

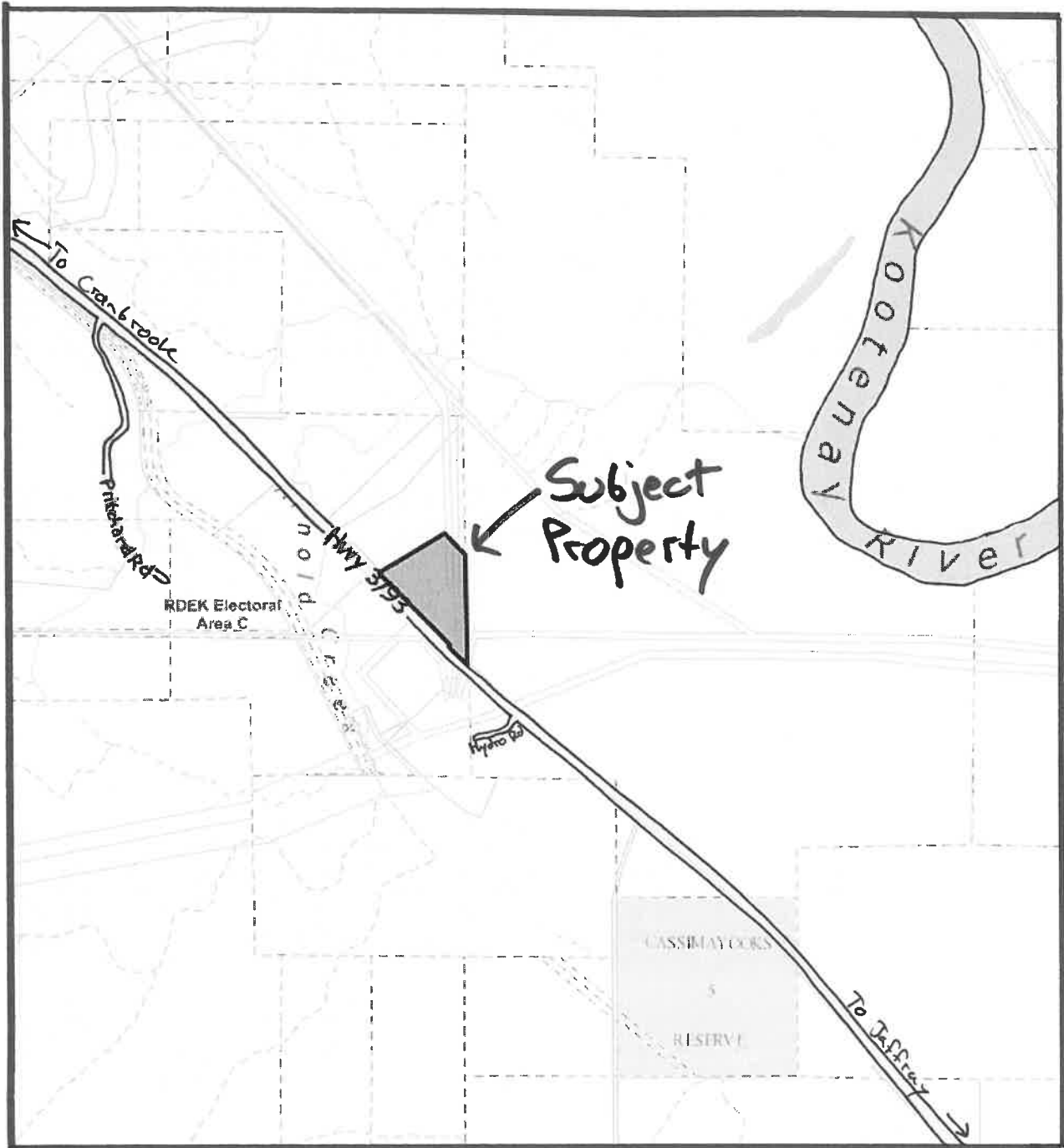
Permittee: EarthRite Industries Ltd.

