



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **PUBLIC HEARING (Bylaw 2465)** of the **BOARD of DIRECTORS** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Boardroom at the Regional District Office on Wednesday, September 21, 2011

Members:	Director H. Halvorson	Electoral Area "F"	Chair
	Director R. Fairbairn	Electoral Area "D"	Vice Chair
	Director S. Fowler	City of Armstrong	
	Director D. Dirk	District of Coldstream	
	Director D. Wejr	City of Enderby	
	Director K. Acton	Village of Lumby	
	Director W. Lippert	City of Vernon	
	Director B. Baumbrough	City of Vernon	
	Director P. Nicol	City of Vernon	
	Director D. Brew	Township of Spallumcheen	
	Director M. Gavinchuk	Electoral Area "B"	
	Director M. Macnabb	Electoral Area "C"	
	Director E. Foisy	Electoral Area "E"	

Staff:	T. Hall	Administrator
	R. Smailes	General Manager, Planning and Building
	L. Mellott	General Manager, Electoral Area Administration
	C. Malden	Deputy Corporate Officer
	A. Cotsworth	Utilities Manager
	R. Baker	Community Protective Services Manager
	R. Pleasance	Project Engineer
	A. Kittel	Regional Growth Strategy Coordinator
	C. Howkins	Senior Clerk (taking minutes)

Also

Present:	Alt. Director C. Pieper	City of Armstrong
	Alt. Director J. Garlick	District of Coldstream
	Councillor G. Kiss	District of Coldstream
	Media and Public	

CALL PUBLIC HEARING TO ORDER

Chair Halvorson called the Public Hearing to order at 4:04 p.m.

INTRODUCTION OF BYLAWS

Bylaw 2465 – Official Community Plan Amendment and Temporary Industrial Use Permit 10-0242-F-T/U

Purpose: to amend the land use designation of a 0.8 ha portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan 33586 and located at 105 Highway 97B, Electoral Area "F" from Non-Urban to Temporary Use and allow a temporary industrial use for a wood screening plant.

The General Manager, Planning and Building introduced the bylaw and Temporary Industrial Use Permit application and advised that nine written submissions had been received:

- Mari Sue Baga – Forest Creek Holdings – 6592 Highway 97A

Without prejudice – expressed concerns on behalf of the residents:

- How long this temporary permit will be in place for?
- Will there be any extensions allowed?
- Could this set a precedent for other industrial proposals for the area?
- Has an environmental study been done regarding the long term or short term health affects this industry can have on people living within close proximity, especially regarding the quality of air or water? Would like to see copy of those results.
- Does the wood used for this industry contain chemicals? If so, is it possible for them to seep into the ground affecting wells?
- Would like to see an engineered plan regarding the flow of water
- If this proposal is approved, who would be held responsible for potential future problems?

- Edith B. Murray – 64 Springbend Road

- Expressed concerns regarding noise pollution and sawdust blowing into their property

- Howard Taylor – 6520 Highway 97A

- Expressed concerns regarding increase truck traffic, potential water quality devolution to the streams and wells in the area, proven air quality and visual devolution to the land parcels immediately adjacent to the application in question and the slippery slope of precedent that approval of this application may set.

- Chris Taylor – 6520 Highway 97A

- Not in support of this application
- Expressed concerns regarding blowing dust from truck traffic negatively affecting community health

- Bob and Caroline Powell – 125 Highway 97B

Strongly object to the application for the following reasons:

- Circumventing legal requirements
- Dust particulate
- Water contamination, Leachate
- Fire hazard
- Noise
- Traffic
- Devaluation of property

- Philip Nobles - #11 – 6592 Highway 97A

- Disagrees with the proposal because of the dust in the air and the pollution of the creek that runs directly through their property

- Angela and Mark Usselman – 136 Highway 97B
 - Expressed concerns regarding negative impacts on community area
- Kajsa Graves – 128 Highway 97B
 - In full support of Bob and Caroline Powell's concerns
- Mike and Michelle Graves – 128 Highway 97B
 - Concerns regarding the proposed application as they feel it would decrease property values as well as open up a host of potential environmental issues

PUBLIC PRESENTATIONS

The Chair asked if there were persons present who wished to speak to the bylaws.

- Caroline Powell – 125 Highway 97B
 - Reiterated concerns regarding the proposed application
- Bob Powell – 125 Highway 97B
 - Presented some before and after photographs
 - Reiterated concerns regarding the proposed application
- Howard Taylor – 6520 Highway 97A
 - Reiterated concerns regarding the proposed application
- Chris Taylor – 6520 Highway 97A
 - Reiterated concerns outlined in written submission
- Elaine Sharp – 64 Springbend Road
 - Expressed concerns regarding drainage and Leachate into the wells
- Sue Moret – 10 Sundance Road
 - Expressed concerns regarding air pollution on their property and noise pollution
 - Very concerned regarding the proposed application affecting water sources
 - Expressed concerns regarding not being able to sell property
- Kevin Reimer – 105 Highway 97B
 - Acknowledge that the activities at this property have negatively impacted neighbouring properties
 - Stated that it is not a full time operation – approximately 40 hours a month

CLOSE PUBLIC HEARING

There being no one further to speak to Bylaw 2465, the Public Hearing was closed at 4:55 p.m.

Certified Correct:



Chair
HERMAN HALVORSON
CHAIR



Corporate Officer
Christy Malden
Deputy Corporate Officer