



## Campbell River Environmental Committee (CREC)

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City of Campbell River  
301 St Anns Road  
Campbell River, BC  
V9W 4C7

October 10, 2024

Dear Mayor and Council,

**RE: Zoning Bylaw Amendment Applications for 4200 & 4405 North Island Highway  
Reference Number P2300052 and P2400019**

The Campbell River Environmental Committee (CREC) requests that you consider the following concerns regarding the New Times Energy (NTE) Zoning Bylaw Amendment applications.

- Bio-fuel (natural gas) production is not a suitable industry for the Discovery Park location due to documented health risks from emissions of the production of bio-fuel depending on the feedstock.<sup>1</sup> NTE has informed CREC that bio-fuel production is not planned at this time so the feedstock to be used and any emissions from future bio-fuel production is unknown. Council is obligated to know what the emissions and any health issues to residents would be before approving zoning for bio-fuel.
- Examples of feedstock used in BC are given in a Fortisbc Video.<sup>2</sup>
- A public hearing must be held for 4200 North Island Highway as the application may not meet the OCP Nuisance Bylaw for noise and odour for industries that would be zoned for on Orange Point Road.<sup>3</sup>
- In order to protect the neighbours' health and quality of life, Council should not approve the zoning of industries on Orange Point Road that could produce odour, noise and light pollution.

CREC looks forward to your reply via email.

Sincerely,

LeRoy McFarlane, President  
Campbell River Environmental Committee (CREC)

## References:

1. Analysing the Impact on Health and Environment from Biogas Production Process and Biomass Combustion: A Scoping Review, March 29, 2023, p.1 Abstract and Table 2.  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10094619/>
2. Who supplies FortisBC RNG  
<https://www.youtube.com/watch?v=UOp87Ly8Pb4>
3. City of Campbell River Public Nuisance Bylaw No 3543, 2014 Consolidated to Bylaw 3944, 2024, p.12 & 19.  
[https://www.campbellriver.ca/docs/default-source/document-library/bylaws/3543-public-nuisance-bylaw-2014-consolidated-to-bylaw-3589-2015a62d25aa4788.pdf?sfvrsn=af259d09\\_46](https://www.campbellriver.ca/docs/default-source/document-library/bylaws/3543-public-nuisance-bylaw-2014-consolidated-to-bylaw-3589-2015a62d25aa4788.pdf?sfvrsn=af259d09_46)