

From: Mo and Neil Ross
Sent: December 30, 2022 3:22 PM
To: Jodi MacLean <jmacLean@comoxvalleyrd.ca>
Subject: re- Public Hearing Bylaw 733

CAUTION! EXTERNAL EMAIL

Good afternoon Jodi,

As I am unable to attend the Public Hearing for Bylaw 733 in person, please accept the following brief comments and considerations...

- 1) If an exception is to be granted the specific wording is critical as the intent of this applicant is not necessarily the intent of future applicants
- 2) The suggested addition of the phrase "activities necessary to support joinery" certainly helps prevent the activities that process raw materials (eg log peeling)
- 3) Perhaps "activities necessary to support joinery" could somehow have included something such as "finished product" or some other similar phrase. I suspect you have looked at other jurisdictions to see how others have handled similar situations.
- 4) The noise issue seems to have been "glossed over". I trust that some measures can be taken to ensure that neighbours are not unduly affected beyond the applicants comments that "the facility **should** operated with little or no disturbance to neighbours" (bold print mine). The operation would be considerably noisier than previous uses on that site and setting appropriate limits seems only fitting.

Thanks for your attention,

Neil Ross
Black Creek

Selena Speed

From: Cindy Bowden-von Kampen [REDACTED]
Sent: Tuesday, January 3, 2023 9:27 AM
To: Planning and Development Services
Subject: 7648 Island Hwy N., Black Creek, BC

CAUTION! EXTERNAL EMAIL

Good Morning

We own adjacent property to this Commercial property and have been reading the request to change zoning at this address. Although the application indicated the adjacent property is ALR there are still residents that live in the close proximity.

Our question is:

Could you please define “wood processing” and “joinery” as specified on the exemptions. Also, could you please let us know what C-1-13 is and what are the limitations?

Our concern is noise and we can not find anything in the CVRD that specifies limitations on a c-1-13.

Thank you

Ralph and Cindy von Kampen

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