non-arable land in the Agriculture Land Reserve (ALR) be freed up for housing initiatives. I respectfully request that they do not redirect this re-assessment to the local government to complete during our community planning process, as they have previously suggested. This is timely, expensive and outside of the scope of community planning.

Breakout sessions to talk about shared advocacy, the Chair's identified the following items:

- Agriculture; Two items,
  - I have committed to sharing a bioregional food system proposal with our East Kootenay, Kootenay Boundary Chairs and to send to the Chair's across the province.
  - Dumping construction waste on large tracks of agricultural land is a significant issue in some RD's
- Small Water systems
  - We will share our past work on these issues, which span more than a decade. As well as our Small Water System proposal

Cyber security

This was not a very constructive session as it was heavily focused on the consultants past experiences, however a few key takeaways were:

- We are already doing most of the recommendations to protect information while ensuring continuity of business
- Our vulnerability remains with Directors who use non-RD owned devices that are mixed with personal use. These devices are not protected the same as RD ones nor can staff intercede should the device be compromised. This can result in personal devices being compromised. Recommendation is that all communication tools used for RD business should be the property of the RD, including phones and computers.

Code of Conduct

Not much new was shared other than conduct and the treatment of elected officials is becoming increasingly untenable. While Code of Conducts have been adopted by all local governments, they apply to the conduct of elected officials in relation to staff and each other, they do not apply to the public or nor how an elected official may conduct their roles as a public representative. There remains a gap in how elected officials are treated by the public and how conduct is a growing concern for anyone in office and is deterring people from running for office. Some RD's no longer allow the public into meetings and provide online access only. Some have a constant police presence to assist with keeping order. These are all beyond civil discourse and was disheartening to hear. Some good suggestions we can incorporate, include respectful behavior within the orientation for newly elected, have a code of conduct committee which addresses complaints (our executive has been the committee)

Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, May 14, 2025
9:00 a.m. PST
Hybrid Model - In-person and Remote
RDCK Board Room, 202 Lakeside Dr., Nelson, BC

COMMITTEE MEMBERS PRESENT	Chair G. Jackman	Electoral Area A – In-person
	Director R. Tierney	Electoral Area B – In-person
	Director K. Vandenberghe	Electoral Area C – In-person
	Director C. Graham	Electoral Area E
	Director T. Newell	Electoral Area F - In-person
	Director H. Cunningham	Electoral Area G – In-person
	Director W. Popoff	Electoral Area H
	Director A. Davidoff	Electoral Area I
	Director H. Hanegraaf	Electoral Area J – In-person
COMMITTEE MEMBERS ABSENT	Director T. Weatherhead	Electoral Area K – In-person
	Director A. Watson	Electoral Area D
GUEST DIRECTOR	L. Main	Village of Silverton
	K. Page	City of Nelson
STAFF PRESENT	S. Horn	Chief Administrative Officer
	Y. Malloff	Chief Financial Officer
	S. Sudan	General Manager of Development and Community Sustainability
	N. Wight	Planning Manager
	S. Chezenko	Planner
	R. Gaba	Planner
	S. Johnson	Planner
	Z. Giacomazzo	Planner

U. Wolf	General Manager of Environmental Services
T. Fehst	Regional Fire Chief
Jeannine Bradley	Project Manager
C.Hopkyns	Corporate Administration Coordinator - Meeting Coordinator

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1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Join by Video:
https://rdck-bc-ca.zoom.us/j/97918675110?pwd=GmVSuFaa2RntNTq5nTyh8CpcKj5tAL.1

Join by Phone:
833 955 1088 Canada Toll-free

Meeting Number (access code): 979 1867 5110
Meeting Password: 527524

Location:
RDCK Head Office - Board Room, 202 Lakeside Dr, Nelson BC

2. CALL TO ORDER

Chair Jackman called the meeting to order at 9:00 a.m.

FREEDOM OF THE FLOOR

Moved and seconded,
And resolved:

That Director Main have freedom of the floor.

Carried

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF THE AGENDA

Moved and seconded,
And resolved:

The agenda for the May 14, 2025 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The April 16, 2025 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

Item 7.1 - Marcie and Daniel Johnson

7. PLANNING & BUILDING

7.1 DEVELOPMENT VARIANCE PERMIT - JOHNSON
File No.: V2416C - JOHNSON
2505 Goat River South Road
(Marcie and Daniel Johnson)
Electoral Area C

The Committee Report dated April 28, 2025 from Sadie Chezenko, Planner, re: Development Variance Permit - Johnson, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Development Variance Permit application that seeks to vary Sections 25(4), 25(5) and 25(6) of the Agriculture 2 zone in Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 as follows:

- Section 25(4): There shall be no maximum Farm Residential Footprint size;
- Section 25(5): There shall be no maximum Farm Residential Footprint depth;
- Section 25(6): The Maximum Gross Floor Area (GFA) of the Single Detached Housing is 319.0 square metres.

Property owners, Marcie and Daniel Johnson, were available to answer questions.

Staff answered the Committee's questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(4) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow there shall be no maximum Farm Residential Footprint size for this property only.

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(5) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow there shall be no maximum Farm Residential Footprint depth for this property only.

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of the Development Variance Permit to Marcie and Daniel Johnson for the property located 2505 Goat River South Road, Electoral Area C, and legally described as LOT 16, DISTRICT LOT 491, KOOTENAY DISTRICT PLAN NEP1456 (PID: 012-986-569) to vary Section 25(6) of Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317 to allow a maximum Gross Floor Area of the Single Detached Housing to be 319.0 square metres on this lot only.

Carried

7.2 NON FARM USE IN THE AGRICULTURAL LAND RESERVE - MARAR ORCHARDS LTD
File No.: A2505B – MARAR ORCHARDS LTD
3409 Highway 3
(Marar Orchards LTD.)
Electoral Area B

The Committee Report dated April 24, 2025 from Sadie Chezenko, Planner, re: Non-Farm Use in the Agricultural Land Reserve - Marar Orchards LTD., has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the Agricultural Land Commission application for a Non-Farm Use within the Agricultural Land Reserve for the property located in Electoral Area B.

Staff answered the Committee's questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board SUPPORT application A2505B for the purposes of a Non-Farm Use in the Agricultural Land Reserve (ALR) proposed by Marar Orchards LTD., INC.NO. BC1031504 for the property located at 3409 Highway 3, Electoral Area B, and legally described as LOT G, DISTRICT LOT 812, KOOTENAY DISTRICT PLAN 1014 EXCEPT PART INCLUDED IN PLAN 11409 (PID: 015-973-816);

And that the Board directs staff to ADVANCE the subject application to the Agricultural Land Commission for consideration.

Carried

7.3 LAND USE BYLAW AMENDMENT – MAKI
File No.: Z2501F - MAKI
6102 Wills Road
(Judine and Wendell Maki)
Electoral Area F

The Committee Report dated April 29, 2025 from Sadie Chezenko, Planner, re: Land Use Bylaw Amendment, has been received.

Sadie Chezenko, Planner, provided an overview to the Committee regarding the land use bylaw amendment to rezone the property from Country Residential (R2) to Country Residential (R2) Site Specific. The application would facilitate the proposed development of a 1,525 m2 indoor horse-riding arena for personal use for the property located at in Electoral Area F.

Staff answered the Committee's questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That Regional District of Central Kootenay Zoning Amendment Bylaw No. 3028, 2025 being a bylaw to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 is hereby given FIRST, SECOND and THIRD reading by content;

And that the consideration of adoption BE WITHHELD for Regional District of Central Kootenay Zoning Amendment Bylaw No. 3028, 2025 until the following item has been obtained:

- Approval from the Ministry of Transportation and Transit pursuant to Section 52(3)(a) of the Transportation Act (Controlled Access).

Carried

7.4 FORESTRY REFERRAL - BC TIMBER SALES
File No.: 09\4340\30\2025\R2518GJK-BCTS-FR000121
Electoral Areas G, J & K

The Committee Report dated April 30, 2025 from Rishab Gaba, Planner, re: Forestry Referral, has been received.

Rishab Gaba, Planner, provided an overview to the Committee regarding the referral from BC Timber Sales for a series of proposed timber harvesting and road construction plans in the Kootenay Business Area affecting Electoral Areas G, J and K.

Staff answered the Committee's questions.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board direct staff to respond to BC Timber Sales regarding the BC Timber Sales Operating Plan 26, which includes timber harvesting and road construction plans in the Kootenay Lake Timber Sales Area, as described in the R2518GJK Forestry Referral – Rural Affairs Committee report dated April 30, 2025 and including comments from the Rural Affairs Committee from its meeting on May 14, 2025.

Carried

7.5 FOR INFORMATION: PLANNING SERVICES WORKPLAN REVIEW UPDATE
All Electoral Areas

Rural Affairs Committee
Referred to the April 16, 2025 to May 14, 2025 for further discussion

At the April 17, 2025 Board meeting, the following resolution was passed:

245/25 That the Board consider using Local Government Climate Action Program (LGCAP) funding to support mandated land use planning.

The Committee Report dated April 16, 2025 from Nelson Wight, Planning Manager, re: Planning Services Workplan Review Update, has been received.

The presentation from Planning Services, re: Planning Insights, has been received.

The Planning Services Existing Project List and the Official Community Plans Report, have been received.

Nelson Wight, Planning Manager, provided an overview to the Committee, sharing the two documents, Planning Services Existing Project List and Official Community Plans Report, were added for additional information.

The Committee had a discussion regarding the workplan review and staff answered questions.

Staff will bring back dates on workplan items to the June 18, 2025 Rural Affairs Committee meeting.

RECESS/ RECONVENE The meeting recessed at 9:55 a.m. for break and reconvened at 10:05 a.m.

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

9.1 COMMUNITY WORKS FUND APPLICATION – RDCK – ARCHITECTURAL ASSESSMENT
File No.: 1850-20-CW-318
Electoral Areas A, B, C, D, E, F, G, H, I & J

The Committee Report dated April 17,2025 from Ashley Grant, Grants Coordinator, re: Community Works Fund Application - RDCK - Architectural Assessment, has been received.

Uli Wolf, General Manager of Environmental Services, provided a summary to the Committee regarding Community Works Fund application submitted by RDCK for the project titled "RDCK-Architectural Assessment", sharing the financial numbers in the report were incorrect, and the numbers in the application are correct.

DIRECTOR PRESENT: Director Page joined the meeting at 10:11 a.m.

Jeannine Bradley, Project Manager and Tristan Fesht, Regional Fire Chief, answered the Committee's questions.

DIRECTOR ABSENT: Director Main left the meeting at 10:19 a.m.

Moved and seconded,
And resolved:

That Director Page have freedom of the floor.

Carried

Moved and seconded,
And resolved that it be recommended to the Board:

That the Community Works Fund application submitted by the RDCK for the RDCK-Architectural Assessment in the amount of $652,400.00 be approved and that funds be disbursed from Community Works Funds allocated from Electoral Areas A, B, C, D, E, F, G, H, I and J to the relevant RDCK Fire Service.

Carried

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 10:48 a.m.

No media or public had question.

12. ADJOURNMENT

Moved and seconded,
And resolved:

The meeting be adjourned at 10:49 a.m.

Carried

Digitally Approved

_____

Chair Jackman, Chair

REGIONAL DISTRICT OF CENTRAL KOOTENAY

RIONDEL COMMISSION
OPEN MEETING MINUTES

6:30 p.m. MST
April 1st, 2025

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Join by Video:
https://rdck-bc-ca.zoom.us/j/99365439474?pwd=dt01B7UQVRpVgzCgb2t1woavUKcZ0w.1

Join by Phone:
- +1 778 907 2071 Canada
- 833 955 1088 Canada Toll-free

Meeting ID: 993 6543 9474

Meeting Passcode: 528084

In-Person Location: Riondel Community Centre, Commission Office, Room #6
1511 Eastman Avenue, Riondel, BC

COMMISSION MEMBERS

Commissioner G. Panio	Riondel	In-person
Commissioner N. Anderson	Riondel	In-person
Commissioner J. Donald	Riondel	In-person
Commissioner L. Cranna	Riondel	In-person

MEMBERS ABSENT

Commissioner A. Cop	Riondel
Commissioner S. Downing	Riondel
Director G. Jackman	Director – Electoral Area A

STAFF

Joe Chirico	General Manager of Community Services
Cheryl Wright	Meeting Coordinator

4 out of 7 voting Commission members were present – quorum was met.

1. CALL TO ORDER

Chair Panio called the meeting to order at 6:31 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the April 1, 2025 meeting be adopted as circulated with the addition of the following:

- 7.5 Incident of Vandalism at Riondel Community Centre
- 7.6 Process for selection new commissioners to fill vacancy on the Riondel Commission
- 7.7 Riondel street sweeping

Carried

4. RECEIPT OF MINUTES

The March 04, 2025 Riondel Commission Meeting minutes, have been received.

5. PUBLIC TIME

The Chair called for questions from the public at 6:33 p.m.

- No questions from the public.

6. OLD BUSINESS

6.1 East Shore – Area A North Public Information Session – RDCK Budget 2025-2029 Report

Chair Panio provided a verbal report on the March 5, 2025 Budget meeting held at the Riondel Community Centre, Activity Room that was well attended with the following notable key points:

- Addressed drainage and water services noting services funds may not be transferred between services.
- Detail of the budget for all services can be found online at the RDCK Website, located on the Homepage under financial information, Plans and Statements.
- A question from the Public asked why Riondel Road properties do not pay into the S209 service that funds the Riondel Community Centre. Chair Panio responded by explaining that the current taxation area was established by Bylaw 117 in 1972.

DIRECTION TO STAFF: That staff review the S209 service area.

- RDCK has hired a new Asset Plan Specialist to look into long range asset planning starting in June 2025**.**
- Riondel residents could consider creating Community Forestry, similar to those found in Creston and Harrop. To be addressed at the next Commission Meeting May 6, 2025.

6.2 Riondel Community Association Initiatives

Chair Panio provided an update on the Riondel Community Association (RCA) initiatives. A group of RCA member cleaned the stage area and the adjoining storage room in preparation for their Spring Fling Dance.

6.3 Circle of Friends Initiatives

Chair Panio provide a report on the Circle of Friends initiatives and issues, including:

- Plans are in process to set up a community garden next to their building.
- They had an extremely high hydro bill resulting from a broken hot waterline which is currently under investigation by RDCK maintenance staff.

7 NEW BUSINESS

7.1 Tree Pruning

Chair Panio led the Commission in a discussion about pruning trees in the orchard between Russell and Ainsworth Avenues. The Commission will contribute $400. A further $200 to be paid through public donations.

Moved and seconded,
AND Resolved:

That the Riondel Commission request James Linn provide an estimate for the costs of replacing one of the older orchard trees with a new tree.

Carried

7.2 Community Service Meeting Update

Chair Panio to provide an update regarding March 17, 2025 meeting with RDCK General Manager of Community Services, Joe Chirico and Administrative Coordinator of Community Services, Jenna Chapman.

- RDCK staff are looking into streamlining the accounting processes for Riondel Commission operations.
- District staff have procured $50,000 grant to make improvements in the Community Centre playground.
- RDCK staff are negotiating with Columbia Basin Trust regarding renovations to the Riondel Community Centre. Improvements will be incremental to have minimal impact on activities and programs.

7.3 Crawford Bay Hall and Parks Board

Chair Panio led the Commission in a discussion of setting up a meeting with Crawford Bay Hall and Parks Board to discuss service areas and their impact on funding.

- Joe Chirico will schedule a meeting with RDCK staff, Riondel Commissioners and Crawford Bay Hall and Parks representatives to take place in Nelson.

7.4 Riondel Community Centre Media Lab Usage

The Commission discussed suggestions for the Media Lab, three suggestions were noted:

- The Youth Group coming to view the room.
- There is interest in using the room to do a radio show.
- Commissioner Cranna will contact a local resident with experience in information technology.

7.5 Incident of Vandalism at Riondel Community Centre (March 18th)

- The vandalism was reported to the RCMP in Creston. Unfortunately, there was a glitch with the Surveillance Camera system, so no video is available.
- Kootenay Duct Cleaners will be cleaning vents in the Media Lab and Activity room as soon as authorized.
- Chair Panio suggested the Community Centre needs a better video monitoring system.
- General Manager Joe Chirico advised that any video surveillance has to be set up by RDCK IT Services.
- The Riondel Commission will request that IT Services contact the Commission to review options for providing increased video security.

7.6 Process for Selecting New Commission Member

Chair Panio advised that we have two people interested in volunteering for the Commissioner Positions but only one opening. There is a maximum of seven (7) commissioners. The Riondel Commission By-Laws state that the Director and members should look at all applications and make recommendations to the RDCK Board of Directors.

Interested volunteers are requested to submit a letter with information regarding background and experience for review by the Riondel Commission.

7.7 Street Sweeping

The Street Sweeping has begun and workers are cleaning up excess gravel for safe removal. Thanks to Yellowhead Road and Bridge (YRB) for their service.

8 AREA A DIRECTOR'S REPORT

Director Jackman is unable to attend due to travelling.

9 PUBLIC TIME

The Chair called for questions from the public at 7:18 p.m.

- Member of the public was concerned with the golf course moving off the local water system if it will increase the water costs.

Chair Panio added that a portion of overall costs may be drawn off the Riondel Water Services Reserve to compensate for part of the cost and mitigate the impact on local ratepayers.

10 NEXT MEETING

The next meeting is scheduled for May 6, 2025 at 6:30 p.m.

11 ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Riondel Commission meeting be adjourned at 7:25 p.m.

Carried

Approved by

G. Panio, Chair

THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.

Future Riondel Commission Meetings

1. Riondel residents could consider creating Community Forestry, similar to those found in Creston and Harrop. To be addressed at the next Commission Meeting May 6, 2025.
2. That the Riondel Commission request James Linn provide an estimate for the costs of replacing one of the older orchard trees with a new tree.
3. The Riondel Commission will recommend that RDCK staff review the S209 service area.

REGIONAL DISTRICT OF CENTRAL KOOTENAY

AREA C ADVISORY PLANNING AND HERITAGE COMMISSION
OPEN MEETING MINUTES

7:00
Wednesday, April 7, 2025
West Creston Community Hall

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

Join by Video:
https://rdck-bc-ca.zoom.us/j/93717762579?pwd=H4oHPM4zyyO9Y6zl69kZW4RQL7l8P7.1

Join by Phone:
855.703.8985

Meeting Number (access code): 937 1776 2579
Meeting Password: 876995

In-Person Location:
West Creston community Hall
1350 West Creston Road, Creston, BC

COMMISSION MEMBERS

Chair Joan McKenzie	Electoral Area C
Commissioner Roger Chadwick	Electoral Area C
Commissioner Brian Churchill	Electoral Area C
Commissioner Allen McLaren	Electoral Area C
Commissioner Ted Yarema	Electoral Area C

MEMBERS ABSENT

Commissioner Larry Rast	Electoral Area C
Commissioner Lori Kepke	Electoral Area C

STAFF

Shelly Kindred	Meeting Coordinator
Robin Baril	Meeting Coordinator

5 out of 7 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

RDCK Director Vandenberghe called the meeting to order at 7:01p.m.

2. ELECTION OF CHAIR

CALL FOR NOMINATIONS (3 Times)

Director Vandenberghe called for nominations.

Member McKenzie nominated Member McLaren.
Member McLaren declined the nomination.

Member McLaren nominated Member McKenzie.

No further nominations.

Member McKenzie accepted the nomination.

DECLARATION OF ELECTEED CHAIR

Member Joan McKenzie was declared the Area C Advisory Planning and Heritage Commission Chair.

3. COMMENCEMENT OF APHC MEETING

Chair McKenizie assumed the Chair and called the meeting to order.

4. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

5. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the April 8, 2025, Area C Advisory Planning and Heritage Commission meeting, be adopted as circulated.

Carried

6. RECEIPT OF MINUTES

The April 23, 2024, Area C Advisory Planning and Heritage Commission minutes, have been received.

7. STAFF REPORTS- APPLICATIONS

6.1 DEVELOPMENT VARIANCE PERMIT APPLICATION – V2416C: Marcie and Daniel Johnson

The Referral Package dated March 14, 2025, from Sadie Chezenko, Planner, has been received.

- The applicants were in attendance and answered questions from the Commission.
- Planner, Sadie Chezenko provided context on the application and answered questions from the Commission.

Moved and seconded,
AND Resolved:

That the Area C Advisory Planning Commission **SUPPORT** the Development Variance Permit Application to Marcie and Daniel Johnson for the property located at 2505 Goat River South Road, Creston, Electoral Area 'C' and legally described as LOT 16 DISTRICT LOT 491 KOOTENAY DISTRICT PLAN NP1456.

Carried

8. PUBLIC TIME

The Chair will call for questions from the public at 7:52 p.m.

9. NEXT MEETING

The next Area C Advisory Planning and Heritage Commission meeting is scheduled for May 12, 2025 at 7:00 p.m.

10. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Area C Advisory Planning and Heritage Commission meeting be adjourned at 7:54p.m.

