

March 8, 2012

City requests modifications to reduce noise from log peeling operation

The City of Campbell River has requested that the owner of a debarking operation on Duncan Bay Rd. undertake the recommendations of an independent sound consultant to reduce the noise of its log peeler.

At its Mar. 6 meeting, City Council decided to request that Northern Pressure Treated Wood Ltd. implement the recommendations outlined in the BKL Consultants Feb. 23, 2012 report.

“Our office has spoken to the plant owner by telephone and we will send a letter outlining Council’s request,” says City Clerk Peter Wipper. “The City is awaiting a response from the plant owner, which will determine timelines for action.”

“We recognize that the plant noise has upset people living nearby, and we appreciate that they would like to have the noise reduced as soon as possible,” Wipper adds. “We want to assure the public that we’re doing what we can to help resolve this issue, as quickly as possible.”

Modifications to reduce noise recommended in the BKL sound report include:

- Reduce area of log infeed and outfeed openings
- Enclose log infeed and outfeed openings with insulated tunnels
- Install a series of flexible vinyl curtains along the tunnels

The BKL report is available on the City’s website under Agendas & Minutes (Mar. 6, 2012).

The City will continue to provide updates as new information is available.

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Contact: Peter Wipper, City Clerk

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See Background information next page.



Background:

Northern Pressure Treated Wood is located on 22.5 acres formerly in the Agricultural Land Reserve. Operation began Jan. 23, 2012, with the plant working 8:30 to 4 p.m. Monday to Friday. The plant is operating legally, with all permits and a business license in place.

Since plant operation began, the City has received complaints from 47 people regarding the noise associated with operation.

City staff investigating the complaints took video / audio recordings from four locations adjacent to the site and determined that, under the City's public nuisance bylaw and required the plant owner to hire an independent sound consultant to report on noise abatement options.

The City officially contacted the property owner by telephone and sent a letter requiring that the City be provided with a report by an independent sound consultant recommending methods to reduce noise from the operation by Feb. 24.

City Council City received a report recommending modifications to reduce the noise at its Mar. 6 Council meeting.

The property was incorporated into municipal boundaries in 1982. At the time it was unzoned. City files include a 1985 residents' petition opposing industrial zoning.

A 1996 staff review showed the property was still unzoned. As part of bylaw 2700-1998 review to bring zoning up to date with the then-current Official Community Plan, the land was to be zoned I-2 (heavy industrial).

In 1998, a public hearing notice was published advising of a proposed zoning change and notices were hand-delivered in this neighbourhood. Public hearings are held to ensure people have an opportunity to voice their opinion about proposed zoning changes.

A petition in City files dated October 1998 shows names of residents in the area who objected to heavy industrial zoning at that time. One recent complaint refers to the 1998 petition/submission to Council.

In 1998, Council of the day approved the I-2 (heavy industrial) zoning, which has carried through to today. A covenant with the Agricultural Land Commission is registered on the land and states that the lands shall be used only for "the construction and operation of a saw mill or other wood related mill, any of the uses permitted by (heaving industrial zone); or farm use."

Readying the property for the debarking operation required a minor development permit application (completed in late 2011), building permit and a business license. Minor development permits ensure that projects adhere to the development permit guidelines, which for industrial uses typically deals with site servicing and form and character of construction. Minor development permits are delegated to staff for processing. The minor development permit, building permit and business license were processed by staff as per standard City business operations.