



City of Prince George Regular Council Meeting  
February 3, 2025  
Handout List

These items form the amended agenda and will be published to the online agenda on February 4, 2025.

**Agenda Item I.2: Official Community Plan Bylaw Amendment No. CP100212 (Bylaw No. 9513, 2024) and Zoning Bylaw Amendment Application No. RZ100798 (Bylaw No. 9514, 2024)**

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2. Correspondence dated January 31, 2024 from Greg Heck and Sam Broadfoot in noting concerns regarding the application	2
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**TANO T'ENNEH LIMITED PARTNERSHIP**

1041 Whenun Road | Prince George, BC V2K 5X8 | p. (250) 963-8451 or 1-877-963-8451 | f. (250) 963-6954 | [www.lheidli.ca](http://www.lheidli.ca) |



To Mayor and Council,

On behalf of the Lheidli T'enneh First Nation (LTFN), I am writing to express our strong support for the proposed rezoning of the property located at [880 Guay Road, Prince George.](#)

We understand that Tyrod Industries has submitted this application as part of their ongoing efforts to expand and enhance their operations. LTFN has maintained a positive and collaborative relationship with Tyrod Industries and has been impressed by their dedication to our community. Tyrod has demonstrated exceptional stewardship in the region, actively contributing to economic growth and development while prioritizing sustainable practices and respect for local values.

The business principles upheld by Tyrod Industries align closely with those of LTFN. Their commitment to fostering economic resilience, creating local employment opportunities, and working in harmony with the surrounding environment and communities reflects the shared vision we hold for the region's future.

We believe that the rezoning of 880 Guay Road will not only support Tyrod Industries in achieving its goals but also deliver lasting benefits to Prince George and the surrounding area. LTFN is confident that Tyrod Industries will continue to act as a responsible and valued member of the community.

Sincerely,

**REDACTED**

Allan Stroet, Economic Development Manager  
**Tano T'enneh Limited Partnership**  
(A wholly owned subsidiary of Lheidli T'enneh First Nation)

January 31<sup>st</sup>, 2024

Greg Heck & Sam Broadfoot  
616 Guay Road, V2N 6S5  
Prince George, BC

**Re:** Request for Public Comment – Amendment to Schedule B-6 Future Land Use of City of Prince George Official Community Plan Bylaw No. 8383, 2011 to re-designate a 22.7 ha portion of the subject property from Rural Resource to Light Industrial.

To whom it may concern:

Thank you for the opportunity to comment on Official community plan Bylaw No. 8383, 2011 to re-designate a 22.7 ha portion of the subject property from Rural Resource to Light Industrial.

We would like to strongly raise concerns about a series of current and emerging hazards that demand immediate attention from the Development Services department. These issues are critically relevant to the decision-making process concerning the proposed amendment to B-6 Official community plan bylaw No. 8383 and must be addressed without delay.

### Comment on Proposed Amendment to Schedule B-6 (Denial of Rezoning Proposal)

The proposed amendment text cites that L&M Engineering for Eastway Sand & Gravel Ltd would like to redesignate a 22.7ha portion of the property from Rural Resource to Light Industrial. The current road infrastructure at the intersection of Highway 16 and Guay Road is downright dangerous and completely inadequate to support light industrial

use. It is poorly built, unsafe and incapable of handling the demands of any serious operation. With in the documentation we have submitted, the sections laid out in no uncertain terms why we strongly oppose this amendment, from Rural Resource to Light industrial, along with an image appendix that further highlights our objections to the rezoning proposal.

## Comment on Proposed Amendment to Schedule B-6 (Proposing Acceptance of Rezoning Proposal)

We are prepared to accept the rezoning proposal; however, this acceptance is contingent upon the fulfillment of the following conditions.

1. Full decommissioning of the existing access to 880 Guay road, including the complete removal of the yellow gate.
2. Construction of a new access road located on Highway 16.
3. Full reclamation of the former decommissioned entrance, including the establishment of a 50-meter green belt with trees that provide sound deadening during all seasons.
4. Extension of the green belt beyond both 616 Guay road and 342 Guay road properties.
5. Construction of a sound dampening berm located to the east of the green belt.
  - a. Expectation of sound dampening berm to be constructed similar to the one located on Highway 16 between Highway 97 and Ferry Avenue.
6. Annual site visits will be conducted to ensure the integrity of the green belt is maintained and that the owners of 880 Guay road have not made alterations to the reclamation area and or boundary lines.
7. Full enforcement of Nuisance Bylaw No. 8940.