Carried

Approved by

_____

Joan McKenzie Chair

REGIONAL DISTRICT OF CENTRAL KOOTENAY

NELSON & DISTRICT RECREATION COMMISSION NO. 5
OPEN MEETING MINUTES

9:00a.m.
April 30, 2025

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

COMMISSION/COMMITTEE MEMBERS

Commissioner K. Page	City of Nelson - Chair
Commissioner K. Tait	City of Nelson
Commissioner J. Morrison	City of Nelson
Commissioner C. Graham	Area E
Commissioner T. Newell	Electoral Area F

STAFF

Stuart Horn	Chief Administrative Officer
Joe Chirico	General Manger – Community Services
Trisha Davison	Regional Manager of Recreation and Client Services
Tia Wayling	Regional Programming Manager
Craig Stanley	Regional Manager of Operations and Asset Management
Alana Jenkins	Meeting Coordinator

5 out of 5 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

Chair Page called the meeting to order at 9:06 a.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the April 30, 2025 Nelson & District Recreation Commission No. 5 meeting, be adopted as circulated with the addition of item 7.1 Calculation of Ice Rental Fees.

Carried

4. RECEIPT OF MINUTES

The February 11, 2025 Nelson & District Recreation Commission No. 5 meeting minutes, have been received.

5. DELEGATE

5.1 David McCulloch, Andy Leathwood, Kyle Mace, Barbara Byrch, and Laura Munoz, from the Nelson Sports Association presented their efforts to support sports in our region to the Commission:

- The Delegates spoke about their Subcommittee with representatives from over 30 sports and recreation organizations, and the 22 responses to their survey on sport and recreational facility needs.
- Based on the survey feedback, a letter with 30 signatories was sent to the City of Nelson and Rec 5 Commission requesting all land in the current rec campus be reserved for recreation purposes.
- The commission asked questions of staff regarding facility rental costs and the options available for adjusting the subsidy policy and offered suggestions of collaboration possibilities to the Delegates.

RECESS/ RECONVENE The meeting recessed at 9:59 a.m. for a break and reconvened at 10:10 a.m.

6. STAFF REPORTS

6.1 Nelson & District Programming Update

The Commission Report dated April 30, 2025 from Tia Wayling, Regional Programming Manager, re: Nelson & District Community Complex Programming, has been received.

Tia Wayling answered questions from the Commission about what was included in the data reported.

6.2 S226 Recreation Facility - Nelson & Areas F & Defined E Service Withdrawal and Taxation Area E

The Commission Report dated April 30, 2025 from Joe Chirico, General Manager of Community Services, re: S226 Recreation Facility - Nelson & Areas F & Defined E Service Withdrawal and Taxation Area E, has been received.

Joe Chirico and Stuart Horn, Chief Administrative Officer answered questions from the Commission regarding the report.

7. OLD BUSINESS

7.1 Calculations of Ice Rental Fees – The Commission requested clarification regarding the formula used to calculate costs. Joe Chirico reviewed the methodology used to determine ice costs.

7.2 Previous Meeting Action Item List

The Commission and Staff to review the previous meetings action item list. The Action Items list has been received.

8. PUBLIC TIME

The Chair called for questions from the public at 11:34 a.m.

- Question received regarding if it's possible to change the way resident recreation taxes are applied to ensure they are applied equally instead of based on where a resident resides within the RDCK. The Commission clarified that RDCK cannot tax residents, it must go through Cities/Areas and requires the consent of the residents.

9. NEXT MEETING

The next Nelson & District Recreation Commission No. 5 meeting is to be determined.

10. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Nelson & District Recreation Commission No. 5 meeting be adjourned at 11:49 am.

Carried

Approved by

_____

K. Page, Chair

Regional District of Central Kootenay
CRESTON VALLEY SERVICES COMMITTEE
Open Meeting Minutes

Thursday, May 1, 2025
9:00 am PDT
Creston and District Complex – Erickson Room
312 19 Avenue North, Creston, BC

COMMITTEE MEMBERS PRESENT

Director A. DeBoon	Town of Creston
Director G. Jackman	Electoral Area A
Director R. Tierney	Electoral Area B
Director K. Vandenberghe	Electoral Area C

STAFF PRESENT

S. Horn	Chief Administrative Officer
J. Chirico	General Manager of Community Services
T. Davison	Regional Manager – Recreation and Client Services
C. Stanley	Manager of Recreation – Creston and District Community Complex
S. Sudan	General Manager of Development and Community Sustainability
T. Wayling	Programming Supervisor/Community Development – Creston
P. Marshall-Smith	Sustainability & Resilience Supervisor
N. Wight	Planner Manager
R. Gaba	Planner
R. Baril	Meeting Coordinator

CRESTON STAFF PRESENT

M. Moore	Creston Chief Administrative Officer
D. Dumas	Creston Town Counselor
J. Riel	Creston Fire Chief

GUEST DIRECTOR

Director A. Watson	RDCK Board Chair/Electoral Area D

1. ZOOM REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Meeting Time:
9:00 PDT

Join by Video:
https://rdck-bc-ca.zoom.us/j/92632670829?pwd=VkcPYOv0WnMTDNowScaJt12nFYz8zN.1

Join by Phone:
+1 778 907 2071 Canada

*6 to unmute or mute
*9 to raise or lower your hand

Meeting ID: 926 3267 0829
Meeting Password: 430277

In-Person Location: 312 19 Avenue North, Creston, BC

2. CALL TO ORDER

Chair DeBoon called the meeting to order at 9:00 a.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF AGENDA

Moved and seconded,
And resolved:

The agenda for the May 1, 2025 Creston Valley Services Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The April 3, 2025 Creston Valley Services Committee minutes, have been received.

ORDER OF THE AGENDA CHANGED

The Order of Business was changed due to miscommunication with the delegation, Fields Forward Society, with Item 7.1 Staff Reports considered at this time.

7. STAFF REPORTS

7.1 FOR INFORMATION: CRESTON VALLEY FIRE QUARTER 1 REPORT

Jared Riel, Creston Fire Chief, presented the First Quarter Operation Report. Staffing levels for quarter one, overall strength is 77 percent. Yesterday, there was a grass fire just off Nicks Island Road. This fire has been contained, with a good response from fire services. Hydro poles, and fence sustained damage. Highway 3 was closed for a couple hours.

Creston Valley Fire Service Master Plan first draft will be available June 2025. Once the Master Plan has been finalized Chief Riel will present to the Committee.

Chief Riel answered the Committee's questions.

7.2 FOR INFORMATION: CRESTON & DISTRICT COMMUNITY COMPLEX

Tia Wayling, Regional Programming Manager, gave an overview on the Quarterly Programming Update for Creston and District Community Complex. An increase in general admission has been recorded over this quarter compared to last year. Public skate and Glow Skate have been well attended. Two new group instructors have been hired to fill in gaps for group activities.

Tia answered the Committee's questions.

7.3 FOR INFORMATION: SUB REGIONAL BOARD QUARTERLY REPORT

Staff has now separated sub-regional items for Areas A, B, and C from the Board Quarterly Report for the Committee to review.

Noted: The lease agreement with the Creston Valley Public Library has been completed.

8. NEW BUSINESS

8.1 DISCUSSION ITEM: KEEPING THE LIGHTS ON CAMPAIGN

Brenda Brucker, Secretary for the Creston Community Auditorium Society clarified information regarding the "Keeping the Lights On campaign" the Auditorium Society is running. The Auditorium Society has a goal of raising $118,000 to upgrade the lighting system in the Auditorium, they have raised $90,000 towards this campaign.

The Auditorium Society is having issues receiving grant money because they are the third party using the Auditorium. Also to note: the School District would own the new lighting system asset.

The Committee has requested that the Auditorium Society provide their financial records and a breakdown of the budget for the campaign.

Direction to Staff: that staff would enter a conversation with School District No. 8 regarding their policy or contribution model for the Auditorium Society and to provide their Capital Asset Management Plan for the Auditorium.

Direction to Staff: that staff confirm the "Keeping the Lights on Campaign" can be considered for the Community Works Fund or other funding sources.

Brenda answered the Committee's questions.

9. OLD BUSINESS

9.1 DISCUSSION ITEM: SUB-REGIONAL OFFICAL COMMUNITY PLAN

Director Vandenberghe requested a sub-regional conversation re: updating the Official Community Plan (OCP) to streamline and simplify the Area OCP's. Uniformity is needed that will meet the *Local Government Act* and are aligned with the *Community Charter*.

This item will be added to the June CVSC agenda to allow the Committee to review specifics within each area OCP.

9.2 ACTION ITEM LIST

#1 –The Committee would ask that financial information was consistently provided in August so that the time can be taken for releasing grants, and to firmly establish service contracts with organizations.

#3 – Requesting business case/feasibility study from organizations applying for funding.

#4 - Continue conversation re: Kootenay River Secondary School auditorium contribution agreement. This item was discussed earlier in the agenda under Item 8.1.

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 10:45 a.m.

Canada Day recommendations were brought forward from the Festival Committee. This item will be added to the June CVSC meeting.

ORDER OF AGENDA Item 6.1 Delegation: Fields Forward Society was considered at this time.
RESUMED

6. DELEGATE

6.1 DELEGATION: FIELDS FORWARD SOCIETY

The Fields Forward Society was unavailable to present due to miscommunication. The delegation will be moved to the June 5, 2025 CVSC meeting.

11. CLOSED

11.1 Meeting Closed to the Public

Moved and seconded,
And resolved:

In the opinion of the Board - and, in accordance with Section 90 of the Community Charter – the public interest so requires that persons other than DIRECTORS, ALTERNTAE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting;

AND FURTHER, in accordance with Section 90 of the Community Charter, the meeting is to be closed on the basis(es) identified in the following Subsections:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

Carried

11.2 Recess of Open Meeting

Moved and seconded,
And resolved:

The Open meeting be recessed at 10:48 a.m. in order to conduct the Closed meeting.

Carried

12. NEXT MEETING

The next Creston Valley Services Committee meeting is scheduled for June 5, 2025.

13. ADJOURNMENT

Moved and seconded,
And resolved:

The Creston Valley Services Committee meeting be adjourned at 12:38 p.m.

Carried

Digitally Approved by

_____
Arnold DeBoon, Chair

619 Cliff Avenue
P. O. Box 400
Enderby, B. C. V0E 1V0

The Corporation of the City of Enderby
Where the Shuswap Meets the Okanagan

Tel: (250) 838-7230
Fax: (250) 838-6007
Website: www.cityofenderby.com

April 23, 2025

MLA David Williams
Room 201 - Parliament Buildings
Victoria, BC V8V 1X4

Re: Bill 7 – 2025: Economic Stabilization (Tariff Response) Act

Dear Mr. Williams:

Council has resolved to express its concerns regarding *Bill 7 – 2025 Economic Stabilization (Tariff Response) Act*.

Council for the City of Enderby recognizes that the economic challenge posed by tariffs requires an effective government response. However, that response must flow from our shared commitment to transparency, accountability, and public participation.

Council respectfully requests that the Government of British Columbia makes the following changes to *Bill 7 – 2025 Economic Stabilization (Tariff Response) Act*, before it becomes law:

1. Modify Part 2 [Procurement Directives] of the Act to ensure that there is adequate provision for oversight, accountability, and performance measurement in government purchasing programs and policies under this part;

2. Define the intent, scope and limits of Part 3 [Tolls, Fees and Charges] of the Act and include a requirement for regular and ongoing consultation with British Columbian citizens, including indigenous persons, and businesses to understand and adapt to the consequences of measures taken under this part; and

3. Add a requirement to Part 5 [General Provisions] of the Act requiring regular public reporting of regulations made under the Act, including the objectives, performance measures, and impacts of those regulations upon British Columbian citizens, including indigenous persons, and businesses.

Moreover, we urge the Government of British Columbia to:

4. Commit to not reintroducing Part 4 [Lieutenant Governor in Council's Response Powers] of the Act whatsoever, including as a separate enactment.

When the intentions of a law enacted by the Legislative Assembly are not clearly expressed, regulations risk defining the law rather than following from the law. In this time of crisis, we urge the Government of British Columbia to legislate in a manner that upholds the rule of law, not the rule of regulation.

Thank you for your attention to this important matter.

Sincerely,



Huck Galbraith
Mayor

Cc: Local Governments of BC
British Columbia New Democratic Party
Conservative Party of BC
Green Party of British Columbia

Telkwa

Village of Telkwa, PO Box 220, Telkwa, BC V0J 2X0
(250) 846-5212 • info@telkwa.ca • www.telkwa.ca
WHERE RIVERS MEET AND FRIENDS GATHER

April 29, 2025

The Honourable David Eby
Premier of the Province of British Columbia
PO Box 9041, STN PROV GOVT
Victoria, BC V8W 9E2
Premier@gov.bc.ca

Dear Premier:

Council is writing on behalf of the Village of Telkwa to formally call for a comprehensive reset of Pacific Northern Gas (PNG) and an audit of the organization's operations and expenditures. The proposed increases in natural gas delivery rates, which are anticipated to take effect on May 1, 2025, have raised significant concerns among our residents, particularly families, seniors, and youth who are already facing economic hardships.

The current trajectory of PNG's rate increases will force households to make difficult choices between heating their homes and buying food during the coldest parts of the year. As such, the Village of Telkwa opposes any and all increases to PNG rates. We are particularly concerned about the projected $200 million expenditure on the new pipeline, which has not demonstrated sufficient accountability or transparency. It is imperative that PNG be held accountable for its past decisions and operational practices that have led to this situation, including the lack of foresight that failed to ensure that forestry and other industries benefited from the new infrastructure.

Furthermore, while PNG asserts that these rate changes are necessary for the continued safety and reliability of its natural gas system, we believe that a public review of their expenditures is warranted. The purpose of the carbon tax should not be overlooked, as it adds another layer of concern regarding the recommendations put forth by PNG.

We urge the British Columbia Utilities Commission (BCUC) to conduct a thorough and transparent audit of PNG's financial practices and decision-making processes. It is essential to ensure that no further financial burdens are placed on our residents and that the well being of our communities is prioritized.

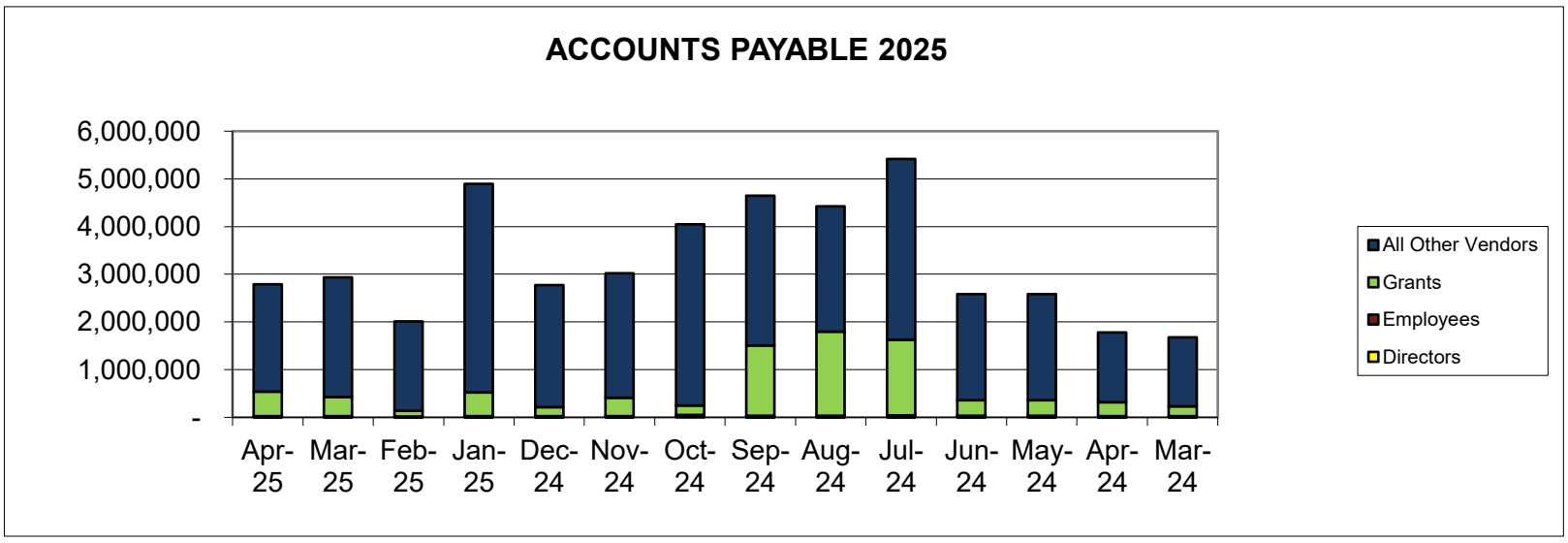
Village of Telkwa, PO Box 220, Telkwa, BC V0J 2X0
(250) 846-5212 • info@telkwa.ca • www.telkwa.ca
WHERE RIVERS MEET AND FRIENDS GATHER

We appreciate your attention to this urgent matter and look forward to your prompt action in addressing our concerns.

Mayor Leroy Dekens
Councillor Annette Morgan
Councillor Simon Schatt
Councillor Cathy Frenette
Councillor Lee Ewald

cc: BC Utilities Commission
Municipalities and Regional Districts of BC
Sharon Hartwell, MLA for Bulkley-Stikine
Adrian Dix, Minister of Energy and Climate Solutions
Brittny Anderson, Minister of State for Local Governments and Rural Communities

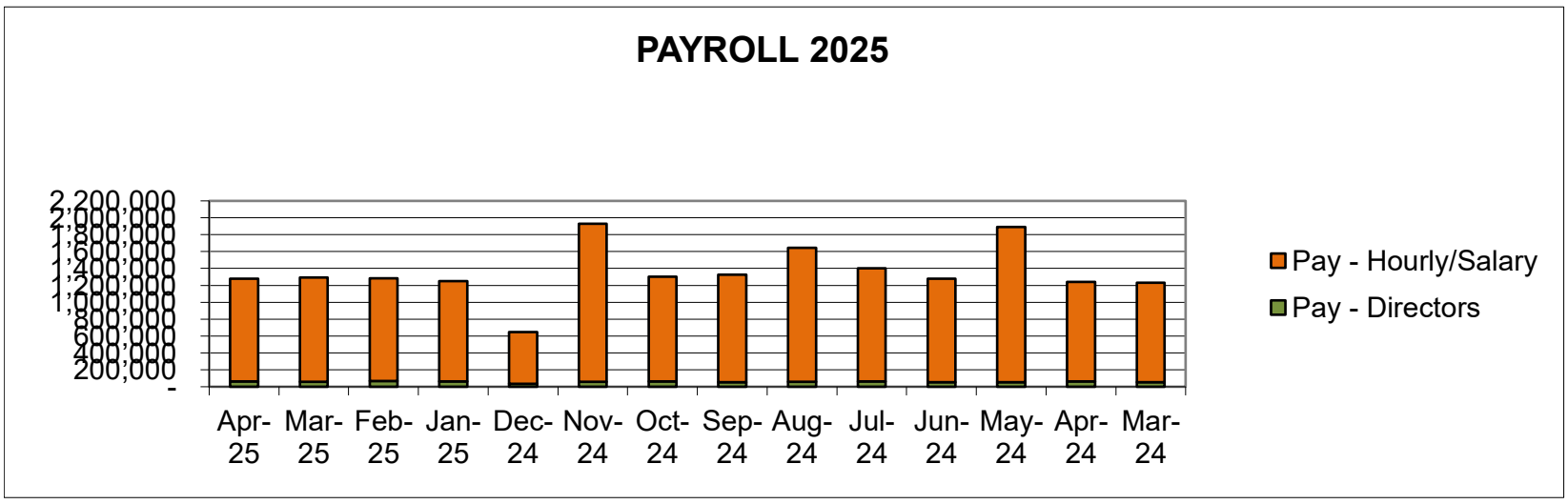
Financial Expenditure Report for April 2025



	Number of Payments	Value	% of Total
	1,117	$2,788,008	
Top 80% of payments by value	130	2,231,929	80%
Remaining 20% of payments by value	987	556,079	20%
	Total	**$2,788,008**	**100%**