1. This Temporary Use Permit, notwithstanding any zoning bylaw, allows the temporary use on Lot 1, District Lot 2313A, Kootenay District, Plan EPP54560 in strict accordance with the terms and conditions herein.
2. The temporary use allowed by this Permit is for the storage of off-premise wood mulch prior to transportation to the Skookumchuck Pulp Mill and for the parking and maintenance of associated chip hauling trucks.
3. The development of the subject property shall be in substantial compliance with information provided in the Temporary Use Permit application received February 1, 2019.
4. This Permit shall expire three (3) years from the date of issuance.
5. Upon expiry of this Permit, the temporary use shall be discontinued and removed, and the site restored to its natural state.
6. It is understood and agreed that this Permit does not imply approval for future rezoning of the land for commercial use.
7. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the property owner other than those in this Permit.
8. The development allowed by this permit is subject to all other RDEK Bylaws.

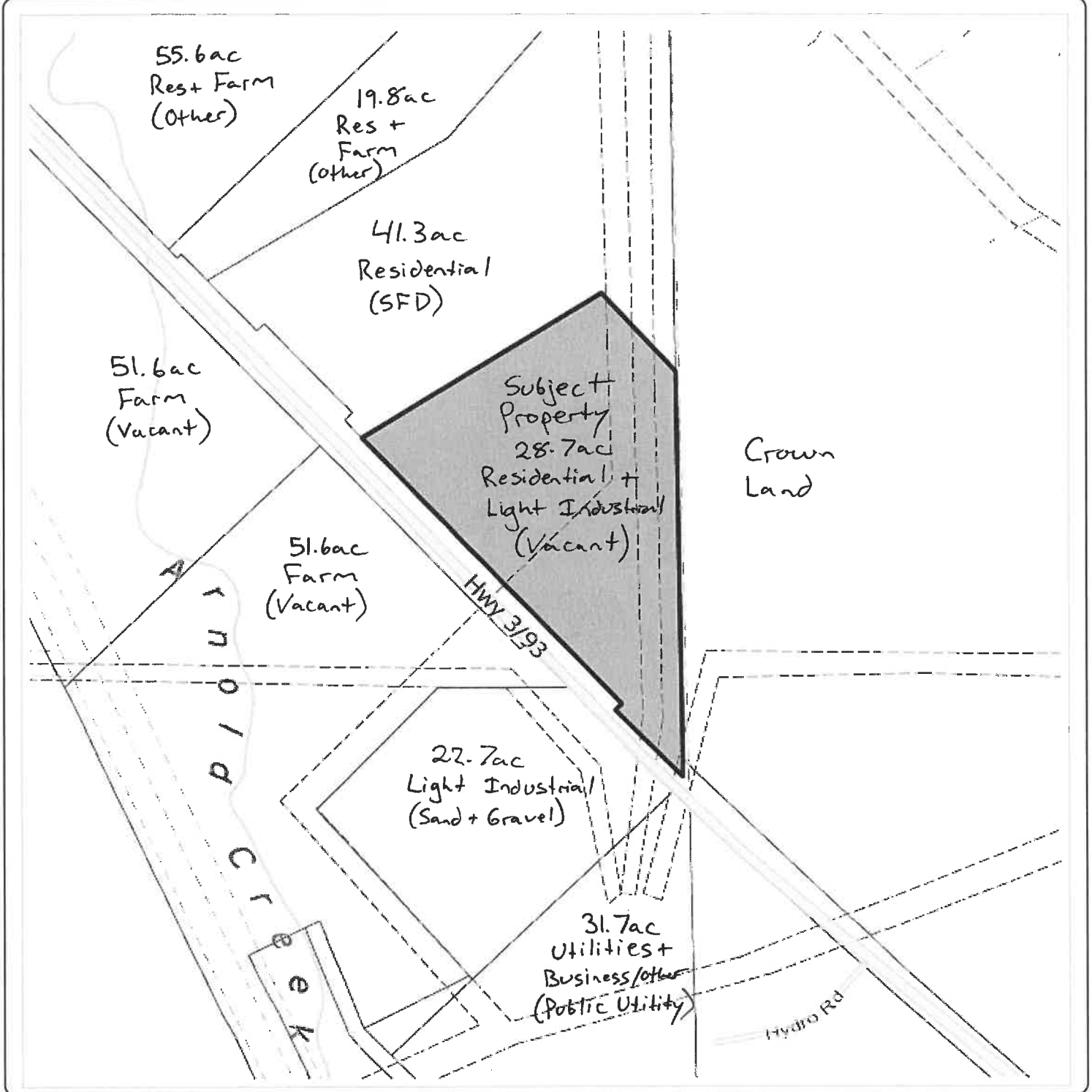
Authorizing Resolution No. **adopted by the Board of the Regional District of East Kootenay on the** **day of** **, 2020.**