These conditions ensure minimal disruption and promote environmental restoration in the surrounding area.

January 31<sup>st</sup>, 2024

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### Key Points to Highlight in the Rezoning Application Supplementary Letter

As stated in the 'Eastway Sand & Gravel Ltd – Rezoning Application Supplementary Letter' with a date of September 26<sup>th</sup>, 2024, by L&M Engineering Limited.

- **Rezoning Application Supplementary Letter** - "This rezoning application proposes to rezone a portion of the property for a mix of M2: General Industrial uses, which will allow Tyrod Industries to relocate and expand their business operations."
  - **Our response** - Given the information above, the owners of 880 Guay road plan to relocate their business to a single central location, as they already own two large fabrication buildings and intend to expand. This raises serious concerns regarding the increased volume of both regular and industrial traffic, as well as the potential for further expansion of their operations. Additionally, this relocation will significantly impact the surrounding area's infrastructure and safety.
  
- **Rezoning Application Supplementary Letter** - "All fabrication works will continue to be completed indoors, which is why Tyrod will continue to operate as a good neighbour on the new site, just as they have not generated any noise or operation complaints."
  - **Our response** - This information is not pertinent to the current rezoning application, as the area in which the business is operating is zoned for General Industrial use, alongside other similar industrial businesses. Therefore, it is highly unlikely that noise or operational complaints would arise from their activities. Given the proposed rezoning application is in close proximity to a residential area, it would be advantageous for the council members to be informed of the traffic violations and complaints regarding invasive behaviour reported over the past year by the owners of 616 Guay road.

- **Rezoning Application Supplementary Letter** - "Additionally, a 30m AG buffer has been proposed along the western property line where the proposed M2 zoning meets the neighbouring residential property. The intent of this proposed buffer is to provide screening and noise attenuation and has been determined to be proposed in close consultation with the City of Prince George Planning and Development Department in order to alleviate the concerns of the neighbouring property owner."
  - **Our response** - A 30-meter buffer would likely have limited effectiveness in mitigating light and noise pollution. This issue would be further exacerbated during winter months, from October to May when the greenbelt coverage is reduced, and snow-covered surfaces would likely amplify light reflection worsening the impact.
  - In May 2024, A surveying company were contracted by the owners of 880 Guay road to stake out the boundary pins surrounding the residential property at 616 Guay road, rather than their own property. This survey also included staking of property lines that were not next to the property of 880 Guay road. There was also no stake lines observed on the property line of 342 Guay road, which also abuts to the property of 880 Guay road. Regrettably, the survey company was misled by the owners of 880 Guay road into conducting a survey that was unrelated to the rezoning application. Furthermore, this survey was not requested by any city representatives of the City of Prince George Planning and Development Department.
  - Correspondence between the owners of 880 Guay road and the Planning and Development Department reveals retaliatory actions by the property owners. The original application proposed a forested AG zoned buffer between the adjacent residential property at 616 Guay road and the planned M2 Industrial zone. However, following the property line survey the owners of 880 Guay road proposed an amendment to extend the M2 zone into the forested AG area and directly next to the residential property of 616 Guay road. Additionally, it was observed that workers have been cutting down trees in areas they were explicitly instructed to avoid.



January 31<sup>st</sup>, 2024

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## Environmental Hazards – Industrial Noise Pollution – Operational Potential

**Dirt & Dust Pollution:** Dirt and dust are consistently covering our property and vehicles. A silica test should be requested for safety concerns.

**Unbearable Conditions During Heavy Traffic:** It becomes nearly impossible to be outside during heavy periods of heavy traffic to the unbearable amount of dust.

**Neglected Road Maintenance:** The owners of 880 Guay road fail to maintain the residential road after it's covered with mud, clay & gravel contributing to worsening conditions.

**Light Pollution Impact:** The proposed industrial site will create a massive artificial light source, required for insurance purposes to illuminate buildings, equipment, storage and surrounding property.

**Constant Brightness:** The industrial site's lighting will create an 'artificial sun', causing persistent brightness that disrupts the natural environment.