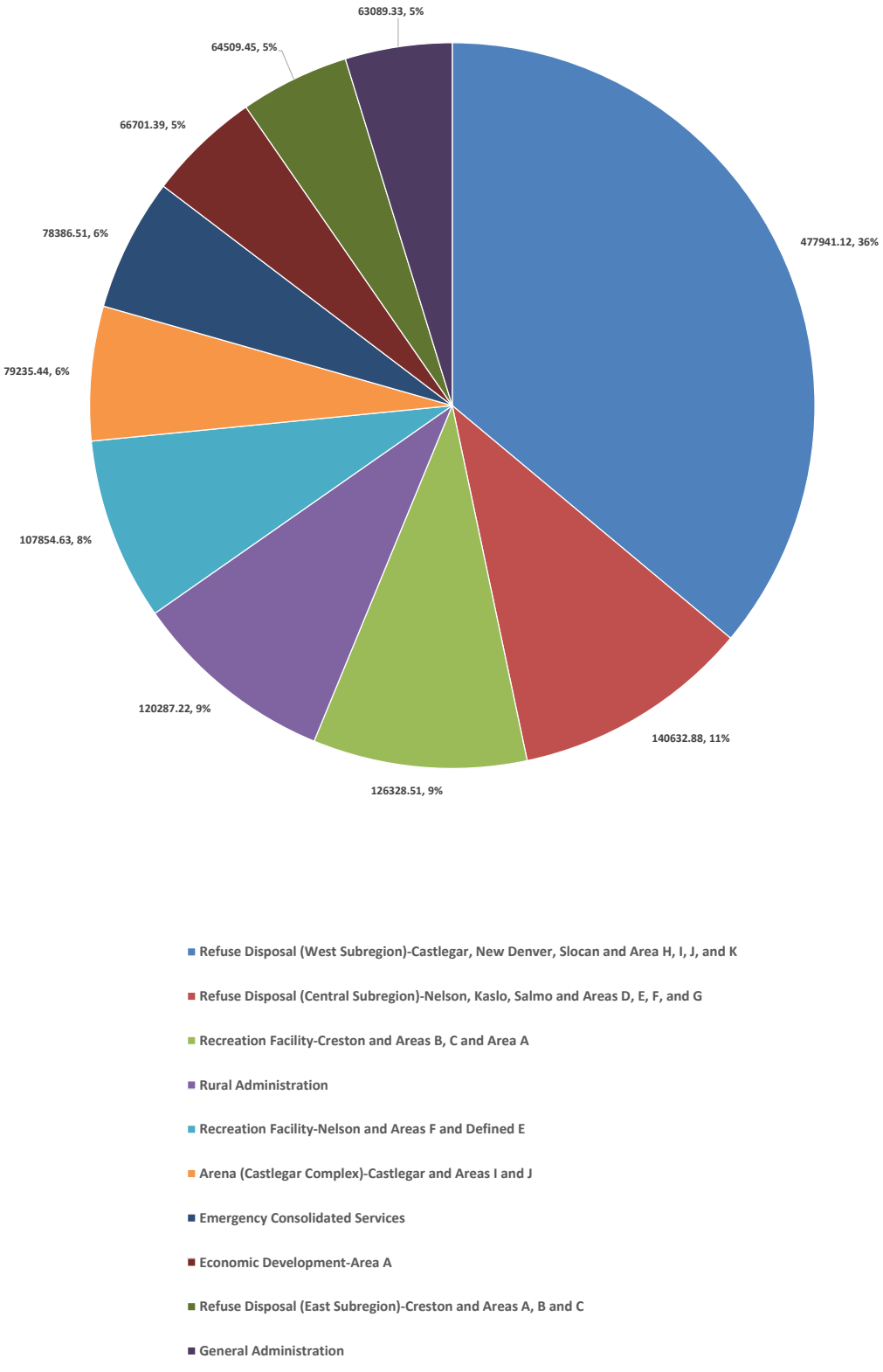
	Number of Payments	Value	% of Total
	1,117	$2,788,008	
Payments to Directors	33	6,816	0.2%
Payments to Employees	99	15,586	0.6%
	Subtotal	**22,402**	**0.8%**
Discretionary and Community Development Grants	24	519,639	18.6%
Other Vendors	961	2,245,967	80.6%
	Subtotal	**2,765,606**	**99.2%**
	Total	**$2,788,008**	**100%**

Payment Method	**Direct Deposit**	**% of Total**	**Cheques**	**% of Total**
	1020	91%	97	9%

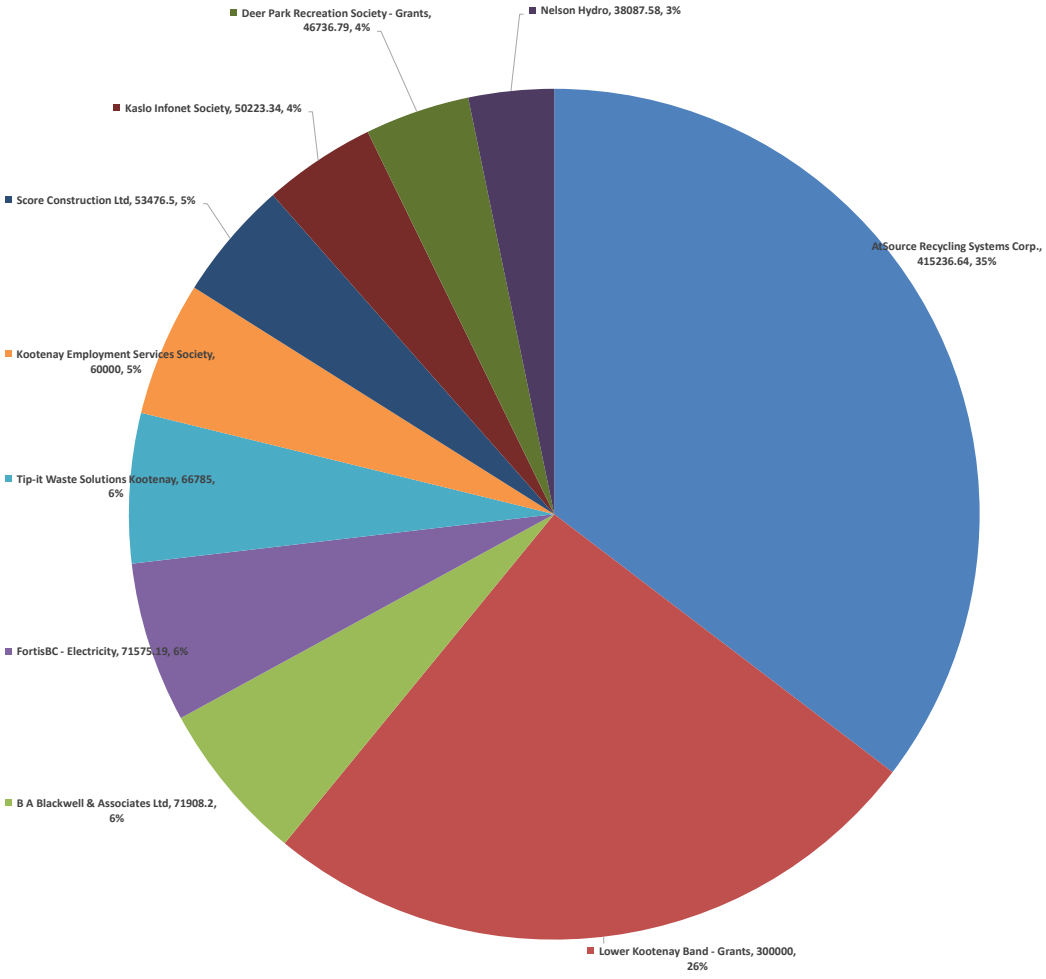


	Number of Payments	Value	% of Total
		$1,279,737	100%
Directors		64,690	5.1%
Hourly/Salary		1,215,048	94.9%

Top 10 Services by Amount Spent



Top 10 Vendors by Value



Accounts Payable Top 80% of Payments for April 2025

Top 80% of payments by value	Number of Payments		Value
	130	$	2,231,929
Akokli Construction LTD.	2	$	12,967.50
Alcos, Carlo DBA: Carlo Alcos Videography	1	$	5,223.75
Aquam Inc	1	$	5,356.77
Arrow Lakes Aggregates	2	$	35,889.64
Arrow Professional Landscaping	1	$	29,557.50
Arrow Slocan Lakes Community Service	1	$	10,260.00
Associated Engineering	3	$	32,606.45
AtSource Recycling Systems Corp.	4	$	415,236.64
B A Blackwell & Associates Ltd	1	$	71,908.20
Balfour/Harrop Fire Department Social Committee	1	$	8,000.00
Barr Plastics Inc.	1	$	20,757.12
BDO Canada LLP	1	$	34,828.50
Bibby-Fox, Garry dba Radon Protect Nelson	1	$	8,539.24
Blewett Volunteer Fire Department Social Club	1	$	5,000.00
Brandt Creston 82000-54379	1	$	6,349.12
Brenton Industries Ltd	1	$	23,982.00
Brogan Fire & Safety	1	$	7,350.00
Brown, Jessica DBA: Kodiak Customs	1	$	6,394.50
BWS Enterprise Ltd	1	$	11,239.14
Castlegar & District Chamber of Commerce	1	$	15,000.00
CBT Property Corporation	1	$	22,500.00
Central Kootenay Invasive Species Society	1	$	12,584.00
CJ Industries Inc.	1	$	12,132.72
Cleartech Industries Inc	1	$	7,552.98
Columbia Basin Broadband Corporation	1	$	5,000.80
Comfort Welding Ltd	1	$	4,161.27
Creston Electric Inc.	1	$	6,841.77
Creston, Town Of	1	$	7,083.34
Deer Park Recreation Society	1	$	46,736.79
Elk Root Conservation Farm Society (BC#A0072993)	1	$	15,092.00
Emco Corporation	1	$	4,054.97
Evoke Buildings Engineering Inc.	1	$	4,582.12
FortisBC - Electricity	7	$	71,575.19
Fortisbc - Natural Gas	2	$	30,626.72
Frozen Solutions Inc. dba Frozen Refrigeration	1	$	33,958.05
Geographic Technologies Group Inc.	1	$	28,875.00
GFL Environmental Inc.	4	$	34,133.11
Heritage Roofing & Sheet Metal Ltd.	1	$	10,210.20
HinterLand Surveying & Geomatics Inc	1	$	5,707.25
Hywood Truck & Equipment Ltd	1	$	3,916.25
I.T. Blueprint Solutions Consulting Inc.	1	$	12,069.12
ICONIX Waterworks Ltd Partnership	1	$	6,663.62
Kaslo Infonet Society	1	$	50,223.34
Klines Motors Ltd.	1	$	6,546.75
KM Kootenay Motors a Division of Bills Motors-In Ltd.	1	$	4,492.64
Kootenay Employment Services Society	2	$	60,000.00
Kootenay Swiftwater Specialists	1	$	8,969.08
Koots Konstruction	2	$	25,662.00
LCL Enterprises	1	$	3,877.55
Lesperance Mendes	2	$	21,320.32
Licker Geospatial Consulting Ltd.	1	$	10,097.11
Little h Design Works	1	$	6,450.68
Living Lakes Canada	1	$	9,600.00
Lower Kootenay Band	1	$	300,000.00
Masse Enviromental Consultants Ltd.	3	$	25,405.71
Metercor Inc.	1	$	6,612.00
Minister of Finance	1	$	7,933.55
Moe Nadeau Consulting	1	$	4,648.89
Morrow Bioscience Ltd	1	$	13,763.40
Nakusp Public Library Association	1	$	4,950.00
Nelson Building Centre Ltd	2	$	21,576.50
Nelson Hydro	1	$	38,087.58
Nelson Leafs Hockey Society	1	$	5,653.20
Nelson Public Library	1	$	18,000.00
Nelson Tiny Houses	2	$	10,559.47
Nelson, City Of	1	$	15,765.10
North Shore Fire Social Club	1	$	6,500.00
North Slocan Trails Society	1	$	6,300.00
Okanagan Nation Alliances	1	$	14,797.60

Top 80% of payments by value	Number of Payments		Value
	130	$	2,231,929
Passmore Firehall Social Club	1	$	6,000.00
Polar Engineering Ltd.	1	$	9,286.20
RC Strategies Inc.	2	$	10,751.77
Rescue Canada Resource Group Inc	1	$	4,536.66
Riteway Holdings Ltd. dba Tremlock Properties Ltd	2	$	15,587.38
Riverside Farm	1	$	8,180.98
Rocky Mountain Agencies	3	$	13,676.64
Rocky Mountain Phoenix	2	$	12,391.96
Salmo & District Golf Club	2	$	10,000.00
Score Construction Ltd	1	$	53,476.50
SFJ Inc.	1	$	4,994.85
Speedpro Signs	1	$	3,896.37
Sperling Hansen Associates Inc	1	$	4,024.61
SRK Consulting (Canada) Inc.	1	$	5,540.08
Stand Architecture Inc.	2	$	11,950.33
Stanley Humphries Secondary School	1	$	5,400.00
Sullivan Stone Company Ltd	1	$	23,100.00
Sundry Vendor	1	$	5,772.50
Telus Communications Inc	1	$	5,955.77
Telus Mobility	2	$	20,517.88
Tetra Tech Canada Inc.	1	$	7,261.80
Tip-it Waste Solutions Kootenay	1	$	66,785.00
Trails for Creston Valley Society	1	$	10,800.00
Trainor Mechanical Contractors Ltd	1	$	6,324.54
W.H. Excavating	1	$	4,017.85
WFR Wholesale Fire & Rescue Ltd	1	$	4,356.35
Wildsight - Creston	1	$	11,573.60
Ymir Volunteer Fire Social Fund	1	$	4,000.00
Z-KO Construction Ltd.	1	$	21,473.37

Accounts Payable Bottom 20% of Payments for April 2025

Remaining 20% of payments by value	Number of Payments		Value
	987	$	556,079
1332920 BC Ltd. DBA: Yahk General Store	1	$	487.48
1400142 BC Ltd.	2	$	2,743.47
Accent Carpet Care	1	$	3,694.74
ACE Courier Services	3	$	346.85
Acklands-Grainger Inc	6	$	2,089.88
Activity Base	1	$	100.80
Air Liquide Canada Inc	12	$	1,663.35
Akokli Construction LTD.	1	$	976.50
Alberta Fire Chiefs Association	2	$	882.95
Alfab Manufacturing Ltd	1	$	56.00
Amistoso, Ira	1	$	75.00
Anderson, Georgina Lynn	2	$	335.00
Andex Equipment Rentals	5	$	4,379.67
Andrew Sheret Ltd	8	$	2,431.97
Archibald, Katherine	1	$	75.00
Arcright Plumbing & Heating	1	$	2,525.60
Arena Resources Corp.	1	$	207.91
Arrow Mountain Carwash & Mini Storage Ltd	1	$	3,150.00
Associated Fire Safety Equipment	3	$	6,873.68
Atomic Crayon	1	$	750.75
Avramzon, Naama	1	$	301.55
B&L Security Patrol (1981) Ltd	1	$	1,771.35
Backburn Mechanical Ltd.	4	$	11,319.84
Bailey, Ann	1	$	75.00
Bancroft, Michael	1	$	171.36
Barden-Shanks, Maya	1	$	97.00
Bart, Aiden	1	$	105.00
BC Federation of Labour	1	$	488.25
Bc Fire Training Officers Association	1	$	1,350.00
BC Hydro & Power Authority	3	$	2,408.74
BDO Canada LLP	1	$	3,370.50
Beauvais, Jesse	1	$	100.00
Beaver´s Septic Tank Cleaning Service	1	$	1,575.00
Beerens, Kurt	1	$	75.00
Bellmont, Rhett	1	$	25.00
Benko, Kelly	1	$	50.00
Bernhardt, Hope	1	$	75.00
Bi Purewater	1	$	523.04
Bill´s Heavy Duty Enterprises (2004) Ltd.	1	$	2,122.89
Black Press Group Ltd	5	$	3,604.94
Bloomfield, Cory	1	$	19.95
Bodley, Peter	1	$	75.00
Bogle, Brian Douglas	1	$	71.19
Boswell, Dorian DBA: DBoz Consulting	1	$	2,231.25
Boughton Law Corporation	1	$	560.00
Bowick Electric	1	$	1,258.26
Breath Love Enterprises Ltd. O/A Mountain Valley Station	1	$	246.02
Brenton Industries Ltd	1	$	3,780.00
Brogan Fire & Safety	1	$	945.00
Brown, Larry	1	$	209.99
Buckler, Brandon LJ	1	$	75.00
Building Officials´ Association Of Bc	7	$	6,089.16
Bumstead, Brian	1	$	75.00
C.A. Fischer Lumber Co. Ltd.	8	$	644.60
Canadian Centre for Occupational Health and Safety	3	$	59.85
Canadian Linen & Uniform	2	$	212.72
CanGas Propane Inc.	2	$	3,143.52
Canoe - Eecol Electric	3	$	567.00
Canoe - Kal Tire Vernon	2	$	2,268.30
Case Grypma Mechanical LTD	3	$	2,230.47
Castlegar Home Hardware	1	$	388.17
Castlegar, City Of	5	$	4,351.34
CDW Canada Corp	1	$	557.23

Remaining 20% of payments by value	Number of Payments		Value
	987	$	556,079
Cintas Canada Ltd Location 889	1	$	232.38
Clark, Gerald	1	$	75.00
Clarke, Angela	1	$	75.00
Cleartech Industries Inc	1	$	1,665.30
Cloverdale Paint Inc	1	$	2,182.34
Code Blue Appliance Repair	1	$	263.18
Columbia Wireless Inc	6	$	505.40
Comfort Welding Ltd	6	$	553.26
Connect Hearing	1	$	375.38
Cowan´s Office Supplies	12	$	2,312.50
Cranbrook Pest Control	1	$	1,265.25
Crawford Bay Store	6	$	423.13
Crawford Truck & Equipment	1	$	1,085.13
Crescent Valley Community Hall Society	1	$	2,100.00
Creston Card & Stationery	10	$	376.47
Creston Valley Tourism Society	1	$	682.50
Creston, Town Of	1	$	832.74
Cunningham, Hans	3	$	139.10
Cupe Local 2262	2	$	5,516.78
Cupe Local 748	2	$	1,656.19
Dave´s Plumbing Ltd	3	$	8,989.77
Davidson, Gregory	1	$	840.00
Davison, Trisha	1	$	374.40
DB Perks & Associates Ltd	2	$	3,982.69
Deer Park & Area Communication Society	1	$	1,305.00
Derco, Jonathan	1	$	125.28
DHC Communications Inc	1	$	748.36
Doug´s Disposal Service	2	$	349.34
Dr Drywall Ltd.	1	$	719.25
Draper, Destini	1	$	230.40
Drevfjall, John	1	$	75.00
Dumas, Denise	1	$	182.19
Duncan, Raymond J	1	$	75.00
Durning, Stuart	1	$	129.60
Dye, Cindy	1	$	769.64
East Shore Internet Society	2	$	129.92
East Shore Trail and Bike Association	1	$	1,042.55
Eichenauer, Cedra	1	$	75.00
Entandem	1	$	700.71
Esler, Christina	1	$	75.00
Esri Canada Ltd	1	$	1,075.20
Expresslane Deliveries	1	$	368.51
Fauquier Community Club	1	$	162.50
Federated Co-Operatives Ltd	6	$	3,085.74
Fergie, Barbara	1	$	75.00
Fire Chiefs´ Association Of Bc	2	$	1,661.50
Focus Right Contracting	1	$	1,890.00
FortisBC - Electricity	48	$	28,121.15
Fortisbc - Natural Gas	4	$	551.05
Foster, Noah	1	$	89.28
Four Star Communications Inc	1	$	125.74
Fraser Valley Building Supplies Inc.	5	$	953.20
Frozen Solutions Inc. dba Frozen Refrigeration	1	$	518.07
Garrigan, Patrick	1	$	75.00
Geirer, Florian DBA: Sea2Cloud	1	$	656.25
Gelsinger, Tracy	1	$	75.00
George´s Excavating Ltd	1	$	945.00
Gerrard, Kelly	1	$	75.00
GFL Environmental Inc.	9	$	6,141.84
Gilbert Parts Depot	7	$	2,199.46
Glade Community Hall	1	$	250.00
Gray Creek Store	2	$	87.24
Gray´s Contracting	2	$	6,652.29
Green Shield Health Inc.	1	$	1,154.79
Greene, Gregory	1	$	75.00
Guille, Pam	1	$	1,470.00
Guillevin International Inc	2	$	1,039.52
Habljak, Julia	1	$	75.00