Shannon Moskal
Corporate Officer

Location Map



Land Use Map



Notes:

250 0 125 250 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 2-26-2019 10:20 AM

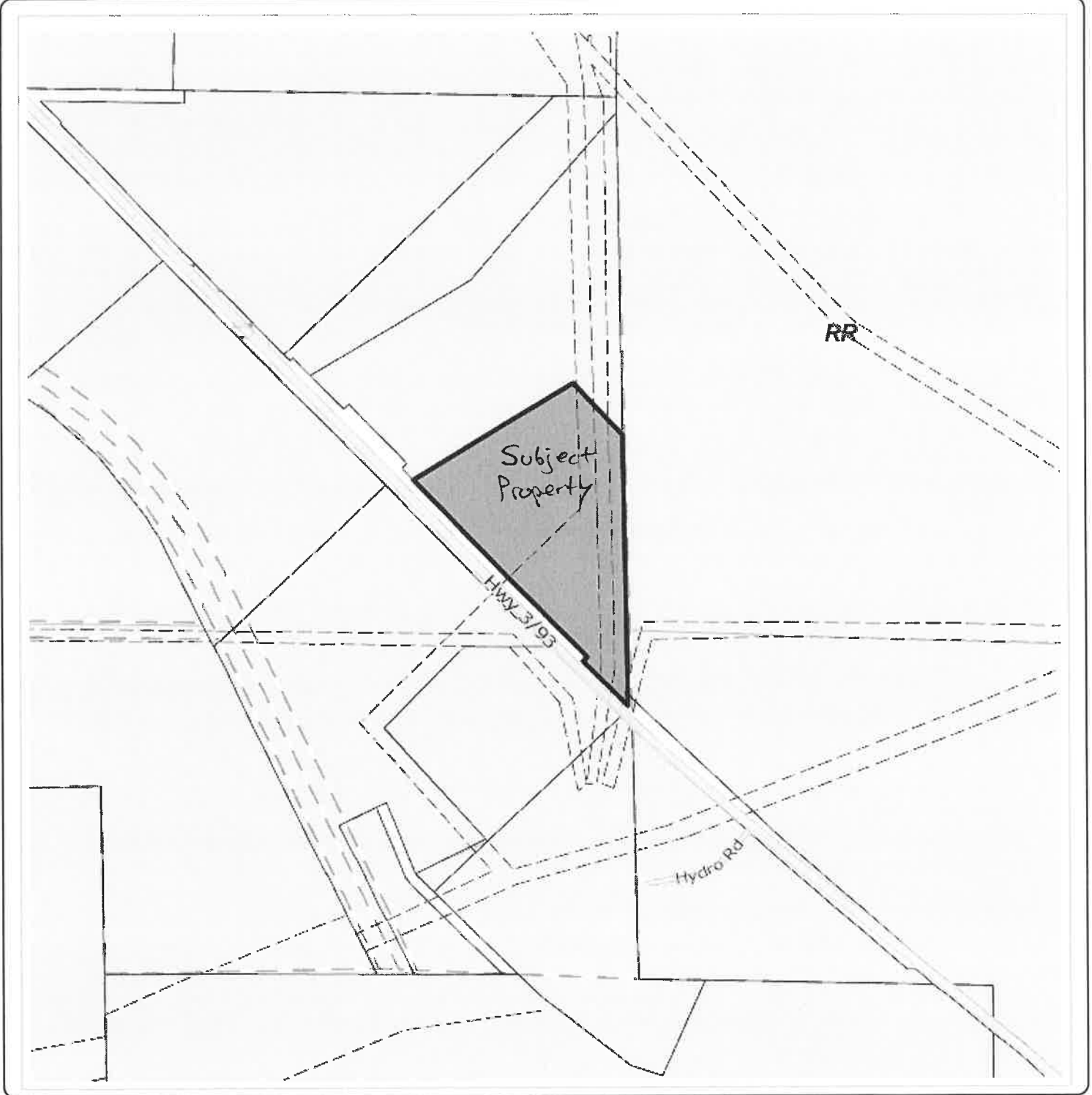
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OCP Designation Map