**Wintertime Exposure:** During winter when trees no longer provide cover, the light pollution will be even more intrusive for nearby residential properties.

**Proximity to Residential Areas for Light Pollution:** The industrial site is directly above the residential property, meaning the light pollution will affect residents more severely and continuously.

**Quality of Life Concerns:** The constant light exposure from the industrial site will have a direct and negative impact on resident's quality of life, raising concerns about environmental and health effects.

**Concern over Illegal Wastewater Dumping:** Illegal dumping of wastewater has occurred at 880 Guay road between January 2024 to end of February 2024. We have observed nine large hydrovac trucks entering and exiting the property. Upon confronting one of the drivers to inquire about their activities, we learned that they were disposing of wastewater.

**Contaminants and Environmental Risks:** We are unaware of the specific contaminants present in the wastewater being dumped, but given the nature of their operation we believe it poses significant risk to both wildlife and groundwater.

**Hydrovac Truck Capacity:** For context, each of those hydrovac trucks has a water capacity of up to 1,200 US gallons which underscores the scale of this illegal activity.

**Engine Brake Disruptions:** Semi-trucks are using their engine brakes due to the steep grade of the road, causing constant rattling of our windows. The brakes applied approximately 20 feet from our house.

**Backup Alarm Noise:** Backup alarms which are required on heavy equipment are frequently triggered throughout the day, which are mandatory for any reverse movements. These alarms reach noise levels between 97-112 decibels.

**Noise Pollution:** The combination of engine brake noise, backup alarms and day-to-day operations from an active industrial site will result in persistent and overwhelming noise pollution in close proximity to residential properties.

**Noise Concerns from Modified or Non-Compliant Muffler Systems:** Vehicles with modified or non-compliant muffler systems, particularly semi-trucks, contribute to excessive noise. The owners of 880 Guay road would have no control over the condition of vehicles entering their property, exacerbating this issue.

**Persistent Noise Disturbances:** The noise from the pulp mill equipment and the city snow removal trucks is a significant disturbance, especially during the evenings and winter months. The constant sound of snow removal trucks, particularly when their tail gates slam, is intrusive. These truck's engines are audible throughout the night as they frequently enter and exit the intersection of Guay road and Highway 16. Additionally, the positioning of our property amplifies highway noise, causing it to carry over long distances further exacerbating the distances. These disturbances further heighten concerns regarding the industrial site situated directly above residential properties.

**High elevation of Industrial Site:** Given the property's higher elevation, any noise generated on the premises is likely to carry and affect all the residential properties along Guay road.

**Excessive Diesel Exhaust Emissions:** As the grade of the road is steep right at the intersection, any diesel-powered vehicles would cause significant exhaust as they would have rpm's higher during access and egress of the property 880 Guay road.

**Proximity of Residential Property:** The residential property of 616 Guay road is in close proximity to the road, increasing the potential for exposure to diesel exhaust.

**Impact on Indoor Air Quality:** Diesel exhaust could be drawn into the home through open windows, air intakes, or air conditioning units, compromising indoor air quality and posing health risks to residents.

**Constant Industrial Activity:** The proposal to convert the land into an industrial site raises concerns, particularly due to the potential for it to operate continuously – 24 hours a day, 7 days a week including early mornings, late evenings and on statutory holidays. This level of constant activity could significantly disrupt the surrounding residential properties leading to noise, traffic and other disturbances at all hours.

**Sells Land to Multiple Investors for Industrial Development:** The current owners of 880 Guay road could sell portions of the proposed-rezoned industrial area to various investors, potentially leading to a range of different businesses. This would significantly heighten the associated hazards and worsen the concerns already raised, as the cumulative impact of multiple industries could amplify risks and disruptions to the surrounding area.







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## Heavy Equipment Safety – Snow & Gravel Maintenance – Road Hazards

**Snow Removal Concerns:** Snow removal is infrequent on the east side of Guay road due to it falling under Zone 3. Lack of regular snow clearing causes hazardous icy conditions. We have snowblowed this section of road in the last 12 years more than it has been plowed.



**Safety Risks for Heavy Equipment:** Heavy equipment cannot safely stop before reaching the intersection due to icy conditions, excessive gravel accumulation as well as the steep grade, this increases the risks of accidents and delays.