Remaining 20% of payments by value	Number of Payments		Value
	987	$	556,079
Hall Printing	8	$	1,863.43
Hamilton, Alayne	1	$	75.00
Hanegraaf, Henny (Henrica)	4	$	1,285.47
Heritage Roofing & Sheet Metal Ltd.	1	$	1,937.25
Hewat, Suzan	4	$	3,102.28
Hewgill, Mathew	1	$	125.00
Hicks, Ronald	1	$	25.00
Hills, Erika	1	$	75.00
Hillside Auto Centre	1	$	2,972.68
Hipperson Hardware	1	$	9.50
Hitchon, William DBA: 5th Gear	1	$	2,600.00
HomePlus Products	1	$	386.18
Hootsuite Inc.	1	$	3,146.50
Hopkyns, John (Chris)	1	$	75.00
Hornby, Clayton	1	$	132.29
Horvath, Jonas R	1	$	441.46
Hufty´s Leasing Ltd	1	$	547.66
Hume Hotel	1	$	322.00
Hywood Truck & Equipment Ltd	6	$	7,403.54
Industrial Alliance Insurance and Financial Services Inc.	1	$	1,080.00
Infosat Communications	1	$	228.50
Inland Allcare	9	$	3,284.28
Inland Kenworth (Castlegar)	2	$	1,061.73
Insight Canada Inc.	2	$	1,818.29
Insurance Corporation of BC	1	$	364.00
Interior Health Authority - Environmental Health	1	$	147.00
Iron Mountain	1	$	28.30
IronTek Land Developments Ltd.	1	$	3,788.23
ISL Engineering And Land Services Ltd	1	$	3,745.18
Jackman, Garry	3	$	572.02
Jakubow Enterprises Ltd o/a Canadian Tire Castlegar (492)	21	$	1,657.23
Jennifer Wickwire	1	$	525.00
Johnston, Richard	1	$	104.99
Jorgenson, Karin	1	$	75.00
Justice Institute Of Bc	3	$	2,120.71
Kaslo Building Maintenance	1	$	630.00
Kaslo Community Acupuncture Society	1	$	1,165.50
Kaslo Front Street Market	1	$	188.93
Kaslo Home Hardware	2	$	117.41
Kaslo Infonet Society	2	$	245.00
Kaslo Pump	1	$	62.44
Kaslo, Village Of	2	$	810.84
Kathy Gordon´s Cleaning Services	6	$	843.00
Kel Print	1	$	54.17
Kelly´s Maintenance and Services	1	$	3,062.48
Kemlee Equipment Ltd	2	$	4,220.12
Kennlyn Enterprises	2	$	795.10
Kilburn, Jackie	1	$	1,960.00
Killen, Isabel	1	$	75.00
Kinch, Veronica	1	$	1,145.16
KM Kootenay Motors a Division of Bills Motors-In Ltd.	1	$	1,356.19
Kokanee Chalets	1	$	950.00
Kokanee Fire & Safety Ltd.	3	$	1,964.07
Kokanee Ford Sales Ltd.	2	$	643.49
Kootenay Carshare Cooperative	1	$	39.20
Kootenay Glass & Mirror Ltd	1	$	1,876.17
Kootenay Industrial Supply Ltd	11	$	1,725.29
Kootenay Swiftwater Specialists	1	$	152.25
Kootenay Valley Water & Spas	2	$	53.70
Koots Konstruction	16	$	7,969.50
Lakeland Fire & Safety	1	$	2,233.20
LCL Enterprises	2	$	2,107.56
Levine Electric Ltd.	1	$	54.73
LexisNexis Canada Inc.	1	$	1,214.85
Liberty Tire Recycling Canada Ltd. DBA: Western Rubber Pr	1	$	1,512.00
Lidstone & Company	1	$	861.28
Lifesaving Society (Burnaby)	1	$	42.00
Linn, James	1	$	420.00

Remaining 20% of payments by value	Number of Payments		Value
	987	$	556,079
Little h Design Works	2	$	472.51
Lockwood, Diana LD	2	$	120.58
Lo-Cost Propane	2	$	1,891.96
Lordco Parts Ltd	16	$	2,059.54
Lunn, Jessica	1	$	108.00
Magaw, Donna	1	$	75.00
Maglio, Benjamin	1	$	75.00
Maher, Phill	1	$	1,377.63
Main Jet Motorsports Inc	4	$	3,837.21
Malekow, Pamela	3	$	240.60
Marschdorf, Sydney	1	$	72.00
Marshall, Jay T	1	$	1,453.66
Martech Electrical Systems Ltd	1	$	568.64
Martech Motor Winding Ltd	6	$	6,648.72
Marth, Colin	1	$	154.50
Masse Enviromental Consultants Ltd.	6	$	11,850.46
Mathes, Loren	1	$	75.00
Matthews, Audrey	1	$	75.00
Mayday Electric Ltd	3	$	6,318.69
McClelland, Annette	1	$	75.00
McCrea, Steve	1	$	122.84
McDougall, Walter	1	$	141.74
McFaddin, Maria June	2	$	139.36
McLaren-Caux, Aiden(Kenneth)	1	$	210.96
McMaster, Brice	1	$	75.00
Mediquest Technologies Inc	1	$	844.20
Menzies, Taylor	2	$	438.96
Metercor Inc.	1	$	424.61
Michaud, Shawn T	1	$	75.00
Mid Town Motors	2	$	239.58
Mills Office Productivity	1	$	9.10
Minister of Finance	1	$	34.53
Minister Of Finance - Product Distribution Centre	11	$	2,568.11
Ministry of Finance	1	$	293.00
Mitchell Supply Ltd	5	$	220.15
Morrison, Erin	2	$	275.00
Mountain Transport Institute ltd	1	$	1,750.00
Nakusp Senior Citizens Association	1	$	145.00
Nanaimo, City of	21	$	6,904.80
Napa Auto Parts (Nelson)	3	$	190.17
Navigata Communications Ltd. dba ThinkTel	1	$	18.29
Nelson Building Centre Ltd	25	$	4,062.16
Nelson Farmers Supply Ltd	13	$	2,425.67
Nelson Hydro	16	$	14,123.19
Nelson Medical Clinic Inc	1	$	125.00
Nelson Nordic Ski Club	1	$	974.70
Nelson Toyota	2	$	144.44
Nelson, Calvin	1	$	75.00
Nelson, City Of	4	$	6,747.33
New Denver, Village Of	1	$	231.00
Newcomen, Jennifer	2	$	225.00
Newell, Thomas	5	$	101.10
North Shore Water Utility Nelson Ltd.	1	$	462.00
Northtown Rental & Sales	3	$	1,069.44
Okanagan Office Systems	14	$	8,544.67
Oliver Volunteer Fire Rescue Society	1	$	750.00
One time Electrical	1	$	2,505.83
Orkin Canada Corporation	2	$	416.60
Oso Negro	1	$	92.75
Oversby, Brent	1	$	124.36
Pace Consulting	1	$	962.49
Panio, Gerald	2	$	578.57
Panko, Bridget	1	$	210.00
Passmore Laboratory Ltd	5	$	988.00
Passmore Public Hall Association	1	$	225.00
Pennywise	1	$	443.78
Pipe, Nicolai	1	$	75.00
PIVA Mechanical Ind Ltd	2	$	1,155.00

Remaining 20% of payments by value	Number of Payments		Value
	987	$	556,079
Plaumann, Klaus	1	$	52.96
Plumb Local Plumbing & Construction LTD	1	$	113.03
Polar Engineering Ltd.	1	$	3,294.90
Popoff, Walter A	2	$	89.28
Posgate, Evelyn	1	$	75.00
Prestige Lakeside Resort	4	$	1,165.80
Purcell Appliance Repairs	1	$	155.87
Purolator Inc	3	$	484.92
Pyramid Building Supplies	3	$	172.48
Quarry, Brad	2	$	410.05
Raugust, Shelley	1	$	75.00
RC Strategies Inc.	1	$	2,142.00
Recreation Facilities Association Of Bc	1	$	414.75
Regional District of Kootenay Boundary	3	$	1,926.23
Riondel Cable Society	3	$	120.00
Riteway Holdings Ltd. dba Tremlock Properties Ltd	7	$	8,545.19
Riverside Farm	7	$	2,994.89
Roadpost Inc. T46274	2	$	480.57
Rocky Mountain Agencies	3	$	5,517.45
Rocky Mountain Phoenix	7	$	3,062.57
Rocky Point Engineering Ltd.	2	$	1,154.81
Roenspiess, Ethan (Kai)	1	$	75.00
Royal E Holdings Ltd -Nelson Onsite Solutions	2	$	4,587.35
Sabir, Chris	1	$	75.00
Salmo Valley Youth & Community Centre	1	$	866.67
Salmons, Susanne	1	$	75.00
Sandor Rental Equipment (1981) Ltd	1	$	2,161.60
Schmidt, Julie	1	$	75.00
Scott, Jennifer	1	$	75.00
Secure By Design	1	$	215.25
Selkirk College (Grand Forks)	1	$	628.95
Selkirk College (Nelson)	1	$	2,189.00
Selkirk Security Services Ltd	1	$	44.10
Shapovalov, Shannon	1	$	75.00
Shaw Buisness A division of Shaw Telecom G.P.	1	$	1,126.82
Shaw Cable	26	$	4,191.64
Shorter, Greg	1	$	75.00
Silverton Building Supplies Ltd	1	$	22.39
Siminoff, Daniel	1	$	539.33
Simply Clean Kootenay	1	$	2,520.00
Simpson, Jennifer	1	$	75.00
Sk Electronics Ltd	5	$	425.55
Skyway Hardware	2	$	297.57
Slocan Park Community Hall Society	1	$	724.85
Slocan Valley Home Hardware	4	$	564.01
Slocan, Village of	2	$	1,150.00
SLR Consulting (Canada) Ltd.	1	$	3,187.94
Smith, Forrest	1	$	430.88
Smokey Creek Salvage	1	$	262.50
SNT Engineering Ltd.	1	$	976.50
Spartan Controls Ltd	1	$	3,205.65
Speedpro Signs (Trail)	2	$	748.16
Sperling Hansen Associates Inc	1	$	1,239.00
Sprogis, Russel	1	$	75.00
Stafford Welding	9	$	4,872.00
Stand Architecture Inc.	1	$	1,050.00
Steer Environmental Associates Ltd.	1	$	813.75
Stewart Mcdannold Stuart	1	$	333.21
Stewart, Heather	1	$	36.25
Sullivan Stone Company Ltd	1	$	237.09
Sundry Vendor	17	$	11,273.57
Sylvestre, Brandon	1	$	75.00
Technel Engineering Inc	1	$	1,310.40
Technical Safety BC	1	$	107.10
Teece, Phillip D	1	$	75.00
Telus Communications Inc	5	$	2,060.34
Telus Communications Inc. Mascon by Telus	4	$	302.40
Telus Mobility	2	$	754.40

Remaining 20% of payments by value	Number of Payments		Value
	987	$	556,079
Tetra Tech Canada Inc.	1	$	2,146.20
Tetreault, Jackie	1	$	75.00
The Adventure Hotel	2	$	280.69
The Corporation of the Village of Salmo	2	$	2,234.88
The Corporation of the Village of Silverton	1	$	183.75
Thiele, Dustin	1	$	60.00
ThinkTel	1	$	335.72
Thurber Engineering Ltd.	2	$	2,730.00
Tierney, Roger Bruce	1	$	193.82
Tilley, Colleen F	1	$	75.00
Tip-it Waste Solutions Kootenay	8	$	6,805.35
Trane Canada ULC	1	$	893.55
Tratech Mechanical Ltd	6	$	6,295.88
Treehugger Retreats & Events Society	1	$	1,200.00
Trottier, Nadine	1	$	75.00
Trowelex Equipment Rentals And Sales	5	$	800.23
Troy Life & Fire Safety Ltd	1	$	1,070.77
Tu-Dor Lock & Safe Ltd	2	$	482.56
Tusk Automation Inc.	1	$	621.27
Uline Canada Corporation	5	$	4,928.16
Uniglobe Specialty Travel Ltd	2	$	1,180.04
Union of Spiritual Communities of Christ	1	$	262.50
Univar Canada Ltd	2	$	3,723.20
Ups Canada	1	$	154.56
Valley Voice Ltd	1	$	314.68
Van Houtte Coffee Services	2	$	302.75
Van Kam Freightways Ltd	1	$	783.76
Vandenberghe, Kelly	1	$	183.82
VanRuyskensvelde, Christy	1	$	157.49
Verigin, Talin E.P.	1	$	45.22
Verzat, Myriam	1	$	2,625.00
Vousden, Jodi DBA: Amethyst Health	2	$	262.50
W.E. Graham Community School	1	$	422.36
Wade, William A	1	$	464.78
Walsh, Sarah	1	$	112.32
Wasp Manufacturing Ltd.	1	$	2,912.00
Waste Management	8	$	4,241.87
Watson, Aimee	2	$	316.80
WE Graham Community Service Society	1	$	3,100.00
Wells Fargo Equipment	3	$	2,700.66
Wesco Distribution-Canada Inc	2	$	2,223.87
West Creston Community Hall Society	1	$	60.00
West Kootenay Cleaners	3	$	971.25
WEX Canada Ltd.	1	$	2,344.51
WFR Wholesale Fire & Rescue Ltd	5	$	7,076.89
Wheeler, Tracy	1	$	75.00
Wilkinson, James	1	$	75.00
Winlaw Mini-Mart	1	$	103.06
Wood Wyant Inc	9	$	9,735.77
Workers Compensation Board - Alberta	1	$	682.34
Xplore Inc.	1	$	122.64
Yahk-Kingsgate Recreation Society	1	$	1,300.00
Yellow Pages Group	1	$	2.37
Young, Curtis	1	$	75.00
Zayac, Daniel B	1	$	370.00
Zdebiak, Rachel	1	$	75.00
Zone West Enterprises Ltd	1	$	1,719.20

Employees and Directors April 2025

Directors	Number of Payments		Value
	33		**6,816**
Bogle, Brian Douglas	1	$	71.19
Cunningham, Hans	3	$	139.10
Dumas, Denise	1	$	182.19
Hanegraaf, Henny (Henrica)	4	$	1,285.47
Hewat, Suzan	4	$	3,102.28
Jackman, Garry	3	$	572.02
Lockwood, Diana LD	2	$	120.58
Lunn, Jessica	1	$	108.00
McFaddin, Maria June	2	$	139.36
McLaren-Caux, Aiden(Kenneth)	1	$	210.96
Newell, Thomas	5	$	101.10
Popoff, Walter A	2	$	89.28
Tierney, Roger Bruce	1	$	193.82
Vandenberghe, Kelly	1	$	183.82
Watson, Aimee	2	$	316.80

Employees	Number of Payments		Value
	99	**$**	**15,586**
Amistoso, Ira	1	$	75.00
Anderson, Georgina Lynn	2	$	335.00
Archibald, Katherine	1	$	75.00
Avramzon, Naama	1	$	301.55
Bailey, Ann	1	$	75.00
Bancroft, Michael	1	$	171.36
Barden-Shanks, Maya	1	$	97.00
Bart, Aiden	1	$	105.00
Beauvais, Jesse	1	$	100.00
Beerens, Kurt	1	$	75.00
Bellmont, Rhett	1	$	25.00
Benko, Kelly	1	$	50.00
Bernhardt, Hope	1	$	75.00
Bloomfield, Cory	1	$	19.95
Bodley, Peter	1	$	75.00
Brown, Larry	1	$	209.99
Buckler, Brandon LJ	1	$	75.00
Bumstead, Brian	1	$	75.00
Clark, Gerald	1	$	75.00
Clarke, Angela	1	$	75.00
Davison, Trisha	1	$	374.40
Derco, Jonathan	1	$	125.28
Draper, Destini	1	$	230.40
Drevfjall, John	1	$	75.00
Duncan, Raymond J	1	$	75.00
Durning, Stuart	1	$	129.60
Dye, Cindy	1	$	769.64
Eichenauer, Cedra	1	$	75.00
Esler, Christina	1	$	75.00
Fergie, Barbara	1	$	75.00
Foster, Noah	1	$	89.28
Garrigan, Patrick	1	$	75.00
Gelsinger, Tracy	1	$	75.00
Gerrard, Kelly	1	$	75.00
Greene, Gregory	1	$	75.00
Habljak, Julia	1	$	75.00
Hamilton, Alayne	1	$	75.00
Hicks, Ronald	1	$	25.00
Hills, Erika	1	$	75.00
Hopkyns, John (Chris)	1	$	75.00
Hornby, Clayton	1	$	132.29
Horvath, Jonas R	1	$	441.46
Johnston, Richard	1	$	104.99
Jorgenson, Karin	1	$	75.00
Killen, Isabel	1	$	75.00
Kinch, Veronica	1	$	1,145.16
Magaw, Donna	1	$	75.00
Maglio, Benjamin	1	$	75.00
Maher, Phill	1	$	1,377.63
Malekow, Pamela	3	$	240.60
Marschdorf, Sydney	1	$	72.00
Marshall, Jay T	1	$	1,453.66
Marth, Colin	1	$	154.50

Accounts Payable for April 2025 Breakdown by Type of Payment

All Other Vendors	Number of Payments		Value
	961	$	2,245,967
1332920 BC Ltd. DBA: Yahk General Store	1	$	487.48
1400142 BC Ltd.	2	$	2,743.47
Accent Carpet Care	1	$	3,694.74
ACE Courier Services	3	$	346.85
Acklands-Grainger Inc	6	$	2,089.88
Activity Base	1	$	100.80
Air Liquide Canada Inc	12	$	1,663.35
Akokli Construction LTD.	3	$	13,944.00
Alberta Fire Chiefs Association	2	$	882.95
Alcos, Carlo DBA: Carlo Alcos Videography	1	$	5,223.75
Alfab Manufacturing Ltd	1	$	56.00
Andex Equipment Rentals	5	$	4,379.67
Andrew Sheret Ltd	8	$	2,431.97
Aquam Inc	1	$	5,356.77
Arcright Plumbing & Heating	1	$	2,525.60
Arena Resources Corp.	1	$	207.91
Arrow Lakes Aggregates	2	$	35,889.64
Arrow Mountain Carwash & Mini Storage Ltd	1	$	3,150.00
Arrow Professional Landscaping	1	$	29,557.50
Associated Engineering	3	$	32,606.45
Associated Fire Safety Equipment	3	$	6,873.68
Atomic Crayon	1	$	750.75
AtSource Recycling Systems Corp.	4	$	415,236.64
B A Blackwell & Associates Ltd	1	$	71,908.20
B&L Security Patrol (1981) Ltd	1	$	1,771.35
Backburn Mechanical Ltd.	4	$	11,319.84
Balfour/Harrop Fire Department Social Committee	1	$	8,000.00
Barr Plastics Inc.	1	$	20,757.12
BC Federation of Labour	1	$	488.25
Bc Fire Training Officers Association	1	$	1,350.00
BC Hydro & Power Authority	3	$	2,408.74
BDO Canada LLP	2	$	38,199.00
Beaver´s Septic Tank Cleaning Service	1	$	1,575.00
Bi Purewater	1	$	523.04
Bibby-Fox, Garry dba Radon Protect Nelson	1	$	8,539.24
Bill´s Heavy Duty Enterprises (2004) Ltd.	1	$	2,122.89
Black Press Group Ltd	5	$	3,604.94
Blewett Volunteer Fire Department Social Club	1	$	5,000.00
Boswell, Dorian DBA: DBoz Consulting	1	$	2,231.25
Boughton Law Corporation	1	$	560.00
Bowick Electric	1	$	1,258.26
Brandt Creston 82000-54379	1	$	6,349.12
Breath Love Enterprises Ltd. O/A Mountain Valley Station	1	$	246.02
Brenton Industries Ltd	2	$	27,762.00
Brogan Fire & Safety	2	$	8,295.00
Brown, Jessica DBA: Kodiak Customs	1	$	6,394.50
Building Officials´ Association Of Bc	7	$	6,089.16
BWS Enterprise Ltd	1	$	11,239.14
C.A. Fischer Lumber Co. Ltd.	8	$	644.60
Canadian Centre for Occupational Health and Safety	3	$	59.85
Canadian Linen & Uniform	2	$	212.72
CanGas Propane Inc.	2	$	3,143.52
Canoe - Eecol Electric	3	$	567.00
Canoe - Kal Tire Vernon	2	$	2,268.30
Case Grypma Mechanical LTD	3	$	2,230.47
Castlegar Home Hardware	1	$	388.17
Castlegar, City Of	5	$	4,351.34
CDW Canada Corp	1	$	557.23
Cintas Canada Ltd Location 889	1	$	232.38
CJ Industries Inc.	1	$	12,132.72
Cleartech Industries Inc	2	$	9,218.28
Cloverdale Paint Inc	1	$	2,182.34
Code Blue Appliance Repair	1	$	263.18
Columbia Basin Broadband Corporation	1	$	5,000.80
Columbia Wireless Inc	6	$	505.40
Comfort Welding Ltd	7	$	4,714.53
Connect Hearing	1	$	375.38
Cowan´s Office Supplies	12	$	2,312.50
Cranbrook Pest Control	1	$	1,265.25
Crawford Bay Store	6	$	423.13
Crawford Truck & Equipment	1	$	1,085.13
Crescent Valley Community Hall Society	1	$	2,100.00
Creston Card & Stationery	10	$	376.47
Creston Electric Inc.	1	$	6,841.77
Creston Valley Tourism Society	1	$	682.50
Creston, Town Of	2	$	7,916.08
Cupe Local 2262	2	$	5,516.78
Cupe Local 748	2	$	1,656.19
Dave´s Plumbing Ltd	3	$	8,989.77
Davidson, Gregory	1	$	840.00
DB Perks & Associates Ltd	2	$	3,982.69
DHC Communications Inc	1	$	748.36
Doug´s Disposal Service	2	$	349.34
Dr Drywall Ltd.	1	$	719.25
East Shore Internet Society	2	$	129.92
East Shore Trail and Bike Association	1	$	1,042.55
Emco Corporation	1	$	4,054.97
Entandem	1	$	700.71
Esri Canada Ltd	1	$	1,075.20