Notes:

375 0 188 375 Meters

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RDEK GeoViewer - 2-26-2019 2:08 PM

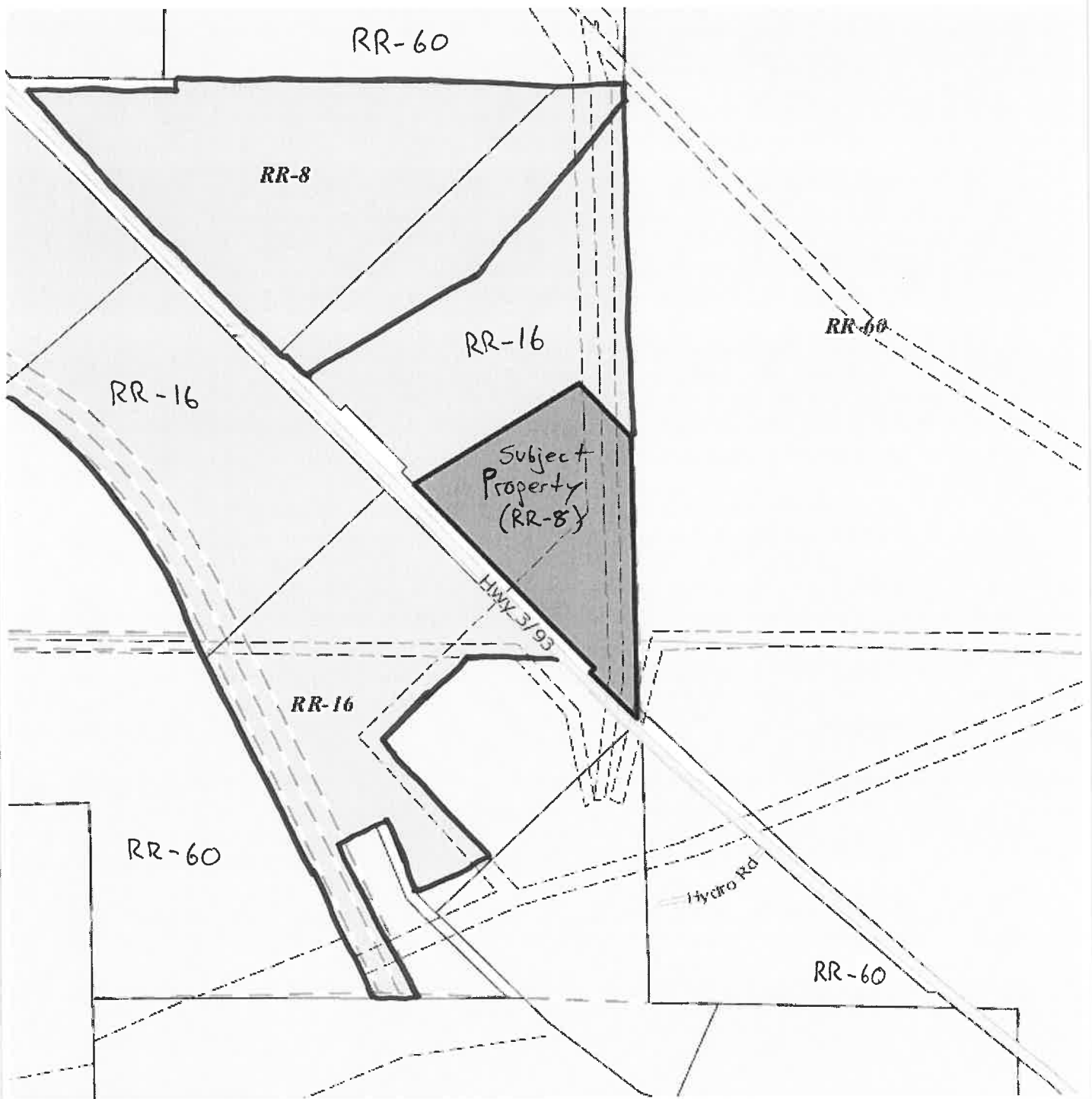
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Zone Designation Map



