
Subject:

FW: Revised Comment on Proposed Refinery Expansion

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From: Bob Steventon [Redacted]

Sent: Wednesday, September 15, 2021 1:45 PM

To: cityclerk <cityclerk@princegeorge.ca>

Cc: Anne Hogan [Redacted]

Subject: Revised Comment on Proposed Refinery Expansion

Submission re Official Community Plan and Zoning Amendments to Accommodate Expansion of Tidewater Refinery

We are not completely opposed to the proposed expansion. We see some benefit to the future use of lower carbon fuels but only as a short-term measure during a transition to energy sources that do not continue to add carbon dioxide to the atmosphere.

We have some questions and concerns. We would have preferred to have this discussion prior to the site clearing which has already been done. We would have preferred to attend a public information session about the project before responding to an application for its approval.

We own two properties on Hoferkamp Road and have lived in our current location for 48 years. Our home is approximately 1400 metres northwest of the area currently designated for heavy industry. This proposal will reduce that distance to approximately 700 metres. It will also significantly reduce the treed buffer between our subdivision and the entire area of heavy industry including the pulp mills and various chemical plants.

Concerns:

1. We have been aware of the Official Community Plan since it was adopted. That document has provided us comfort in knowing that there was a reasonable buffer between our residential subdivision and the existing refinery. The report to Council (June 22, 2021) states that the plan "should adapt to new trends within society and respond to changing circumstances" but doesn't spell out what those "new trends" might be. One new trend is the growing recognition of the detrimental impact of noise pollution on human health and wellbeing.
2. We have reviewed the material posted on the City's website. We do not see a clear diagram of the actual footprint of the proposed expanded facility. This causes us to ask if the area to be designated heavy industry could be reduced and still accommodate the proposed expansion. If the area being rezoned is larger than required for the facility, we could see future additional facilities that are not spelled out in this proposal and we would not be able to comment on them. The rezoning accommodates the expansion of the refinery. Is this project guaranteed? If not, once rezoned, the property could be used for other heavy industrial purposes.
3. We are concerned about any addition to air emissions in the Bowl. The company asserts that there will be "a minimal increase in air emissions". This assertion needs to be documented.
4. We are especially concerned about increased noise. This includes noise from the operation of the refinery. It also includes noise from the existing industrial operations in the area. The removal of a significant area of treed buffer means that all of the noise generated in the industrial area will have greater impact on the residential area in which we live. Noise levels vary with atmospheric conditions and industrial activity but we have noticed increased levels of noise throughout the day and night since the site of the proposed expansion was cleared. The destructive nature of noise pollution is only slowly being recognized. Existing "guidelines" do not give us comfort.
5. We are also concerned that 2.4 ha currently zoned Greenbelt (AG) will be rezoned to Special Heavy Industry (M6). What work was done to assess this area prior to proposing this change? Could the project proceed if the area in question was excluded? We were dismayed to read that a Tree Cutting Permit was granted for this area prior to approval of the project. We would expect the City to protect its Greenbelt areas more vigorously.

We will be surprised if the City fails to approve this project. However, we hope that the City will add a more rigorous examination of the impacts of noise pollution to its agenda for future project approvals and for regulation of existing operations.

Thank you.

Anne Hogan and Bob Steventon
2048 Hoferkamp Road
Prince George, BC, V2K 5P7

Redacted

From: *Redacted*
To: [devserv](#)
Cc: *Redacted* [Nitz, Melissa](#)
Subject: Amendment to OCP for 2068 and 2542 PG Pulpmill Road (CP100166 Bylaw #9173)
Date: Friday, August 06, 2021 2:29:46 PM

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To Whom it concerns;

We are opposed to the City of Prince George amending the zoning of the properties at 2068 and 2542 PG Pulpmill Road.

The heavy industry located on PG Pulpmill road already has a significant impact on the quality of our enjoyment for properties along Hoferkamp road, immediately to the North of the subject properties. The removal of the trees, that buffer the noise, light and air pollution from the heavy industry area, has caused an increase in these negative factors already. Further development of the heavy industry into the residential, agricultural and forested areas above the hill to the north will greatly impact all of us who live in this very lovely neighbourhood. Any development should be kept along the bottom of the hilled area and away from the residential areas.

Thank you for considering our opinions on this matter.

Pamela and Torsten Stuerzl

1483 Hoferkamp Rd.

Redacted

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Request for comment: CP100166 - Bylaw No. 9173
Date: Friday, August 06, 2021 2:31:10 PM

From: Carol Whetter ***Redacted***
Sent: Friday, August 6, 2021 1:10 PM
To: devserv <devserv@princegeorge.ca>
Cc: Anne Hogan ***Redacted***; Bob Steventon ***Redacted***; Ryan Whetter
<***Redacted***>
Subject: Request for comment: CP100166 - Bylaw No. 9173

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Dear Ms. Nitz,

Prior to rezoning the land in question,
Parcel A (102363M) of District Lot 2061, Cariboo District, Except Plan 23178 and Lot B,
District Lot 2062, Cariboo District, Plan 16555, Excepts Plans 18402 and 23178

I would like to know the specific projected change in emissions from current levels;

If there is a way to move forward with the project to refine vegetable, animal and used
cooking oil without increasing emissions at all using different technology;

If there will be an increase in flaring;

If the noise pollution associated with flaring and other systems associated with this project will
increase, and if so, by how much specifically.

I would also like to be advised when and where the public hearing will take place via this
email.

Thank you.

Carol & Ryan Whetter
2166 Hoferkamp Rd
Prince George BC
V2K 5P7

Redacted

Nitz, Melissa

From: suyu cai **Redacted**
Sent: Friday, July 30, 2021 1:35 PM
To: Nitz, Melissa; devserv
Subject: "REQUEST FOR COMMENT CP100166 - Bylaw No. 9173"

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello Melissa,

I received a letter of "REQUEST FOR COMMENT CP100166 - Bylaw No. 9173". I am the owner of Spruce Capital Trailer Park at 1720 PG Pulpmill Road. Is it possible to tell us more detail about the new development? My property is for residents and is nearby the new development. Does the new development generate more noise or smell, or increase the fire hazard? Does the City have a plan to extend the water and sewer line there? Also, the new development will hire more people, right? I like to provide more living space for those people if my property can extent more mobile home pads. Can you check my property's capability? Is it possible to build more mobile home pads?

Thank you for your time.

Regards,

Sunny Cai