All Other Vendors	Number of Payments		Value
	961	$	2,245,967
Evoke Buildings Engineering Inc.	1	$	4,582.12
Expresslane Deliveries	1	$	368.51
Fauquier Community Club	1	$	162.50
Federated Co-Operatives Ltd	6	$	3,085.74
Fire Chiefs´ Association Of Bc	2	$	1,661.50
Focus Right Contracting	1	$	1,890.00
FortisBC - Electricity	55	$	99,696.34
Fortisbc - Natural Gas	6	$	31,177.77
Four Star Communications Inc	1	$	125.74
Fraser Valley Building Supplies Inc.	5	$	953.20
Frozen Solutions Inc. dba Frozen Refrigeration	2	$	34,476.12
Geirer, Florian DBA: Sea2Cloud	1	$	656.25
Geographic Technologies Group Inc.	1	$	28,875.00
George´s Excavating Ltd	1	$	945.00
GFL Environmental Inc.	13	$	40,274.95
Gilbert Parts Depot	7	$	2,199.46
Gray Creek Store	2	$	87.24
Gray´s Contracting	2	$	6,652.29
Green Shield Health Inc.	1	$	1,154.79
Guille, Pam	1	$	1,470.00
Guillevin International Inc	2	$	1,039.52
Hall Printing	8	$	1,863.43
Heritage Roofing & Sheet Metal Ltd.	2	$	12,147.45
Hewgill, Mathew	1	$	125.00
Hillside Auto Centre	1	$	2,972.68
HinterLand Surveying & Geomatics Inc	1	$	5,707.25
Hipperson Hardware	1	$	9.50
Hitchon, William DBA: 5th Gear	1	$	2,600.00
HomePlus Products	1	$	386.18
Hootsuite Inc.	1	$	3,146.50
Hufty´s Leasing Ltd	1	$	547.66
Hume Hotel	1	$	322.00
Hywood Truck & Equipment Ltd	7	$	11,319.79
I.T. Blueprint Solutions Consulting Inc.	1	$	12,069.12
ICONIX Waterworks Ltd Partnership	1	$	6,663.62
Industrial Alliance Insurance and Financial Services Inc.	1	$	1,080.00
Infosat Communications	1	$	228.50
Inland Allcare	9	$	3,284.28
Inland Kenworth (Castlegar)	2	$	1,061.73
Insight Canada Inc.	2	$	1,818.29
Insurance Corporation of BC	1	$	364.00
Interior Health Authority - Environmental Health	1	$	147.00
Iron Mountain	1	$	28.30
IronTek Land Developments Ltd.	1	$	3,788.23
ISL Engineering And Land Services Ltd	1	$	3,745.18
Jakubow Enterprises Ltd o/a Canadian Tire Castlegar (492)	21	$	1,657.23
Jennifer Wickwire	1	$	525.00
Justice Institute Of Bc	3	$	2,120.71
Kaslo Building Maintenance	1	$	630.00
Kaslo Front Street Market	1	$	188.93
Kaslo Home Hardware	2	$	117.41
Kaslo Infonet Society	3	$	50,468.34
Kaslo Pump	1	$	62.44
Kaslo, Village Of	2	$	810.84
Kathy Gordon´s Cleaning Services	6	$	843.00
Kel Print	1	$	54.17
Kelly´s Maintenance and Services	1	$	3,062.48
Kemlee Equipment Ltd	2	$	4,220.12
Kennlyn Enterprises	2	$	795.10
Kilburn, Jackie	1	$	1,960.00
Klines Motors Ltd.	1	$	6,546.75
KM Kootenay Motors a Division of Bills Motors-In Ltd.	2	$	5,848.83
Kokanee Chalets	1	$	950.00
Kokanee Fire & Safety Ltd.	3	$	1,964.07
Kokanee Ford Sales Ltd.	2	$	643.49
Kootenay Carshare Cooperative	1	$	39.20
Kootenay Employment Services Society	2	$	60,000.00
Kootenay Glass & Mirror Ltd	1	$	1,876.17
Kootenay Industrial Supply Ltd	11	$	1,725.29
Kootenay Swiftwater Specialists	2	$	9,121.33
Kootenay Valley Water & Spas	2	$	53.70
Koots Konstruction	18	$	33,631.50
Lakeland Fire & Safety	1	$	2,233.20
LCL Enterprises	3	$	5,985.11
Lesperance Mendes	2	$	21,320.32
Levine Electric Ltd.	1	$	54.73
LexisNexis Canada Inc.	1	$	1,214.85
Liberty Tire Recycling Canada Ltd. DBA: Western Rubber Products	1	$	1,512.00
Licker Geospatial Consulting Ltd.	1	$	10,097.11
Lidstone & Company	1	$	861.28
Lifesaving Society (Burnaby)	1	$	42.00
Linn, James	1	$	420.00
Little h Design Works	3	$	6,923.19
Lo-Cost Propane	2	$	1,891.96
Lordco Parts Ltd	16	$	2,059.54
Main Jet Motorsports Inc	4	$	3,837.21
Martech Electrical Systems Ltd	1	$	568.64
Martech Motor Winding Ltd	6	$	6,648.72
Masse Enviromental Consultants Ltd.	9	$	37,256.17
Mayday Electric Ltd	3	$	6,318.69
Mediquest Technologies Inc	1	$	844.20
Metercor Inc.	2	$	7,036.61
Mid Town Motors	2	$	239.58
Mills Office Productivity	1	$	9.10

All Other Vendors	Number of Payments		Value
	961	$	2,245,967
Minister of Finance	2	$	7,968.08
Minister Of Finance - Product Distribution Centre	11	$	2,568.11
Ministry of Finance	1	$	293.00
Mitchell Supply Ltd	5	$	220.15
Moe Nadeau Consulting	1	$	4,648.89
Morrow Bioscience Ltd	1	$	13,763.40
Mountain Transport Institute ltd	1	$	1,750.00
Nakusp Senior Citizens Association	1	$	145.00
Nanaimo, City of	21	$	6,904.80
Napa Auto Parts (Nelson)	3	$	190.17
Navigata Communications Ltd. dba ThinkTel	1	$	18.29
Nelson Building Centre Ltd	27	$	25,638.66
Nelson Farmers Supply Ltd	13	$	2,425.67
Nelson Hydro	17	$	52,210.77
Nelson Leafs Hockey Society	1	$	5,653.20
Nelson Medical Clinic Inc	1	$	125.00
Nelson Tiny Houses	2	$	10,559.47
Nelson Toyota	2	$	144.44
Nelson, City Of	5	$	22,512.43
New Denver, Village Of	1	$	231.00
Newcomen, Jennifer	2	$	225.00
North Shore Fire Social Club	1	$	6,500.00
North Shore Water Utility Nelson Ltd.	1	$	462.00
Northtown Rental & Sales	3	$	1,069.44
Okanagan Office Systems	14	$	8,544.67
Oliver Volunteer Fire Rescue Society	1	$	750.00
One time Electrical	1	$	2,505.83
Orkin Canada Corporation	2	$	416.60
Oso Negro	1	$	92.75
Pace Consulting	1	$	962.49
Panio, Gerald	2	$	578.57
Panko, Bridget	1	$	210.00
Passmore Firehall Social Club	1	$	6,000.00
Passmore Laboratory Ltd	5	$	988.00
Passmore Public Hall Association	1	$	225.00
Pennywise	1	$	443.78
PIVA Mechanical Ind Ltd	2	$	1,155.00
Plumb Local Plumbing & Construction LTD	1	$	113.03
Polar Engineering Ltd.	2	$	12,581.10
Prestige Lakeside Resort	4	$	1,165.80
Purcell Appliance Repairs	1	$	155.87
Purolator Inc	3	$	484.92
Pyramid Building Supplies	3	$	172.48
RC Strategies Inc.	3	$	12,893.77
Recreation Facilities Association Of Bc	1	$	414.75
Regional District of Kootenay Boundary	3	$	1,926.23
Rescue Canada Resource Group Inc	1	$	4,536.66
Riondel Cable Society	3	$	120.00
Riteway Holdings Ltd. dba Tremlock Properties Ltd	9	$	24,132.57
Riverside Farm	8	$	11,175.87
Roadpost Inc. T46274	2	$	480.57
Rocky Mountain Agencies	6	$	19,194.09
Rocky Mountain Phoenix	9	$	15,454.53
Rocky Point Engineering Ltd.	2	$	1,154.81
Royal E Holdings Ltd -Nelson Onsite Solutions	2	$	4,587.35
Salmo Valley Youth & Community Centre	1	$	866.67
Sandor Rental Equipment (1981) Ltd	1	$	2,161.60
Score Construction Ltd	1	$	53,476.50
Secure By Design	1	$	215.25
Selkirk College (Grand Forks)	1	$	628.95
Selkirk College (Nelson)	1	$	2,189.00
Selkirk Security Services Ltd	1	$	44.10
SFJ Inc.	1	$	4,994.85
Shaw Buisness A division of Shaw Telecom G.P.	1	$	1,126.82
Shaw Cable	26	$	4,191.64
Silverton Building Supplies Ltd	1	$	22.39
Simply Clean Kootenay	1	$	2,520.00
Sk Electronics Ltd	5	$	425.55
Skyway Hardware	2	$	297.57
Slocan Park Community Hall Society	1	$	724.85
Slocan Valley Home Hardware	4	$	564.01
SLR Consulting (Canada) Ltd.	1	$	3,187.94
Smith, Forrest	1	$	430.88
Smokey Creek Salvage	1	$	262.50
SNT Engineering Ltd.	1	$	976.50
Spartan Controls Ltd	1	$	3,205.65
Speedpro Signs	1	$	3,896.37
Speedpro Signs (Trail)	2	$	748.16
Sperling Hansen Associates Inc	2	$	5,263.61
SRK Consulting (Canada) Inc.	1	$	5,540.08
Stafford Welding	9	$	4,872.00
Stand Architecture Inc.	3	$	13,000.33
Steer Environmental Associates Ltd.	1	$	813.75
Stewart Mcdannold Stuart	1	$	333.21
Stewart, Heather	1	$	36.25
Sullivan Stone Company Ltd	2	$	23,337.09
Sundry Vendor	18	$	17,046.07
Technel Engineering Inc	1	$	1,310.40
Technical Safety BC	1	$	107.10
Telus Communications Inc	6	$	8,016.11
Telus Communications Inc. Mascon by Telus	4	$	302.40
Telus Mobility	4	$	21,272.28
Tetra Tech Canada Inc.	2	$	9,408.00
The Adventure Hotel	2	$	280.69

All Other Vendors	Number of Payments		Value
	961	$	2,245,967
The Corporation of the Village of Salmo	2	$	2,234.88
The Corporation of the Village of Silverton	1	$	183.75
Thiele, Dustin	1	$	60.00
ThinkTel	1	$	335.72
Thurber Engineering Ltd.	2	$	2,730.00
Tip-it Waste Solutions Kootenay	9	$	73,590.35
Trainor Mechanical Contractors Ltd	1	$	6,324.54
Trane Canada ULC	1	$	893.55
Tratech Mechanical Ltd	6	$	6,295.88
Trowelex Equipment Rentals And Sales	5	$	800.23
Troy Life & Fire Safety Ltd	1	$	1,070.77
Tu-Dor Lock & Safe Ltd	2	$	482.56
Tusk Automation Inc.	1	$	621.27
Uline Canada Corporation	5	$	4,928.16
Uniglobe Specialty Travel Ltd	2	$	1,180.04
Union of Spiritual Communities of Christ	1	$	262.50
Univar Canada Ltd	2	$	3,723.20
Ups Canada	1	$	154.56
Valley Voice Ltd	1	$	314.68
Van Houtte Coffee Services	2	$	302.75
Van Kam Freightways Ltd	1	$	783.76
Verzat, Myriam	1	$	2,625.00
Vousden, Jodi DBA: Amethyst Health	2	$	262.50
W.E. Graham Community School	1	$	422.36
W.H. Excavating	1	$	4,017.85
Wasp Manufacturing Ltd.	1	$	2,912.00
Waste Management	8	$	4,241.87
WE Graham Community Service Society	1	$	3,100.00
Wells Fargo Equipment	3	$	2,700.66
Wesco Distribution-Canada Inc	2	$	2,223.87
West Creston Community Hall Society	1	$	60.00
West Kootenay Cleaners	3	$	971.25
WEX Canada Ltd.	1	$	2,344.51
WFR Wholesale Fire & Rescue Ltd	6	$	11,433.24
Winlaw Mini-Mart	1	$	103.06
Wood Wyant Inc	9	$	9,735.77
Workers Compensation Board - Alberta	1	$	682.34
Xplore Inc.	1	$	122.64
Yahk-Kingsgate Recreation Society	1	$	1,300.00
Yellow Pages Group	1	$	2.37
Ymir Volunteer Fire Social Fund	1	$	4,000.00
Z-KO Construction Ltd.	1	$	21,473.37
Zone West Enterprises Ltd	1	$	1,719.20

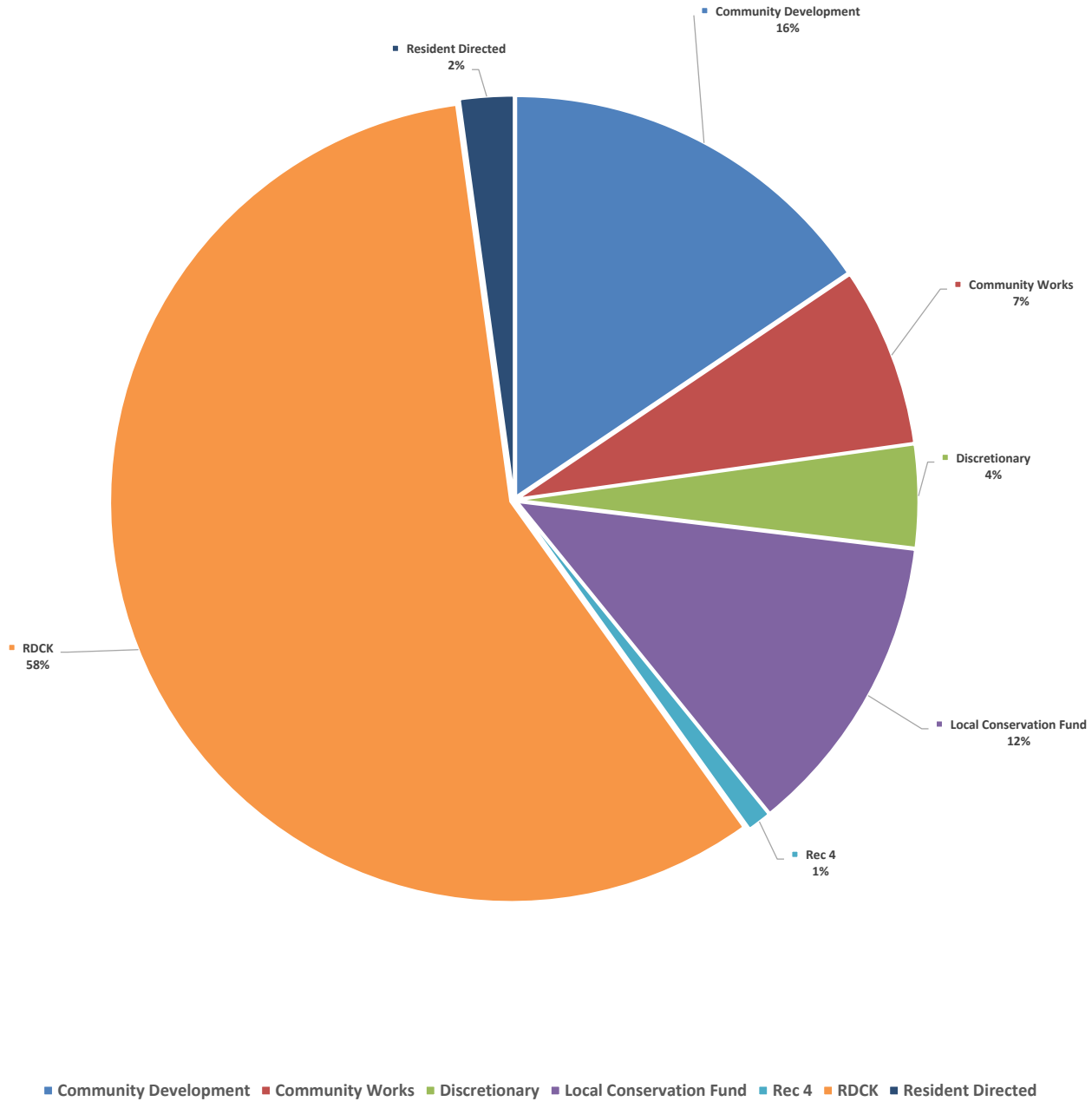
Sundry Payments for April 2025 Breakdown by Description of Payment

Sundry	Description of Payment		Value
		$	17,046
Sundry Vendor	CDRD-Rec Refund Request	$	88.20
Sundry Vendor	NDCC-Rec Refund Request	$	30.23
Sundry Vendor	NDCC-Rec Refund Request	$	128.84
Sundry Vendor	NDCC-Rec Refund Request	$	2,947.49
Sundry Vendor	CDRD-Rec Refund Request	$	68.72
Sundry Vendor	COM-MATI Conference 2025	$	3,583.13
Sundry Vendor	RDCK-Remiburse Payment Made in Error-SR000439	$	550.00
Sundry Vendor	RDCK-ALC Subdivision Referral Fee-File #ALC00186-A	$	315.00
Sundry Vendor	RDCK-Return of Securities-Due to Cancelled Permit-DP	$	5,772.50
Sundry Vendor	NDCC-Rec Refund Request	$	168.99
Sundry Vendor	CDRD-Rec Refund Request	$	1,138.44
Sundry Vendor	NDCC-Rec Refund Request	$	187.76
Sundry Vendor	RCM-Corkboard	$	94.49
Sundry Vendor	CDCC-Rec Refund Request	$	76.36
Sundry Vendor	CDCC-Used JD Frontier CA2072 Core Aerator	$	1,575.00
Sundry Vendor	RDCK-Reimburse Deposit-Not Credited to BP28760	$	100.00
Sundry Vendor	NDCC-Rec Refund Request	$	201.67
Sundry Vendor	CDRD-Rec Refund Request	$	19.25

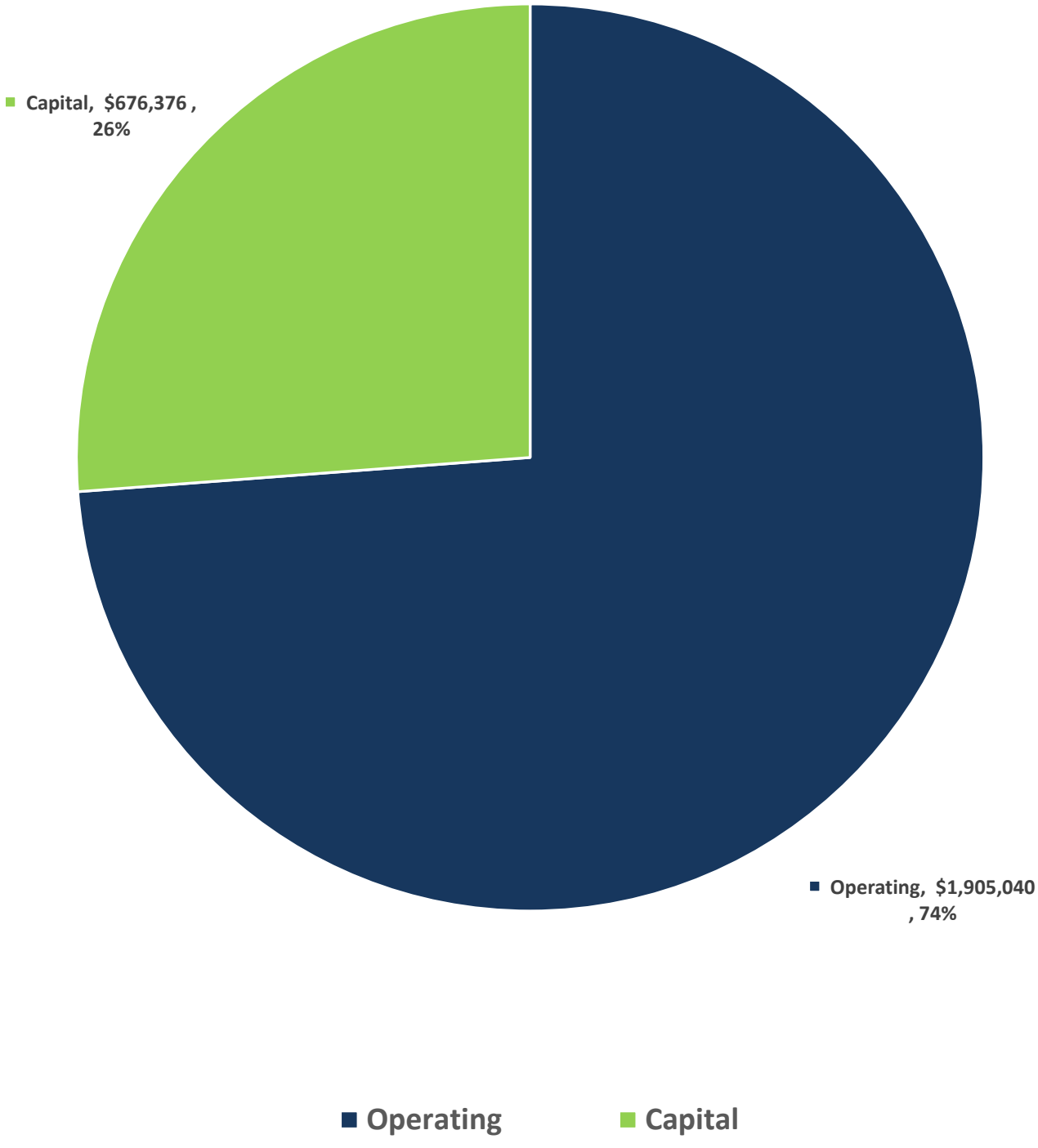
Accounts Payable for April 2025 Breakdown by Type of Payment