Notes:

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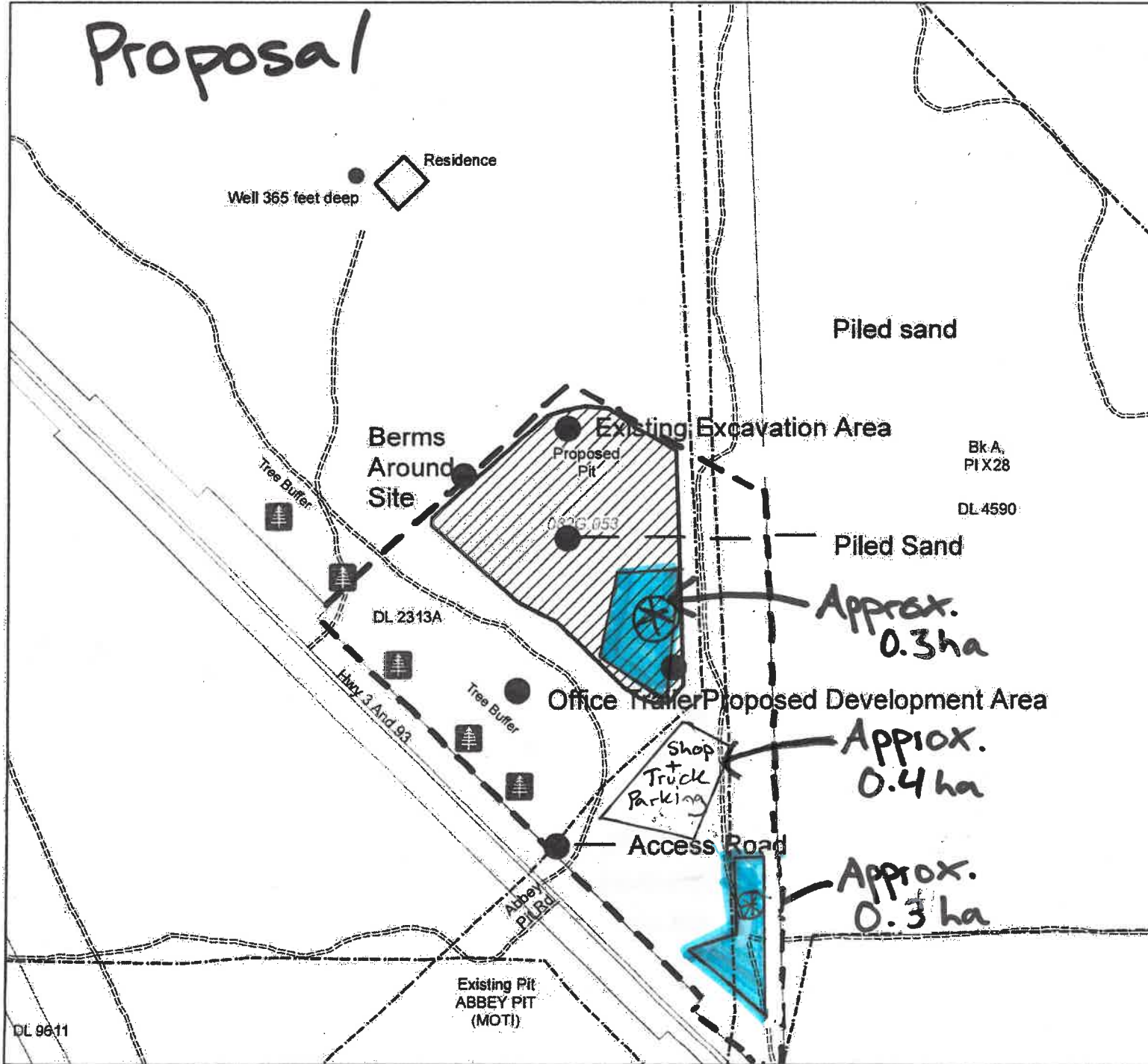
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Proposal