**High Risk of Semi-Trucks & Vehicles with Loaded Trailers Jackknifing:** There is a serious concern regarding the safety of semi-trucks & vehicles with loaded trailers descending the hill from 880 Guay road. Several incidents of jackknifing have already occurred as trucks attempted to stop at the stop sign located at the base of the hill, prior to the intersection. The combination of the steep road grade and the continued incline beyond the stop sign contributes to a hazardous situation. The risk of a loaded trailer jackknifing remains high, posing a significant threat of accidents if not properly addressed.

**Narrowed Driving Lanes:** Excessive snowfall significantly narrows the available driving area, making navigation more dangerous. The road narrows significantly at the property line between 616 Guay road and 880 Guay road. A single semi-truck with a trailer will obstruct the roadway, preventing emergency vehicles from accessing the hydrant or reaching the residential property at 616 Guay road.

**Snowplow Inability to Clear Road:** Snowplows face significant challenges in clearing the uphill road. Due to the steep grade, they must navigate in reverse to reach the start of the hill, then plow downhill. This maneuver poses a serious risk, particularly in icy conditions as there is danger of the plows losing control and sliding over the edge onto Highway 16.

**Heavy Equipment Safety Issues:** Due to the steep grade, semi-trucks, cranes and other heavy equipment must chain up, but there is no designated area for them to do so safely.

**Lack of Accountability for Maintenance:** Confusion between the City of Prince George and YRB over the responsibility for road maintenance leads to delays in snow removal, gravel lay down and sweeping. This results in a continuous battle for proper road clearing, further compromising safety.

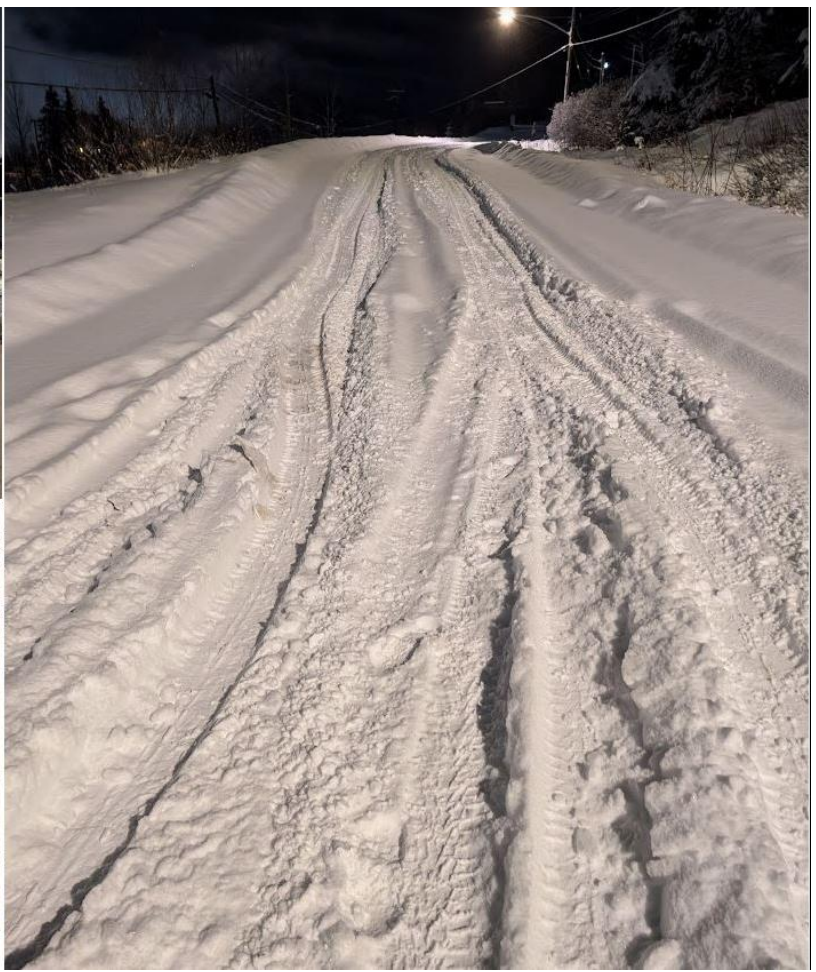
**Heavy Equipment Activity:** The continuous amount of heavy equipment entering and exiting 880 Guay road at excessive speeds without proper safeguards or traffic control measure, poses a significant risk of sudden traffic accidents. The lack of control at the intersection of Highway 16 & Guay Road could lead to dangerous and unforeseen collisions.