Discretionary, Community Development, and Other Grants	Number of Payments		
	24	$	519,639
Arrow Slocan Lakes Community Service	1	$	10,260.00
Castlegar & District Chamber of Commerce	1	$	15,000.00
CBT Property Corporation	1	$	22,500.00
Central Kootenay Invasive Species Society	1	$	12,584.00
Deer Park & Area Communication Society	1	$	1,305.00
Deer Park Recreation Society	1	$	46,736.79
Elk Root Conservation Farm Society (BC#A0072993)	1	$	15,092.00
Glade Community Hall	1	$	250.00
Kaslo Community Acupuncture Society	1	$	1,165.50
Living Lakes Canada	1	$	9,600.00
Lower Kootenay Band	1	$	300,000.00
Nakusp Public Library Association	1	$	4,950.00
Nelson Nordic Ski Club	1	$	974.70
Nelson Public Library	1	$	18,000.00
North Slocan Trails Society	1	$	6,300.00
Okanagan Nation Alliances	1	$	14,797.60
Salmo & District Golf Club	2	$	10,000.00
Slocan, Village of	2	$	1,150.00
Stanley Humphries Secondary School	1	$	5,400.00
Trails for Creston Valley Society	1	$	10,800.00
Treehugger Retreats & Events Society	1	$	1,200.00
Wildsight - Creston	1	$	11,573.60

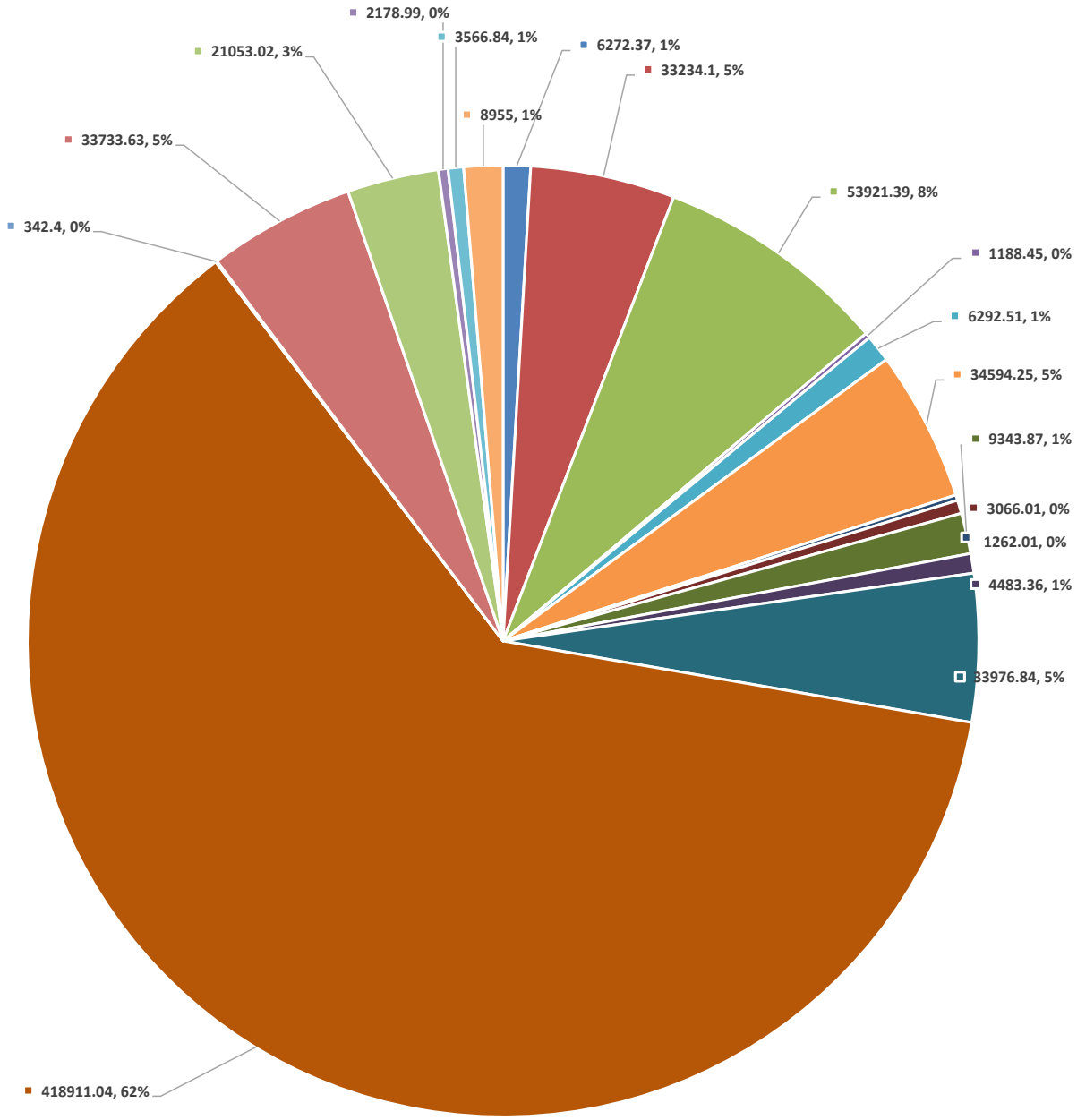
Grants by Type



April 2025 Capital VS Operating Expenditures



April 2025 Capital by Service



Director's Report

Watson – Area D

Report Date: May 2025

Emergency Season

We are heading into the flood and fire season, for all the resources on how to best be prepared- please see our handy links and sign up for Voyent alert here:

https://www.rdck.ca/emergencypreparedness/

To read the latest post fire hazard report for the Argenta north through Glacier Creek area:

https://www.rdck.ca/wp-content/uploads/2025/04/24-1990-Argenta-Creek-Wildfire-PWNHRA_Report_March31_2025-signed-final.pdf

Regarding the log jam up Hamill Creek, the RDCK is monitoring it, paid for by EMCR. Images get reviewed by geo-tech.

To support the efforts, those on the ground closest to it, please keep your eyes on it for drastic changes to flow. Any changes to colour and odd smells that are combined with a change in flow can all be indications of movement.

Any concerns, do not hesitate to call the Debris and Flood line at: 1-800-663-3456
There is no action required until either triggered by a report from the public, or by the geo-tech, if they see something in the monitoring process.

I have inquired on multiple requests for mitigation and there are no viable options, they would all present elevated risks to the homes within the area. Log jams are common, and this one is known simply due to the fires that occurred and so many eyes on the area.

Should there be any indications of a possible blow out, calling the 1-800 number instigates assessment immediately and if needed, evacuations.

Association Kootenay Boundary Local Government

The annual AKBLG conference was held in Kimberely late April. I attended the opening ceremonies and keynote speaker as well as afternoon sessions on Friday, several sessions on Saturday and the legislative reform session on Sunday morning.

For more information
awatson@rdck.bc.ca | 250.304-5842

Link to all presentations: https://akblg.ca/agm-convention/2025-agm-convention/program/

Kootenay Crossroads: Navigating a World in Economic Transition
Mike Bushore, Chief Risk Officer, Kootenay Savings Credit Union

This talk outlined the global political landscape with a focus on the US. Highlighting the vulnerabilities Canada faces that can be opportunities. For us in the Kootenay region, technology, resources and our niche markets with our inter- connected communities are now our key asset, according to the presenter.

Key take aways: With the US-led global system in flux, Canada must reevaluate its economic and security strategies, leveraging its unique strengths to secure its position

Optimize Domestically: Strengthening domestic supply chains/build homes – mass timber automation and prefab modularized/invest in energy/policies to build not to block
Scale Human Capital: Investing in tech, trade, and treatment (healthcare)

Gateway to Canada: The Kootenay region asserts itself as a gateway to the rest of Canada, particularly to the West. This presents an opportunity to capitalize on the potential repeal of some interprovincial non-tariff barriers, enhancing connectivity, trade, investment, labour, and mobility across provinces.

Align Your Procurement Process with Your Foundational Community Values
Procurement opportunities, what do we spend locally to federally?
Public Sector:

- $200B annually with approximately 80% taking place at local and regional level

Federal Government spending:

- $18-20 Billion in goods and services annually
- $180 Billion in infrastructure over the next ten years

Social Procurement leverages additional social, environmental & ethical value from existing purchasing

Healthy communities can build community capital by incorporating the social, cultural and environmental benefit into the procurement chain, similar to triple bottom line economics.

(https://online.hbs.edu/blog/post/what-is-the-triple-bottom-line)

Economic impact of local suppliers, for every $100 spent with a “local” office supply business, $63 is reinvested locally. For every $100 spent with an “MNC” (bigbox), only $14 is reinvested locally.

Construction and infrastructure projects: On a $1M contract local suppliers create 3.6 jobs compared to 1.8 - 2.0 jobs with multi-national corporations.

This presentation highlighted much of the work I have been interested in through food systems, and to build deeply rooted resiliency within our communities that is less vulnerable to the shocks of global markets, as we are currently witnessing.

Foundational relationships with First Nations and local governments: Jared Basil, Ktunaxa Nation
An incredible talk outlining our ability to work together without differences creating barriers but opportunities. Diversity is our strength, if we are open, willing to listen, learn and be creative.

Easy Methods and Best Practices to Build Ongoing Public Engagement Capacity in Your Community – And in turn Build Higher Public Trust
I did not get a lot out of this session; it was predominantly geared towards municipalities that have one community to represent. The tools recommended were the baseline in any communication plan and we have them at the RDCK. Simplifying complex communications really undermines the nuanced details that arise in community engagement, while also missing that Regional Districts are multiple jurisdictions with many communities, all facing different issues with local context that can be varied. The takeaways that I noted, while not new to me, did remind me of what to consider in communications:

- 90% of residents are not aware of or familiar with what we do
- A 'who does what' chart is very helpful for residents who need support to who can provide the help
- We are not in their realm of awareness until there is an issue at hand
- Do not forget the people you are communicating with, we can get lost in the system/process talk while missing the human components of engagement.
- While they recommended communicating the long game, I have witnessed how this loses interest, and the public is not able to follow along. If an issue is not personally affecting residents, it easily loses public participation. We can provide long-term plans such as asset management but do not lose sight of the fact that it can be a 'new' conversation every time, depending on the audience

Legislative Reform with Don Lidstone
While the presentation may seem like a lot of boring details, this was the most informative and for me, important presentation. Understanding the outdated legislation that governs Regional Districts is critical to knowing how and what we can do. Twenty-five years of advocacy to see the legislation updated and we are still in education mode on the issues.

I won't share notes; the presentation itself tells the story.

https://drive.google.com/drive/folders/15GzBZzBsP9dTIJk7TyZlZJuK_N1EFkE7

Area D Funds allocated for 2025

Each electoral area and municipality have three funds they can allocate from.

Community Development which is derived from payments in lieu of taxation from hydro.

Discretionary Grants which are derived from taxation within the area the funds are available.

Community Works, which is formerly known as gas taxes, federal infrastructure funds provided to local governments.

The RDCK also administers the Columbia Basin Trust Resident Direct (ReDi) funds but are not at the sole discretion of the board or director to allocate, they are based on community input and votes with the board having final approval at our annual May board meeting.

In Area D, I do not activate the Discretionary grants, as one way of reducing the tax impact to residents. With community development, I allocate about a year in advance and do use the funds to support various services to reduce taxation while providing operational funding to critical Area D organizations.

Below I will provide the allocations for both community development and community works with a link to this year's ballot results for the ReDi grants.

To see what was approved for the Lardeau Valley and the combined Kaslo/ Area D ReDi grants, you can look on our May board agenda. Found here:

https://www.rdck.ca/wp-content/uploads/2025/05/2025-05-15-BRD_Agenda-lr.pdf
pgs. 673 – 713

Community Development Funds allocated for 2025:

Who		**requested**	**project**	
Links		10,000	farmer innovation	
		5000	Argenta Comm Workshop	
		3000	Newsletter	
		3000	General project	
		5000	Grid Stability	
Minor Hockey		1000	championship support	
Kaslo Seniors		4500	general operations	
Lardeau Fire Society		5000	general operations	
Ainsworth Fire Society		2000	insurance	
JL Hazard review		10,000	hazard review- possibly through CWF if more than 10,000	

Kaslo Comm Services		4000	xmas hampers and family supports	
KJES		5000	bus service	
Kaslo Logger Sports		600	annual sponsorship	
Argenta Community		600	zoom and emergency phone	
Lardeau Valley Historical Society		5000	annual operations	
Emergency Support Services		1000	Kaslo D committee supports.	
JLCA emergency supports		2,500	fire response equipment	
Kaslo Mountain Bike Club		5,000	leveraging funds for a plan	
Safe biking RDCK		1,500		
Kaslo baseball bench		800		
Wilderness First Aid-Youth		4,000		
	TOTAL:	78,500		
Service Grants				
LV Mosquito Service		34,000	General operations	20,000 (2024) 14,000 (2025)
Recreation service:				
Argenta Hall		2038	annual operations top up	
LVCC		5600	annual operations top up	
Ainsworth		3833	annual operations top up	
JLCA		4900	annual operations top up	

Community Works

This funding is from the Federal government allocated to local government under an agreement with the province. The primary criteria are infrastructure and have been primarily used for water systems, broadband expansion, and recreational supports. BC has been the only province where local governments were providing this funding to non-local government owned assets, which has been a concern for the funders. While our rural areas have continued advocacy to highlight that many rural areas depend on nonprofit societies to provide services, especially water and recreational services, the province and federal government have tightened the requirement, and we will no longer be able to fund what is considered 'third party' organizations. We were successful in enabling the continued funding of communication supports, such as KiN, which is critical to our

areas' needs. For a briefing note on these changes and the advocacy from our board to the province, please do reach out.

For 2025, I am maintaining a $100,000 commitment to KiN to support telecommunications in the Lardeau Valley. Side note, in all our efforts to get resolution with the TELUS land line issue, there has been no response from the Federal government nor MP Morrison.

I have also allocated $50,000 for 2025 and 2026 from Area D allocation to our Central Resource service (garbage, recycling etc.) to reduce taxation.

Area D is providing $35,000 to the Kaslo Fire Hall for essential hall equipment in 2025.
Both allocations are to reduce taxation for those who participate in these services, for Fire, that is Kaslo as well as Area D, For Central Resource, that is residents from Salmo to Marblehead. Two other electoral areas (E and F) also contributed funds to reduce our overall budget for resource recovery.

Area D has also funded the Woodbury water system at $80,000 for a generator and hydrants. Big thanks to their community Fire Smart committee for all the work on enhancing fire resiliency for the community!

Director's Report

Walter Popoff – Area H]

AKBLG 2025

Workshop and Convention in Kimberly BC April 24 – 27 (participated in the following Convention information and working sessions)

Wednesday April 23 - Travel to Kimberly

Thursday April 24 - All day Pre-convention Education Session with focus on Infrastructuctre. For Information on Presentations is available at. https://akblg.ca/event/akblg-pre-convention-educational-session/

Friday April 24 – Convention opening remarks followed by Opportunities, Cooperation, and Connectivity for a dynamic Kootenay Region. A State of the Local Economy. Mike Bushore, Chief Risk Officer, Kootenay Savings Credit Union.

Align Your Procurement Process with Your Foundational Community Values: Em Chapman, Social Procurement, Buy Social Canada Robyn Peel, Community Economic Development Manager, Community Futures East Kootenay Jenny Miles, Manager, Social & Sustainable Procurement, BC Lottery Corporation

The Working Forest – Interior Lumber Manufacturers Association - Ted Dergousoff, President, Interior Lumber Manufacturers Association

The Value of Tourism - Chris McCurry, Destination Development & Sustainability, Kootenay Rockies Tourism

Saturday April 25 - AKBLG Business Meeting, including Resolutions for debate, Nominations Report.
Foundational relationships with First Nations and local governments: Jared Basil, Cultural Framework Educator, Ktunaxa Nation

Leading Under Pressure: Supporting the Mental Wellbeing of Municipal Leaders - Sarah Potts, Provincial Manager of Crisis Care Reform Policy, Canadian Mental Health Association

Fireside Discussion on Responsible Conduct in Local Government - Past, Present, and Future: Paul Taylor, Director of Communications, UCM & Shari-Anne Doolaege, President, SAGE Analytics Inc. Moderator: Aidan McLaren-Caux, Councillor, Village of Nakusp.

Building Resilient Homes and Local Economies Through Community Retrofit Programs: Jeremy Johnston, Community Planner, CEA Jenna Annett, Built Environment Initiatives Coordinator, CEA Theresa Wood, Business Advisor, Columbia Valley Economic Development Andy Christie, Building Inspector, City of Kimberley Geoff Kirkpatrick, Energy Advisor, CLEAResult Canada Meredith Hamstead, Co-Owner of thinkBright Homes
Building Resilient Homes and Local Economies Through Community Retrofit Programs Jeremy Johnston, Community Planner, CEA Jenna Annett, Built Environment Initiatives Coordinator, CEA Theresa Wood, Business

Advisor, Columbia Valley Economic Development Andy Christie, Building Inspector, City of Kimberley Geoff Kirkpatrick, Energy Advisor, CLEAResult Canada Meredith Hamstead, Co-Owner of thinkBright Homes.

Sunday April 27 - Regional Districts – Legislative Reform Don Lidstone, Lidstone & Company

AKBLG Business meeting continued Election Results: Kevin McIsaac President, Aidan McLaren-Caux Vice President, Directors at Large Mike Gray, Colleen Jones, Wesley Routley, and Tina Knooihuizen.

Leading Through Ambiguity: Cultivating Resilience for Kootenay & Boundary Leaders Dr. Caroline Brookfield

Convention end at 12 noon.

Walter Popoff
Director of Electoral Area H

File No. 250505

May 05, 2025

Greg Kinnear
MOTT West Kootenay
District Manager
Greg.kinnear@gov.bc.ca

Dear: Manager Kinnear

RE: MOTT Crown Grant Application and Dedication of Highway over "Reservoir Road"

Please consider this my letter of support for MOTT's Crown Grant Application and Dedication of Highway over "Reservoir Road".

This will provide MOTT with the ability to extend highway maintenance to include Reservoir Road.

I expect MOTT's maintenance of Reservoir Road will have a positive impact on the community.

Thank you for considering my letter of support.

Sincerely,
Originally signed by
Walter Popoff,
Regional District of Central Kootenay
Area H (Slocan Valley)

Director's Report

Suzan Hewat – Village of Kaslo

Report Date: May 5, 2025

Association of Kootenay Boundary Local Governments

I attended this conference on behalf of the Village of Kaslo. Unfortunately, due to work and personal commitments I didn't have time to prepare a detailed report.

While there I was able to say a few words on behalf of FCM.

At the request of CEO Johnny Strileaff, I provided the sponsor message for Columbia Basin Trust.

Columbia Basin Trust

The board highlights have been provided to staff.

Federation of Canadian Municipalities

A copy of the FCM Report to Council from the March Board meetings has been provided.

Municipal Finance Authority

Members of the Authority 2024-2025

- 40 Members representing BC's 28 regional governments (27 Regional Districts and 1 Regional Municipality)
- 10 Members are elected to sit as the Board of Trustees at our Annual General Meeting



A copy of the MFA agenda has been provided.

This was a great learning opportunity and the speakers on Thursday morning were excellent.

Other Meetings

Kaslo & Area D ReDi Grants Public Input meeting.

I hosted this meeting at the Langham Cultural Centre. Community Liaison Patrick Cheknita attended and said a few words on behalf of the Trust. He graciously assisted me with greeting members of the public as they came in then acted as timekeeper for the presenters.

There were 30 members of the public in attendance.

Upcoming Committee Meetings

May 5 Invasive Species Working Group (virtual).
May 6 – 8 BC Achievement Awards in Victoria.
Please see the press release that has been provided for details.
You will see that Rik Valentine of Argenta is one of this year's recipients.
May 7 CBT committee meeting.
May 12 South Kaslo Development Plan - Drop-in Open House @ the Royal Canadian Legion.
May 20 CBT Finance & Audit Committee Meeting.
May 21 CBT Committee Meeting.
May 23 & 24 CBT Board Meetings in Nakusp.
May 26 FCM Board Meeting (virtual).
May 27 – June 2
FCM Annual Conference in Ottawa.

FOR IMMEDIATE RELEASE

BC Achievement Community Award

22nd ANNUAL COMMUNITY AWARD RECIPIENTS NAMED BY BC ACHIEVEMENT FOUNDATION

(xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish)and səlilwətaɬ, (Tsleil-Waututh) / Vancouver, B.C.) May 1, 2025: Premier David Eby and Walter Pela, Chair of the **BC Achievement Foundation**, today named the recipients of the 22nd annual Community Award. The program, presented by BC Achievement – an independent foundation that honours excellence and inspires achievement throughout the province – recognizes extraordinary British Columbians who build better, stronger and more engaged communities.