EarthRite Industries Ltd.

Ltd.

Site Map

Legend

- Transmission Line
- Pipeline
- Paved Road
- Gravel Road
- Proposed Pit
- Survey Parcels

-- Subject Property

Wood Storage

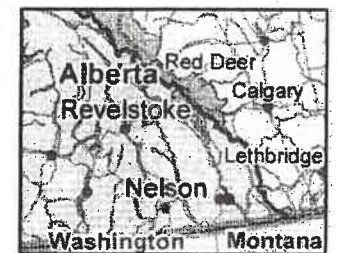
N



Produced by
Geomatics Dept
Kootenay Boundary Region
Sept 6, 2016



Projection: Nad 83 UTM Zone 11N
1:5,000



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EarthRite_SiteMap.mxd



Notes:

125 0 63 125 Meters

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RDEK GeoViewer - 11-26-2019 12:53 PM

Scale = 1:5,000



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Krista Gilbert

From: Rhonda Elzinga [REDACTED]
Sent: December 28, 2019 1:07 PM
To: Krista Gilbert
Subject: Earthrite Industries Temporary Use Permit

We, nearby neighbors of the current Earthrite Industries INDUSTRIAL site, have been witnessing their blatant disregard for government regulations and zoning bylaws for quite some time. We have also been aware of the overly lenient handling of these issues by the Regional District.

Upon study of the RDEK's handling of this particular entrepreneurs past dealings it has become obvious that a disturbing cycle has been playing out that has allowed him to believe that he will never be held accountable for ignoring the rules set out by our local government.

Earthrite is now applying to do what they have been unlawfully doing from the beginning. They are currently operating a trucking company on this rural residential land. These are not gravel trucks but Chip trucks.

They have already stored many tons of off-premise wood mulch on this site. In 2018 they were hired by the City of Lethbridge to haul 26,400 metric tons of wood waste from the Alberta landfill to Skookumchuck pulp mill. Earthrite did not haul all of the wood waste directly to the mill but instead stored much of it on their RURAL RESIDENTIAL land here in Mayook. No fire abatement plans, no plans to deal with invasive species, no leachate control plans were in place.

If they are claiming that this a home based business, I will point out that there is no home on this property.

We do not support the acceptance of Earthrite industries application for a Temporary use Permit for storage of off premise wood mulch or the parking and maintenance of up to six highway trucks and trailers.

The woodwaste is a serious fire hazard and it will be very interesting to see who our house insurance companies find liable if a fire starts at this site. We have raised the concern so the ball's in your court.

In regards to the six highway trucks that already operate from this site. I have been visiting at a home 2 doors down from the site on many occasions and found there was enough noise to make me think I was in an industrial park, not a rural farming community.

If the RDEK chooses to allow for this permit, is there going to be a bond required? The bond would need to be large enough to insure that the site is properly cleaned up when the permit is finished. Choosing to trust that this will be completed may not be a good idea as the residents of the Bull River area will attest to the fact that his sawmill site is quite an eyesore still today.

Once again we ask, "Who is going to police this site?"

Frank and Rhonda Elzinga