**Deteriorating Road Surface:** The need for heavy equipment to chain up during the winter has caused significant damage to the road, tearing away chunks of asphalt leaving it uneven. This road was constructed with cold mix asphalt. This type of asphalt is not designed for heavy traffic use.

**Excessive Debris from Trucks & Heavy Equipment:** Trucks & heavy equipment are depositing large amounts of clay, mud and gravel onto the road further damaging the surface and contributing to poor road maintenance.







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## Nuisance Hazards – Excessive Speeding & Negligent Driving – Economic Depreciation

**Lack of City Control:** The city has no authority over the property owners actions, allowing them to host events, parties, or permit individuals to live in recreational vehicles or trailers – an issue already observed with holiday trailers.

**Lack of Enforcement:** Without enforcement of existing bylaws to prevent nuisances or zoning violations, the city would be powerless to mitigate these issues in the future, worsening the impact for residential properties.

**Concerns over Enforcement and Impact of Zoning Approval:** There is limited authority to enforce driving violations due to our location, and these issues are occurring while the zoning application is still under review and not yet approved. If the zoning application is approved, the situation could escalate significantly leading to even greater challenges in controlling such infringements.

**Vehicles Speeding:** Semi-trucks and other vehicles regularly speed when entering and leaving 880 Guay road, creating a safety hazard. With our yard being approximately 6ft from the road, we have had rocks and dirt being hurled at us as vehicles speed by.

**Verbal Abuse and Invasive Behaviour:** Workers in vehicles have been observed stopping to take photos of us, our property and even inside of our house as our front windows are near the road.

**Failure to Obey Traffic Signs:** Semi-trucks and vehicles rarely stop at the stop sign at the bottom of the hill, increasing the risk of accidents.

**RCMP Calls:** There have been multiple reports of speeding, reckless driving & traffic violations over the past year as well as multiple reports of intimidation, harassment and invasive behaviour directed at the owners of 616 Guay road.

**Decreased Property Value:** There is also a concern that rezoning the area would lead to a decline in property values in the surrounding area. As homeowners, we have made significant investments on our property, and the proposed changes could negatively affect the desirability of the neighbourhood for future buyers, ultimately impacting the long-term value of homes in the area.

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## Road Infrastructure - Transportation Hazards – Electrical Hazards

**Road Width and Steep Grade:** There is a serious concern regarding the narrow width of the east side of Guay road, which prevents semi-trucks, cranes and other heavy equipment from safely passing. The road lacks proper shoulders, which significantly increases the risks of vehicles having to drive on the shoulder to pass. This creates a dangerous situation, as there is a heightened risk of vehicles tipping over onto highway 16, posing a major safety hazard to both drivers and pedestrians.

**Intersection Design:** The intersection is severely inadequate for handling the volume and type of traffic coming from semi-trucks, cranes & other heavy equipment. It's design fails to account for the size and flow of traffic, which could lead to dangerous congestion, accidents and potential collisions.

**Lack of Traffic Control:** The absence of traffic lights or other controls at this busy intersection increases the risks of accidents, especially with the speed change on highway 16 from 70km/h to 90km/h.

**Speed Change Zone:** The intersection lies at a point where the speed limit changes from 70km/h – 90km/h, which could lead to confusion and sudden speed adjustments, further complicating the traffic flow.

**Limited Egress Space:** The intersection is too narrow, particularly on the east side of Guay road, making it difficult and potentially dangerous for vehicles to exit or enter.

**Dangerous Goods Route Potential:** The potential hauling of dangerous goods that are typically stored/delivered/used in a light industrial setting raises significant safety concerns as this road is not designed to accommodate such traffic.

**Traffic Accessibility for Mailboxes:** Any larger loads coming down or up the hill would completely block access to the mailboxes, preventing individuals from checking their mailboxes and making it impossible for Canada Post workers to perform their routine deliveries. Furthermore, when larger loads are forced to stop due to the blockage, they would remain at a standstill until pedestrian vehicles are able to leave, leading to further traffic congestion. This situation could cause severe traffic jams, with no vehicles being able to enter or exit the intersection, exacerbating an already hazardous environment.