"The recipients of this year's Community Award remind us that the strength of British Columbia lies in the compassion, creativity, and commitment of its people," said Premier David Eby. "Whether they're leading grassroots initiatives or mentoring future changemakers, these individuals exemplify the power of community and the impact of selfless service. Their efforts uplift us all and set a powerful example for what we can achieve together."

"This year's program shines a spotlight on emerging leaders alongside long-standing changemakers," said Walter Pela, Chair of the BC Achievement Foundation. "Each recipient demonstrates what's possible when individuals step up with purpose and heart. Their contributions strengthen our communities and remind us that leadership isn't defined by title or age—it's defined by impact, generosity, and vision."

The Community Award recipients are selected by an independent jury panel, whose 2025 members include Mayor Suzan Hewat of Kaslo, Mayor Sarrah Storey of Fraser Lake, and past recipients: Herman Ho, MB, of Vancouver, Meeka Morgan of Ashcroft and Upkar Singh Tatlay of Surrey.

This year's recipients include:

- Tli'ichilwet Heather Andrew & Yuwunat Eileen Guss, Squamish Nation
- Barbara Attig, Salmon Arm
- Robert Best, Vancouver

- Serena Caner, Canoe
- Josephine Chauhan & Neera Vohra-Singh, Vancouver
- Gwen Hansen, Quatsino
- Floyd Hill, Vancouver
- Valerie Jerome, Vancouver
- Chantelle Krish, Vancouver
- Carol Anne Lee, CM, OBC, Vancouver
- Trevor Mack, Tl'etinqox Community of the Tsilhqot'in Nation
- Glen McCall, Zeballos
- Wenonah North Peigan, Vancouver
- Robert Olson, North Vancouver
- Bob Purdy, North Vancouver
- Debra Rogers, Campbell River
- Susan Scott Gabe, Duncan
- Meste'si Llucmetkwe Colleen Seymour, Kamloops
- Dr. Sabeen Tiwana, Vancouver
- Amarjeet Singh Vabhana, Surrey
- Rik Valentine, Argenta
- Margaux Wosk, Vancouver

The Mitchell Award designate of the Community Award is selected by the BC Achievement Foundation Board in consultation with the program's community. The award recognizes an individual who, through their work and/or volunteer activities, demonstrates a commitment to elevating people around them. This year's Mitchell Award of Distinction recipient is Valerie Jerome, who empowers others to lead by creating a sense of self and belonging.



The 2025 Community Award recipients will be recognized in a formal presentation ceremony held in Victoria, BC, on May 7 in the presence of the Honourable Wendy Cocchia, Lieutenant Governor of British Columbia. The Community Award ceremony will be live streamed on BC Achievement's website. **Watch live** beginning at 2:00 p.m. on May 7. The presentation ceremony will also be aired on TELUS' Optik TV Channel 707 – after the event.

Each awardee will receive a medallion designed by Robert Davidson, OC, OBC. They will also be celebrated through an online campaign #shinethelightbc to commemorate their inspirational achievements positively impacting British Columbians.

BC Achievement is grateful to its funders and would like to recognize its Foundation Platform Partner, RBC; along with Community Program Partners: Connor Clark & Lunn Foundation - Emerging Leader Category; and Media Partners: CFNR, Daily Hive, Frog Radio, Global BC, Miss604, and Stir Magazine.

Interviews with representatives of the BC Achievement Foundation, as well as Community Award recipients, are available upon request. Awardee bios and high-resolution images are available **here.**

For more information about the BC Achievement Foundation or Community Award program, please visit **www.bcachievement.com.**

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About BC Achievement

BC Achievement is an independent foundation established in 2003 that celebrates the spirit of excellence in our province and serves to honour the best of British Columbia. By recognizing the accomplishments of our province's entrepreneurs, artists, community leaders, youth and volunteers, its award programs pay tribute to exceptional people, doing exceptional work, while carving a path forward for others to follow.

Media Contact

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E: **gemma@gatherpublicrelations.com**

Municipal Finance Authority of BC

FINANCIAL FORUM & AGM SCHEDULE

APRIL 23-24, 2025 | HOTEL GRAND PACIFIC
463 BELLEVILLE ST, VICTORIA, BC

WEDNESDAY, APRIL 23	
4:00 p.m. - 6:00 p.m.	**Registration & Welcome Reception** *Vancouver Island Ballroom & Foyer*
THURSDAY, APRIL 24	
7:30 a.m. - 9:00 a.m.	**Registration** *Vancouver Island Ballroom Foyer*
8:00 a.m. – 8:55 a.m.	**Breakfast** *Pender Island Ballroom*
9:00 a.m.	**Financial Forum Welcome** *Vancouver Island Ballroom*
9:05 a.m.	**Session 1: Global Geopolitical Overview – Angelo Katsoras** *Vancouver Island Ballroom*
10:00 a.m.	**Session 2: BC Political Update – Dan Fumano** *Vancouver Island Ballroom*
10:40 a.m. – 11:00 a.m.	**Connection Break**
11:00 a.m.	**Session 3: Canadian Political Landscape – Chantal Hébert** *Vancouver Island Ballroom*
12:00 p.m. – 1:25 p.m.	**Lunch & Connection Break** *Pender Island Ballroom*
1:30 p.m. – 2:30 p.m.	**Annual General Meeting** *Vancouver Island Ballroom*
2:30 p.m.	**Brief Trustee Meeting** *Vancouver Island Ballroom*
2:30 p.m.	**Member Group Photo** *South Pender Island Ballroom*

Session 1: Global Geopolitical Overview + Q&A – 9:00 a.m.

SPEAKER: Angelo Katsoras, Geopolitical Analyst, National Bank of Canada



Angelo Katsoras has been a geopolitical analyst with National Bank of Canada since December 2008. Previously, he was a Research Analyst with La Caisse de dépôt et placement du Québec, a position he held since January 2005. From 2000 to 2004 he was a Risk Analyst at Aon Corporation, an insurance broker. He has a double major in International Relations and Industrial Relations from the University of Toronto and Masters' in Public Policy from Concordia.

Session 2: BC Political Update + Q&A – 10:00am

SPEAKER: Dan Fumano, Reporter/Columnist, Vancouver Sun & The Province



Dan Fumano has been the City Columnist at The Vancouver Sun and The Province since 2017, covering municipal politics and a range of civic issues including housing, infrastructure, policing, and culture. He also does regular appearances on broadcast media, sharing his insights on the day's top stories. Fumano's work at the Sun and Province, where he started in 2013, has been recognized several times with provincial and national journalism awards, including the National Newspaper Awards and Webster Awards. Fumano completed a Bachelor of Arts at the University of B.C. and a Master of Journalism degree at Toronto Metropolitan University (formerly Ryerson University).

Session 3: Canadian Political Landscape – 11:00am (virtual)

SPEAKER: Chantal Hébert, Journalist/National Affairs Columnist, Toronto Star



Chantal Hébert is a national affairs writer with the Toronto Star and a guest columnist for L'Actualité. She is a participant on the political panel "At Issue" on the CBC's The National, as well as Radio-Canada's Les Coulisses du pouvoir on television and Gravel le matin on Montreal radio. She helps audiences make sense of the complex political world to help guide strategic decision making.

These board highlights offer a general summary of discussion items and key decisions from the Board of Directors meeting held on **April 4/5, 2025** in Kimberley, BC. Confidential topics, including business negotiations, personnel matters and legal issues, are not included.

- The Board approved the terms of reference and membership appointments for the four new task forces focused on advancing the Trust's efforts in clean energy, local food, housing, and water. Further details on the task forces and their work will be shared publicly in the coming months.

  Learn more at ourtrust.org/taskforces.

- The Board participated in a professional development session on Cultural Burning with Marty Williams, an Elder and former elected Council member of the ʔaq̓am community within the Ktunaxa Nation. The session explored the use of fire as a tool for forestry and environmental protection, its diverse benefits, and its role in safeguarding communities.

- The Board reviewed an evaluation of the Trust's business advisory supports and approved a three-year renewal for the expanded delivery of the Basin Business Advisors Program (BBA). Launched in 2000, BBA helps Basin businesses build resilience, adapt to challenges, expand their operations, and create local employment.

  Learn more at bbaprogram.ca.

- Here is the 2025 meeting schedule for the Trust Board of Directors:

  - May 23/24 Nakusp
  - July 25/26 Valemount
  - September 11-13 Radium (AGM)
  - November 28/29 Nelson

- Board meeting minutes are posted on the Trust website after approval at the subsequent meeting. View the minutes here: ourtrust.org/publications.

FEDERATION OF CANADIAN MUNICIPALITIES
FÉDÉRATION CANADIENNE DES MUNICIPALITÉS

FCM March 2025 Board of Directors Meeting Report to Council

Scan the QR code to access FCM's advocacy microsite for the federal election.

FCM Board of Directors

March 2025

Context

- Board meeting held in person **March 17 – 20**. Committee meetings held virtually two weeks prior.



- U.S. trade war and federal election forming important background context, with numerous FCM delegations to US held recently.

- Dorval, QC as the host municipality, who supplied study tours to the St Laurent Composting Centre and Montréal-Trudeau International Airport.

Advocacy Discussion – National Prosperity Partnership

- At this board meeting, FCM facilitated discussion on our strategy for the 2025 federal election.

- Throughout this federal election campaign, FCM is advocating a shift towards a prosperity agenda and a new **National Prosperity Partnership**.

- Through FCM, municipalities are credible national partners, and would focus on facilitating **dialogue and collaboration** with other orders of government to deliver a more resilient and competitive national economy.

- This is about aligning our orders of government for long-term efficiency in a challenging new economic reality. Adopting a **modernized approach** to municipal needs means local economies will have the long-term support they need, Canada's economic future will be reinforced, and we can deliver the on the issues that matter to Canadians.

Key Issues for Federal Election 2025

A **National Prosperity Partnership is needed** to move Canada forward by ensuring all orders of government work together. This will ensure better progress on the key issues:

- **Supporting local economic growth and resilience** so communities can attract businesses and ensure good jobs for Canadians.
- **Investing in infrastructure renewal** to drive productivity and competitiveness.
- **Achieving housing affordability** so Canadians (especially younger generations) can look to their future with confidence.
- **Ending homelessness** with solutions that work at the local level.
- **Keeping communities safe** and supporting vital emergency services.
- Reducing economic disruption by investing in **climate-resilient infrastructure**.
- Supporting thriving **rural, northern and remote communities**.



Advocacy Updates

Advocacy and delegations related to Canada / U.S. relations



Strategy: Leverage relationships with US mayors and associations

Emphasize the negative economic impact that President Trump's trade policies will have on U.S. communities, key messages tailored to each US region, asking US municipal leaders to speak with their federal officials to halt the tariffs.

5 Different delegations now dispatched:

- **With Council of the Federation** – Washington DC **-** Feb 10-12
- **U.S. Conference of Mayors** – Phoenix AZ - Feb 20-22
- **National Association of Counties** – Washington DC - March 1-4
- **National League of Cities (NLC)** – Washington DC - March 8-10
- **Trilateral Summit (U.S. / Canada / Mexico) of U.S. Conference of Mayors –** Washington DC **-** March 27-28 (post board)

Board Meeting – Decisions Taken



Endorsing UNDRIP

That FCM endorse and put in place actionable steps to embed its principles into FCM's Reconciliation Strategy.

Strategic Plan

That the Strategic Plan "Stronger together: Local strength, national prosperity" be approved.

FCM Budget 2025-2026

Board Meeting – Resolutions Adopted (1 of 2)

1. Supporting Canadians through a Stronger Canada Disability Benefit
2. Immigration Levels Plan
3. Food Insecurity – Groceries and Essentials Benefit
4. Cellular Coverage



Review all resolutions in our database:

https://fcm.ca/en/about-fcm/corporate-resources/fcm-resolutions

Board Meeting – Resolutions Adopted (2 of 2)

5. Healthcare Access
6. Standardized Wake Surfing Regulation
7. Online Sale and Importation of Fireworks
8. Enhancing Accessibility Under the Federal Plastic Straw Ban
9. Seeking Federal Support for a Federal Flushability Standard



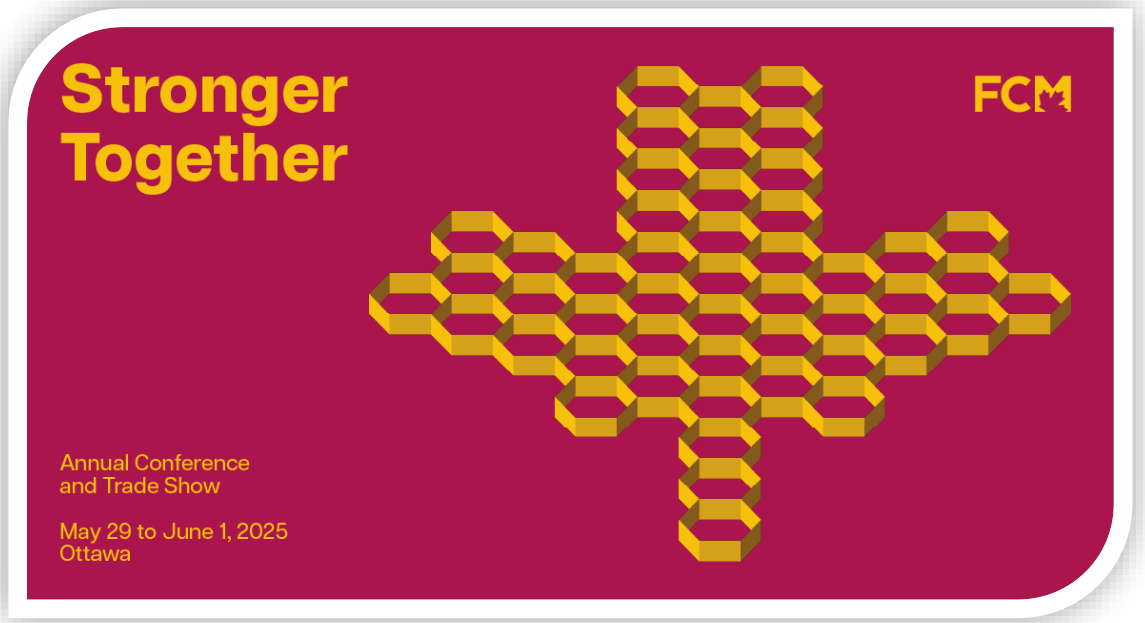
Review all resolutions in our database:

https://fcm.ca/en/about-fcm/corporate-resources/fcm-resolutions

Next FCM Board Meeting + Annual Conference

Board of Directors' virtual meeting: May 26

Annual Conference and AGM with board elections: May 29 to June 1, Rogers Centre, Ottawa, ON.



Stronger Together – Your Federal Election Hub



Visit strongertogether.fcm.ca for federal election tools , key messages, a draft letter and other resources.

Director's Report

Aidan McLaren-Caux – Village of Nakusp

Report Date: May 15th, 2025

Reporting from April 7th to May 5th, 2025

Director's Activities

Village Council

- April 28th, attended regular Council Meeting
- May 5th, attended regular ***Nakusp & District Sports Complex Usage Committee***

Association of Kootenay & Boundary Local Governments (AKBLG)

- April 24-27th, attended 2025 Annual Convention and AGM in Kimberley

AKBLG Infrastructure All-day Session - April 24, 2025

Mike Matejka, City of Cranbrook - Services and Sustainability

- Better and more dire understanding of exigent issues of infrastructure
- Drastically increasing repair and replacement costs
- Sustainability
  - Provide a consistent service
  - Define Priorities
  - Determine Cost
  - Create Sustainable Funding and Delivery Plan
- You need engagement at all levels, ongoing feedback cycle.
  - Public needs a clear understanding of the consequences of maintaining, increasing, or cutting services
- Understand the difference between ***Need to Have*** and ***Nice to Have***
- *The best time to plant a tree was 40 years ago. The second-best time is today.*
- Accurate data is critical to understanding the condition of your infrastructure AND to better access funding opportunities.
- *Annual infrastructure budgets should be looking at multi-decade needs*
- Maintaining healthy reserves, not pillaging them to reduce taxation, is key to sustainability
- Sometimes you have to say no to nice, new things if you can't afford the maintain or replace it
- Underfunding or delaying tax increases does not ultimately save the taxpayer
- New developments need to consider sustainably funding long-term infrastructure costs

- Density and access to existing infrastructure is net tax positive, more efficient, effective, and sustainable development
- Difficult conversations to be had about who pays for what aspects of development and infrastructure, i.e., the developer or the rest of the tax base, or future taxpayers, etc.?

Kim Fowler, formerly of Regional District of Nanaimo - Climate Change Impacts of Infrastructure

- Local governments need to continue to push on advocacy with other orders of government for sustainable infrastructure funding
- The quality of life we have enjoyed over the years has not been paid for
  - Current services levels are likely not sustainable without significant increases in taxation
- See Climate Projections data: https://www.pacificclimate.org/
- The cost of proactive adaptation is significantly less than reacting to climate disruption events AND better at avoiding/mitigating risks
- Costs and insurance claims due to climate-related events have increased exponentially over the past few years
- Importance of communication with the public about funding and infrastructure challenges
- Need to quantify and ascribe value to natural assets and how changing them can impact other infrastructure
- Need clear direction on priorities, set in policy
- Local governments can share existing information with homeowners to encourage them to protect their own properties, e.g., Intact Insurance flood mitigation strategies
- Develop a local Climate Action Technical Advisory Committee to inform a multi-year Climate Action Plan
- Stop looking at sticker costs and look at lifecycle costs instead

Jan Enns – Communications – How to Share this Message with Community

- Know Your Audience
  - Who do you want to reach?
  - How will it impact them?
- Be Ready
  - Anticipate the questions
- Worked with tabletop exercise of various scenarios
  - Wastewater Treatment Plant with High Costs
- Techniques - Suggestions
  - Bridging
    - Bridge the topic to a new point
  - Flagging
    - Highlight a specific point (key message)
  - EAR Statement
    - Empathize, Acknowledge, Reassure
  - Ask, Don't Argue
  - Pre-emptive

        - Address known concerns early
    - Holding Statements
    - Empathy
- Be very careful using social media
    - Your messaging can become co-opted and diluted very quickly
- Share your success stories

AKBLG Convention and AGM
All presentations should be available on the website: https://akblg.ca/agm-convention/2025-agm-convention/program/

- **Opportunities, Cooperation, and Connectivity for a dynamic Kootenay Region. A State of the Local Economy.**
    - *Mike Bushore, Chief Risk Officer, Kootenay Savings Credit Union*
    - For the Kootenay region, this moment is perhaps a renaissance for our region.
    - Charting a Course through Economic Tides
        - Leadership in Changing Times
            - Technology
            - Regulations
            - Competition
            - Client Expectations
            - Global Reordering
    - Decoding a Potential Economic Agenda
        - Mar-a-Lago Accord: Trumponomics
            - Reclaim fiscal sovereignty
            - Rebuild & Demand Fair Trade
            - End Unaffordable Globalism
            - Fortify National Resilience
            - Objectives
                - Rebalancing Trade
                - Currency Reform
                - Security Burden Sharing
                - Debt Swap
        - The US can weaponize its financial system, owning the vast majority of the information technology infrastructure
    - From Global Shift to the Canadian landscape
        - Life is becoming increasingly unaffordable

- **Align Your Procurement Process with Your Foundational Community Values**
    - *Em Chapman, Social Procurement, Buy Social Canada*
        - We face complex issues in community, economic, social, and environmental
        - 80% of public sector procurement ($200B) is spent locally and regionally
        - Leverage your existing spend to create social and cultural benefit that augments conventional procurement
        - Healthy Communities built Community Capital

        - Adding social value to procurement equation leads to community value, beyond simply economic value
            - Economic multiplier effect when funds are spent locally
            - Funds reinvested in the community, local jobs created
            - If local capacity exists, unbundle large projects to local providers
        - Social Enterprises return approximately 4x the spend back into social returns into communities
        - BCSPI provides training for members, staff and elected officials
        - Social procurement can help local governments achieve their strategic goals
    - *Robyn Peel, Community Economic Development Manager, Community Futures East Kootenay*
        - Can be as simple as deciding where to spend one's budgets
        - Include provisions in contracts the require a particular percentage of using local employment and suppliers
        - Call to Action: join BCSPI and keep your dollars local
    - *Jenny Miles, Manager, Social & Sustainable Procurement, BC Lottery Corporation*
        - Benefit of seeing the impact on one's community by using the lens of social procurement
        - Stronger economies build stronger communities
        - Importance of building connections and relationships within your own community
        - Ongoing conversation with local stakeholders can develop homegrown economic opportunities
        - Call to Action: Find ways to unbundle large projects and award budgets to local suppliers; find a champion for local procurement

- **Supporting Economic Development in the Southern Interior – Lessons Learned**
    - *Laurel Douglas, CEO & Paul Weist, Project Consultant, ETSI-BC*
    - Refresher on history and mandate of ETSI-BC
    - Don't submit applications last-minute!
    - Focus of Small Projects
        - Agriculture
        - Tourism
        - Capacity Development
    - Focus of Large Projects
        - Workforce Retention, Housing
        - Planning, Revitalization, Development
        - Food Security and Value-Added
    - Mentioned Grow Arrow Lakes!!
    - Supporting relatively small initiatives can lead to much larger projects
    - Importance of procuring accurate and reliable data on local economic indicators
    - It's ok to Fail Forward; unsuccessful projects are opportunities for learning and growth

