

[REDACTED]
Sent: Friday, July 11, 2025 1:04 PM

To: ALC.Island@gov.bc.ca; Planning Email <planning@rdn.bc.ca>; Leanne Salter
<leanne.salter@rdn.bc.ca>

Subject: Application No. PL2025-050

Hello -

Please include the attached letter in the above-noted development application review process and record it as material information into the review and disposition of the application.

I am a nearby property owner registering my objection to the application to change a neighbour's property status from Rural 1 to ALR to make way for a brewery in our residential area. My family and I are not in favor of this plan for numerous reasons that are laid out in the attached letter. We beseech your staff and committees to deny this application.

--

Miles R. Porter
[REDACTED]
[REDACTED]

July 10, 2025

TO: Regional District of Nanaimo

Planning Department

Via Email: planning@rdn.bc.ca

And

BC Agriculture Land Commission

Island Panel – Applications

Via Email: ALC.Island@gov.bc.ca

Subject: Development Application No. PL2025-050

Lot 15, Block 544, Nanoose District, Plan 32293

Zoning: Rural 1, Electoral Area F

1860 Spring Place, Errington BC, V0R 1V0

Dear Sir/Madam;

This correspondence is to be included in the above-noted development application review process and recorded as material information into the review and disposition of the application.

Summary

I am a nearby property owner of 40 years and my family and I strongly object to the inclusion of the application property into the Agricultural Land Reserve (ALR) for the stated purpose of establishing a farm and microbrewery.

Permitted Use Change Request

The subject property and the broader neighborhood properties are zoned Rural 1. Microbreweries are not permitted in the current neighborhood zoning. In applying to have the subject property included in the ALR, the application seeks to get around the current zoning to allow use that is not permitted in this neighborhood. To approve this inclusion into the ALR would be a dangerous and undesirable precedent for both current and future landowners in this area. We purchased this property to enjoy the characteristics of the current zoning. We chose rural land where we can live, raise our families, grow our gardens, and be away from the noise and smells of the city. We do not want commercial ventures changing our neighborhood, increasing traffic, and most importantly, disrupting our water supplies.

Concern about the Water Usage

It is my understanding that Microbreweries use ten to twenty times the amount of water in their final product. This water use will strain our local aquifers. This extraordinary volume of water use would impact the entire neighborhood's water systems negatively. Aquifer #220 serves the subject property and the broader Errington and Coombs areas. I am aware that this aquifer is already being monitored by the RDN and it has been reported in the 2025 Report of the State of Our Aquifers that #220 has declined over the past 5 years. I know that some of my neighbors are forced to hire trucked in water during the dry season and would not want to become one of them. The water supply to my property is from a spring, and I'm sure you are aware that springs are highly sensitive to changes in the underground aquifer. I place a high value on my ability to use spring water from my own property and I will not see it jeopardized for any reason.

Obviously, allowing a high-water use endeavor like a microbrewery in addition to the associated farm that is proposed on the same site in rural aquifer #220 is not in line with the RDN's stated water management strategies.

There is the further concern about the effluent from a brewery, which would flow from such an operation. There are chemicals used in the cleaning processes like sodium hydroxide, detergents and sanitizers, chlorine, and the like which we specifically moved out here to avoid. We worry that such effluent would contaminate the ground water and the nearby Englishman River which as you know is an

important fish habitat and water supply for the city of Parksville and the entire area including the fragile ecosystem.

My family and I are also concerned about the odor; fermenting beer creates a rotten egg smell when hydrogen sulfide gas is released as a byproduct. This odor would definitely have a negative impact in our enjoyment of our property. We also worry about the noise and traffic from such an enterprise especially if people would be drinking at the establishment. We have small children living here and using the school bus stop and we worry for their safety if there was increased traffic and more strangers around.

Closing

We are opposed to the proposed use of our neighbor's property for a microbrewery.

We call upon you to decline the Application No. PL2025-050

Respectfully submitted by:

Miles R. Porter

[REDACTED]

Errington, BC

VOR 1V0

[REDACTED]
Sent: Friday, July 4, 2025 7:20 AM

To: Planning Email <planning@rdn.bc.ca>; ALC.Island@gov.bc.ca

Subject: Development Application No. PL2025-050

July 4, 2025

TO:

Regional District of Nanaimo

Planning Department

Via Email: planning@rdn.bc.ca

And

BC Agricultural Land Commission

Island Panel – Applications

Via Email: ALC.Island@gov.bc.ca

Subject: Development Application No. PL2025-050

Lot 15, Block 544, Nanoose District, Plan 32293

Zoning: Rural 1, Electoral Area F

1860 Spring Place, Errington BC V0R 1V0

To whom it may concern:

This letter is written and to be included, in the application file of the above-cited property. Please review my concerns before considering any further action.

Summary

[REDACTED] my wife and myself strongly disagree with the possibility of this project moving forward. In our opinion, including this property into the Agricultural Land Reserve (ALR) would set a dangerous precedence for future developments in our neighbourhood.

Permitted Use Change Request

The above-cited property is zoned, and all properties around it, Rural 1. Microbreweries are not permitted in the current Rural 1 neighbourhood zoning. Therefore, 1860 Spring Place has made application to include their property in the ALR. If ALR zoning were granted, current and future landowners in our neighbourhood would lose the characteristics of the current Rural 1 zoning.

Microbreweries

Microbreweries generally start out producing 3-5 different types of beer. Most of which are sold off-site. However, they are not restricted to solely to selling their product off-site. Breweries that are currently operating in the Parksville/Qualicum area have on-site sales, brewery tours, gift shops, food sales, and sometimes live music events. All of these breweries operate out of commercial/industrial settings and use municipal water supplies, while also using a municipal sewage infrastructure system. They have minimal impact on residential areas while carrying out their daily business. This however, would not be the case if a brewery were allowed to operate at 1860 Spring Place.

Water Challenges

There is no municipal water system in place in our neighbourhood. We all get our water supply from independent wells/springs. The area around, and including 1860 Spring Place, also does not have access to a municipal sewage system. Microbreweries use large amounts of water to both produce beer and to wash equipment. No only will 1860 Spring Place's well be effected by excessive water use, but the surrounding water table will also be depleted at a faster rate than that of a residential water user. Larger than usual amounts of effluent, will also be introduced into the ground through septic systems. This effluent is not household waste. It will include caustic soda, phosphoric and nitric acid, and detergents and sanitizers used to clean equipment. Obviously, there isn't a sewage treatment facility to deal with these harmful bi-products so they will be directly introduced into the groundwater and ultimately the aquifer. Both water use and effluent raises a significant concern to our neighbourhood water supply/aquifer as well as to the nearby Englishman River.

Other Considerations

While making beer, there are significant odour emissions. Different types of beer produce a "rotten egg" smell as the beer ferments. This is not conducive to any residential area. As the brewery increases in both size and productivity, there will be a need for significant machinery and possibly working late into the evenings. Both of these activities will produce noise and disturbances to a residential neighbourhood.

Closing

We moved to this area from a busy residential neighbourhood in French Creek. The intent of moving was to slow down and appreciate the quiet slow pace of a rural setting. Having a brewery [REDACTED], would directly impact our lifestyle choices.

Thank you for your time and consideration

Respectfully

Byron and Debbie Ayers
[REDACTED]

Errington, BC V0R 1V0.

250-240-2700