

REGIONAL DISTRICT OF NANAIMO

**SPECIAL BOARD MEETING
TUESDAY, NOVEMBER 8, 2005**

ADDENDUM

PAGES

UNFINISHED BUSINESS

BYLAWS

Public Hearing.

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Report of the Public Hearing held November 1, 2005 with respect to Bylaw No. 1285.08 – Electoral Area 'F' Zoning and Subdivision Amendment Bylaw – Oceanside Forest Products Ltd./Keith Brown Associates Ltd. – 1429 Springhill Road – Area F. (Two pieces of correspondence from D. Carpenter and K. Brown were not included with the original report on the Special Board Meeting Agenda.)

McFarlane, Florence

From: D. Carpenter [dmcarpent@yahoo.ca]
Sent: October 30, 2005 8:51 AM
To: McFarlane, Florence
Subject: Public hearing on bylaw 1285.08, rezoning of property on Springhill Rd.

1070 Price Road
October 29/05

I will be unable to attend the hearing on Tuesday, but want to go on record as being in favour of the amendment to allow a sawmill to relocate from Matterson Road to Springhill Road. Like many in this area, I have first-hand experience with poorly sited and/or badly managed development: a business which is trying to act responsibly by voluntarily relocating from a primarily residential area to an industrial one should be encouraged.

That said, the Church Road area, adjacent to the well-fields and other water resources has always seemed an unwise choice to designate as an industrial zone. However, this is a separate issue from Mr. Sorensen's application and not something for which he should be penalized.

D. M. Carpenter

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November 1, 2005

File No. 784.04

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

ATTN: Director Lou Biggemann, Chair
Regional District of Nanaimo's
Public Hearing

SUBJECT: ELECTORIAL AREA "F" ZONING AND SUBDIVISION BYLAW
AMENDMENT BYLAW NO. 1285.08, 2005

The subject property was purchased for the purpose of constructing a "value added" wood products manufacturing facility on the five acre property. While such use(s) were permitted, the existing Industrial 1 Zoning did not permit the processing of logs on site. The proposal for processing of logs is limited to ± 1 acre of land thereby requiring the subject property to be rezoned to permit the processing of logs.

The site required several environmental issues to be addressed and are now included within the proposed development plans. These are:

1. Inclusion of an oil/water separator for receiving storm water runoff from the hard surface driveways and parking areas.
2. removal of all wood waste from the property via the use of roll on/off bins. These wood wastes are recycled elsewhere in the community.
3. maximum on site storage of wood waste in bins shall not exceed 250 cubic metres. This translates to a maximum of 10 days operation of the plant facilities.
4. cyclone with after filter for screening wood airborne particulates.
5. engineered designed/monitored on site septic/sewage disposal system.

We submit the subject plant facilities represent the state of art technology and are designed to comply with all environmental regulations in effect to date. This development/rezoning is an excellent example for other industrial users to replicate in the future.

Respectfully submitted,



R.K. Brown, Consultant Planner

p.c. Mr. Neil Sorensen, Occanside Wood Products Ltd.