- **The Value of Tourism**
  - *Chris McCurry, Destination Development &Sustainability, Kootenay Rockies Tourism*
  - Develops infrastructure that benefits community that might not otherwise exist
  - Focus on Destination Development
  - Tourism contribution to GDP, over $7B, much more than many other sectors, including some resource sectors
  - Over 7,300 people are employed in the region
  - Some Destination Marketing Organizations (e.g., Revelstoke) have reached tourism capacity and have now also pivoted into destination management
  - Engage with locals and municipal governments to determine how to best manage the impacts of tourism on communities
  - Co-benefits:
    - Greater range of amenities for use by both tourists and residents
    - Fosters community pride and identity
    - Encourages investment in local businesses
    - Support local events and festivals
  - Tourism attracts grant-funding into communities, e.g., trails, facilities, etc.
  - Travelers are increasingly seeking authentic local experiences. Indigenous Tourism offers high-demand experiences.
  - The path forward includes responsible and sustainable experience-development

UBCM President's Address - Trish Mandewo

- Discussion about instability coming from the US
- Diversity of our export industry will lessen the impacts of a trade-war to BC
- Focus on Advocacy with the Province
  - Infrastructure Costs
    - Stimulus Infrastructure Fund
    - Support for housing goals by improving infrastructure
  - Funding Gaps for Mental Health and Addictions
    - Increased pressure on local governments to deliver direct services and provide relief from indirect outcomes
  - Province has expanded the use of confidentiality agreements into areas that may be inappropriate, limiting meaningful and necessary engagement and debate
  - Responsible Conduct
    - Work is underway on updating legislation around Codes of Conduct
    - Strong support for mandatory Codes of Conduct
    - Range of opinions on the use of Integrity Commissioners and their powers
- Canada Community Building Fund (formerly the Gas Tax Fund)
  - Celebrating its 20th year

Foundational relationships with First Nations and local governments

- *Jared Basil, Cultural Framework Educator, Ktunaxa Nation*
- Focus on where we align and not our differences

- Cultural safety means that people of all races, religions, and backgrounds can practice and exhibit their authentic selves without judgement
- We need to get through some growing pains as a society for us to come together bigger, stronger, and more capable on the other side
- Be patient with each other and ourselves
- Do things differently, not better
- To be heard means to be saying something of value
- This is about equipping the next generation with the tools that they need to continue the journey of reconciliation
- Importance of investing in relationships that last beyond people, that benefit organizations over years and generations
- The change can be very gradual and not noticed, but that is not cause to stop doing the work
- How we show up is often how we are received
- To understand where you're going, you must understand where you've been
- We all need to feel safe to show up, as our true authentic selves

Easy Methods and Best Practices to Build Ongoing Public Engagement Capacity in Your Community – And in turn Build Higher Public Trust

- *Kent Waugh, Managing Partner, The W Group*
- Tell your residents a story about a certain topic is important, not just bullet points
- Build trust-credits with your residents, so that you receive some grace from them when things go perfectly
- Four Step Process
    - Set Expectations
        - What do we do, and what are we going to do?
            - Many residents don't know
            - See Prince George handout
    - Deliver on Expectations
        - Clarity
        - Communication
        - Responsiveness
    - Tell Them You Delivered
        - Important to tell your story well and celebrate your successes
        - Many of the methods we have been using to connect with residents are not working well
            - Easy Methods
                - Simple language
                - Communications plan
                - Annual communications calendar
                - Best case is using e-newsletter
            - Best Practices
                - Write your story
                - Give people the bigger picture
                - Be clear about what you are responsible for

        - Build ongoing awareness
        - Share what you have done and will do
        - Expand the number of residents that are informed
        - Be consistent with timing, delivery, clarity, and relevance
    - Consistently Repeat

Fireside Discussion on Responsible Conduct in Local Government - Past, Present, and Future

- *Paul Taylor, Director of Communications, UBCM & Shari-Anne Doolaege, President, SAGE Analytics Inc.*
- *Moderator: Aidan McLaren-Caux, Councillor, Village of Nakusp*

Building Resilient Homes and Local Economies Through Community Retrofit Programs

- *Jeremy Johnston, Community Planner, CEA*
- *Jenna Annett, Built Environment Initiatives Coordinator, CEA*
- *Theresa Wood, Business Advisor, Columbia Valley Economic Development*
- *Andy Christie, Building Inspector, City of Kimberley*
- *Meredith Hamstead, Co-Owner of thinkBright HomesNew*
- Local Government Challenges and Networked Solutions
    - Communities are adapting to increased disaster risk and need for increased density
    - Up-skilling and capacity building initiatives are underway
    - Facilitated peer networks provide educational and professional development opportunities for local government officials
- Benefits of Multi-Stakeholder Collaboration
    - Importance of building and maintaining relationships
    - Shifting building industry
        - Policy updates
        - Rebates and Incentive Programs
        - Homeowner demand
    - Working towards reducing barriers for energy efficiency uptake
    - Developing educational engagement and a community of practice for the construction industry
    - Providing end-to-end assistance for retrofits
- Panel Discussion
    - Biggest barriers to successful implementation
        - Affordability, budget, cost
        - Once the community understood the initiative, it started rolling faster and faster
        - Availability of supplies, technology, capacity, knowledge, but that is quickly improving
            - Also policy uncertainty
        - Importance of energy labelling for homes
    - Supporting homeowners and builders are very useful for helping to navigate retrofit programs and updating building standards
    - Considering the home as a built-environment *and* a living, breathing organism, and building to that end, holistically, and not siloing different building trades

- Focusing on outcomes instead of old techniques

Strong Towns: A Bottom-Up Revolution to Rebuild Prosperity

- *Norm Van Eeden Petersman, Director of Membership and Development, Strong Towns*
- https://www.strongtowns.org/
- We have traded complexity and adaptability for growth and predictability
- No neighbourhood should be exempt from change, and no neighbourhood should be subject to drastic change
- Focusing on the automobile and parking has systematically weakened the viability of our communities
  - Design for people, accommodate cars, allow those spaces to mature
- Density is necessary to keep services affordable and not just getting future generations to pay for them
- We have lost sight of what it takes to build lasting prosperity
- We are good at paying upfront costs but not so much on maintaining it
- What creates prosperous places?
  - Slowing to notice
  - Stopping to engage

Regional Districts – Legislative Reform

- *Don Lidstone, Lidstone & Company*
- https://avicc.ca/wp-content/uploads/2025/03/Regional-District-Reform-Local-Government-Act_FINAL.pdf
- Brief history of Regional Districts
- RDs have come of age since their creating in the 1960s
- Roadmap to reform to the Local Government Act underway
  - Engagement with elected officials ongoing
  - Draft should be completed by end of May
- Current Challenges with LGA
  - Limits on power
  - Regulatory authority restricted
  - RDs not recognized at the same level as municipalities
  - Outdated taxation models
  - Lack of flexibility
  - Urban/rural friction
  - Fringe-area development
  - Need for greater accountability
- 25 Years of Resolutions supporting modernizing legislation at UBCM
- Principles of the Review
  - Incorporating Indigenous individuals
  - No downloading from Province without funding
  - Recognition at the same level as municipalities
  - RDs empowered to respond to emergencies and disasters
- Executive Summary
  - See slides on website for details
  - First Nations

        - Align with DRIPA, details still unclear
    - Status
        - Parity between RDs and Munis
    - Natural Person Powers
    - Regulatory Powers
    - Interpretation
    - Services in Rural Areas
    - Governance - Voting

Leading Through Ambiguity: Cultivating Resilience for Kootenay & Boundary Leaders

- *Dr. Caroline Brookfield*
- Uncertainty is our response to ambiguity
- Need for us to increase our tolerance of ambiguity
- Trust your gut…but verify with data
- Lean in to Ambiguity
    - Catch On
        - Recognize that we are in ambiguity
    - Consider
        - Mindfulness
        - Data
    - Create
        - New Options
        - Innovation

Regional District of Central Kootenay (RDCK) as municipal director

- The new RDCK ***WEBSITE*** is live! https://www.rdck.ca/

- April 9th, attended online executive agenda prep session.

- April 17th, attended in-person ***Board Meeting*** in Nelson
    - Agenda for the meeting can be found here: https://www.rdck.ca/EN/main/government/meetings-agendas-minutes.html
    - See Board Highlights for general information

RDCK Appointments

- ***Central Kootenay Food Policy Council (CKFPC)***
    - https://ckfoodpolicy.ca/

- ***Columbia River Treaty Local Governments Committee (CRTLGC)***
    - https://www.crtlgc.ca/
    - *Reminder that committee topics are confidential, as they pertain to international treaty negotiations. The Province of BC and the Government of Canada periodically release statements regarding the progress of the discussions between Canada and the Unites States.*
    - April 14th, attended online meeting.

- May 5th, attended online meeting.

- ***Regional Innovation Chair in Regional Economic Development Regional Advisory Committee (RIC-RED-RAC)***
  - *See attached Reporting Summary*
  - Ongoing conversations with RIC and colleagues in the Regional District of East Kootenay about transit challenges and possible solutions.

- ***Economic Trust of the Southern Interior (ETSI-BC) – Regional Advisory Committee (RAC)*** *(as alternate)*

Regional Innovation Chair in Regional Economic Development: April Reporting Summary

Highlights of Select Research Projects by Research Category

- **Future Proofing Rural Communities**
  - **Economic Resilience and Disaster Response**
    - Event in Nakusp (February) to initiate quick response plan.
    - Event in Slocan Valley (March) to refine and integrate plan.
    - Revised "quick response" template in progress (public release TBD). This template is a shortened, more accessible version of J. Stone's Economic Resilience Action Plan toolkit.
    - Working with Community Futures Central Kootenay and RDCK staff to identify next opportunities to pilot and how to integrate within regional EOC.
    - Please help identify communities that may be interested in participating.

- **Human Capacity in Small Communities**
  - Inspiring Example of Collaboration that Nurtures New Entrepreneurs
    - ETSI-BC featured a story about our 2025 Entrepreneurship event, showcasing the value of a multi-year regional collaboration.
    - As a point of pride – Selkirk College students took home the win for the a-synchronous business simulation competition.
    - We plan to continue the event and are hoping to expand to include some west Kootenay high schools next year.

- **Economic Transition & Diversification**
  - **Leveraging Outdoor Recreation for Rural Community Development**
    - We have completed the content for this guidebook/toolkit that aims to support rural communities to develop and leverage outdoor recreation as part of community development and economic diversification. The guide is now being formatted into an interactive website.
    - Tentatively mark Tuesday May 27 on your calendar for the launch and webinar.

- **Relationship Building**
    - I had separate meetings with MLA Morissette (Parliamentary Secretary for Rural Development) and Minister Anderson (Minister of State for Local Governments and Rural Communities) to discuss the challenges and needs of rural development in BC and to offer myself as a resource to them.

- **Gaps in Critical Systems**
  - Kootenay Backcountry Access Survey
    - Selkirk Innovates working with Dr. B. Frank on this survey, supporting the Ministry of Water, Land and Resource Stewardship.
    - This is the first step in a project that aims to better understand use of roads and trails for accessing outdoor activities and their perspectives on managing motorized and non-motorized access for the purposes of protecting wildlife and their habitats.

Metrics Summary - Reporting Period: January 11, 2025 – April 2, 2025

Category	October 18, 2024 – January 10, 2025	January 11, 2025 – April 2, 2025
Advisory	• 34 requests • Requests included invitations to bid on projects, assistance with identifying metrics, and requests for presentations	• 37 requests • Requests related to past and current projects – demonstrating value and impact of projects and related partnerships
Events	• 4 events co-hosted, including facilitating 2 rural mobility working group sessions (RDCK project), facilitating a session on economic recovery, and leading a focus group • Attended and presented at the Basin Food & Buyers Expo in Nakusp (Food Systems Food Hub project)	• 7 events co-hosted and 6 events attended by me and/or my team • Focus of events were: food systems (4), outdoor recreation (4), and economic resilience/disaster response (2), entrepreneurship (2), rural transit (1)
Grants & Proposals	• Submission of Kootenay Motorized Recreation Access Survey Proposal to BC Government. Under review.	• Motorized Recreation Access Survey Awarded • Submission of Shock Value project (under review)
Media Coverage of Work	• Social media items: 5+ • Newsletters: 8 • News Articles: 2	• Social media items: 3+ • Newsletters: 8 • News Articles: 2 • Most often sharing my work is: KAST, CRRF, KRT, ETSI-BC, and Community Futures (various offices)
Network Membership	• Institutional Committee: 1 • Regional Committee: 5 • Regional Network: 1 • Provincial Committee: 1 • National Committee or Board: 2 • National & International Networks: 6	• Institutional Committee: 1 • Regional Committee: 5 • Regional Network: 1 • Provincial Committee: 1 • National Committee or Board: 2 • National & International Networks: 6
Presentations	• 1 presentation by RIC, at the Basin Food & Buyers Expo: Regional Needs, Aspirational Goals, and the Business of Running a Food Hub	• 6 presentations by RIC, including guest lectures (2), EDPN (1), City of Nelson (1), Food Systems (1), Economic Resilience (1)
Projects	• Active projects: 14 • Completed projects (running total): 38	• Active projects: 14 • Completed projects (running total): 41
Select Products	• Economic Resilience Action Plans Toolkit for Plan Development (attached) • State of Rural Canada 2024	• *Checking in on the BC Food Hub Network*, Farming in BC Podcast • Strengthening Rural Canada: A 2025 Federal Election Questionnaire
Current Supervision	• Student Research Interns: 5 • Graduate thesis students: 2 • Post-doctoral fellow: 1 • Community Research Assistant: 1	• Student Research Interns: 5 • Graduate thesis students: 2 • Post-doctoral fellow: 1 • Community Research Assistant: 1

Director's Report

[Director Lockwood] – [Village of Salmo]

Report Date: MAY 15, 2025

Association of Kootenay and Boundary Local Governments (AKBLG) Conference:

I started the conference by joining the walking tour with the planning department for the City of Kimberley. The feeling is that opening areas to bike or skateboard allows people more freedom for transportation and reduces the work on the Bylaw Officer and they feel most people are respectful and those that are not held accountable through the public. Public parking seems to be only a concern when an event is happening within the downtown core, and they encourage residents to walk or carpool to the event. They are looking to see how they can promote other means of transportation. Their parking for residential housing has been changed from requiring two parking spaces for every resident to be determined by the size of housing if you require parking and how much parking.

Four MLAs were at the opening ceremonies Brittny Anderson, Pete Davis, Scott McInnis, and Steve Morissette and this gave me an opportunity to discuss with them about reducing the requirement to have an Alternative Approval Process or a Referendum to replace a fire apparatus that the residents already stated at one time they wanted. This could save thousands of dollars that could be put towards purchasing the equipment. I will be writing a formal ask to MLA Anderson.

Opportunities, Cooperation, and Connectivity for a dynamic Kootenay Region. A State of the Local Economy. Mike Bushore, Chief Risk Officer, Kootenay Savings Credit Union. This session gave a good insight how our credit unions must navigate the world economics such as technology, regulatory environment, competition, member expectation, and global reordering. World Economics look at Debt, Deficit, Dollar, and National Defence.

Credit Unions are Not-for-profits organizations, members have a hand in decisions made in the organization, by voting during the election time. There are not many branches gives

a more personalized approach. He spoke about Canada as a whole and how it affects us as a region, things like undersea cables, us satellites, cloud kingdoms, and Canadian Contributions to Digital Economy.

Undersea cables are fiber-optic cables laid on the ocean floor that transmit data across continents. The USA owns 22% of the world's 475 undersea cable system. This system conducts things such as web browsing, money transactions, emails and video calls. So, you can appreciate that this system could be compromised. Without this system the global internet speeds would be like dial up using satellites. This system is needed to conduct real time global commerce.

Cloud Kingdom are data centers that hold data. There has been a significant increase due to artificial intelligence apps. Canada has over 200 centers with 35 of them right here in BC. Going forward there may be challenges for the grid because it is moving so fast.

Ways that Canada can lead in Global Infrastructure:

- Power, Process and Feed: Invest in future-proof industries [oil, gas, mining, processing, agriculture, clean energy, advanced automation]
- Optimize Domestically: Strengthening domestic supply chains, building homes, investing in energy, Policies to build not to block
- Banking Reform: Strengthen AML, fraud regulations, legal
- Scale Human Capital: Investing in technology, trades, and treatment (healthcare)
- Govern & Regulate: Reasserting out global governance role (AI, Quantum, Banking)

What is a borrowed calm, and a silent squeeze have to do with finance?

A borrowed calm refers to a temporary sense of financial stability and may not be sustainable for the long run. A silent squeeze refers to a significant pressure on the financial system but may not be noticeable to the public quickly but can lead to increased borrowing costs while decreasing access to credit. So put these two terms together and witness the delicate dance between them so the central banks maintain provide immediate liquidity and ensuring financial stability while watching for issues that may need to be addressed to avoid other severe problems.

I attended Leading with Heart: Building Relationships that Strengthen Governance Christina Benty, Strategic Leadership Solutions. Christina always has something that we can learn from. Does your local government have a policy defining service levels, if so, are you making it hard for staff to meet those levels? Are you hearing from your residents about issues you are discussing at your council table, if so, how did you reach out and if not, why not? Whether good or bad council should be hearing how the residents think how things are going within your community because you have a relationship. Take the time to hear from your residents so council can make good decisions going forward.

I attended Supporting Economic Development in the Southern Interior – Lessons Learned Laurel Douglas, CEO & Paul Weist, Project Consultant, ETSI-BC. Laurel and Paul spoke about how many projects have been funded since changing course and the ability to have a consultant help you through your project to make it better and stronger. Biggest key factory is collaboration!

I attended the Value of Tourism Chris McCurry, Destination Development & Sustainability, Kootenay Rockies Tourism. Destination Development hopefully brings people back to your area. Employment rates for tourism are 4.8% on average. He talked about promoting your own community not forgetting about Indigenous tourism and while supporting sustainable tourism.

AKBLG Business Meeting is where the resolutions are presented. Below is the resolution that Salmo put in and I had the opportunity to speak to it with no one speaking against it.

Referendum for the Replacement of Fire Apparatus Village of Salmo

Whereas local governments need to replace aging fire apparatus to ensure continued effective emergency response capabilities;

And whereas pursuant to local government legislation, a referendum is required for the authorization to spend public funds to replace fire apparatus, and the process of holding a referendum can bring significant costs to local governments, in particular small communities:

Therefore, be it resolved that UBCM ask the provincial government to remove the requirement to hold a referendum to replace fire apparatus for local governments under 15,000 in population. **ENDORSED BY MEMBERSHIP**

I attended the foundational relationships with First Nations and local governments with Jared Basil, Cultural Framework Educator, Ktunaxa Nation. It was informative and he reinforced to build a relationship instead of blame.

I attended Easy Methods and Best Practices to Build Ongoing Public Engagement Capacity in Your Community – And in turn Build Higher Public Trust Kent Waugh, Managing Partner, The W Group. Engaging with residents telling them what is happening and why, allowing them to voice their thoughts and concerns. Tell the story what we are responsible for as local government vs provincial and federal governments. Use simple language so there is not the confusion in what you are saying. Create a communication plan along with a calendar when things are happening. Newsletters are way more effective than social media because you can give more information, and it can be easily found again. Share with the residents what you have done to keep them engaged.

I attended Strong Towns: A Bottom-Up Revolution to Rebuild Prosperity Norm Van Eeden Petersman, Director of Membership and Development, Strong Towns. Norm strongly stated that we as local government get in the way for people to build and we need to get out of their way, and we would prosper.

I attended Regional Districts – Legislative Reform Don Lidstone, Lidstone & Company. Don spoke about the differences between regional and municipal powers and how they need to change to give regional areas more power to do the same as municipal governments. He talked about the Natural Person's Power that only Municipalities can use. He encouraged us all to look at the road map for changing the Local Governments Act. There have been motions put forward to UBCM for 25 years and the provincial government (whoever is in power) has not taken on the challenge to change it.

I attended Leading Through Ambiguity: Cultivating Resilience for Kootenay & Boundary Leaders Dr. Caroline Brookfield. She spoke about people in general like to work in a world of certainty where ambiguity is about not knowing what something means, and uncertainty is about not knowing what will happen and when we are ambiguous or uncertain the public trust can be broken down or we allow creativity. Reducing ambiguity in our jobs could easily be reduced by following your strategic plan.

Practice the ability to handle ambiguity with the three C's.

1- Catch On – Recognize we are in ambiguity
2- Consider – Mindfulness Data
3- Create – New Options Innovation

Try Creative Problem Solving:

Key Elements of Creative Problem Solving:

1. Clarify the Problem – Understand the issue deeply, sometimes redefining the problem itself.
2. Generate Ideas – Brainstorm many ideas without immediately judging them.
3. Develop Solutions – Evaluate and refine promising ideas into workable solutions.
4. Implement and Test – Put the solution into action and adjust based on results.

Thank you to the Salmo taxpayers and council for giving me this opportunity to attend this conference and bring back as much as possible to benefit our community.