**Low Hanging Powerlines:** The powerlines located on the east side of Guay road are dangerously low and present a significant risk to semi-trucks with tall loads, cranes and other heavy equipment. On multiple occasions, we have witnessed loads being hauled up to the property of 880 Guay road, with certain parts of the load contacting the powerlines, causing them to bounce. If a heavy load were to snag a powerline and detach it from the pole, it could lead to a catastrophic accident, potentially resulting in fatalities.







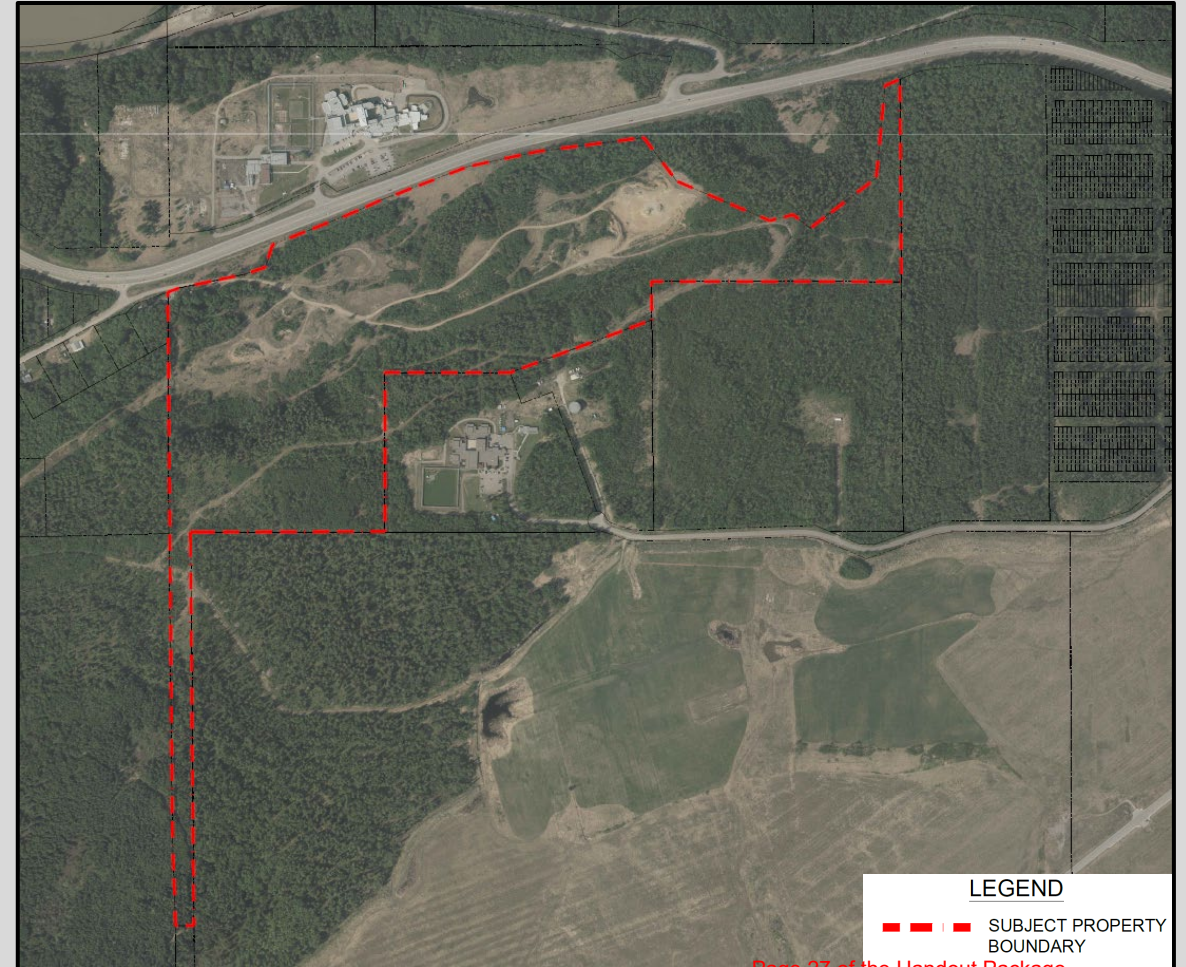


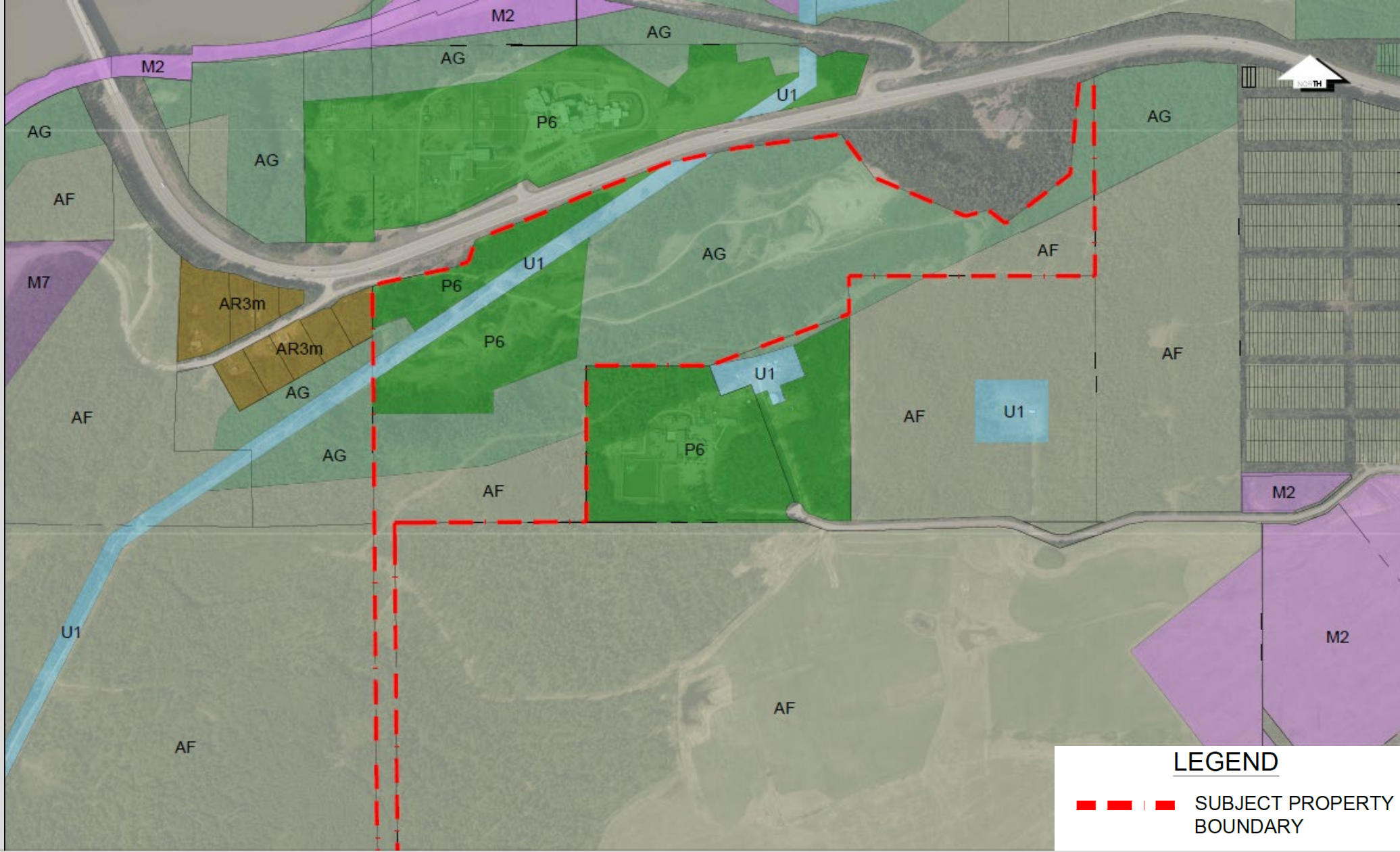
# 880 Guay Road

Rezoning & Official Community Plan  
Amendment Application  
CP100212/RZ100798

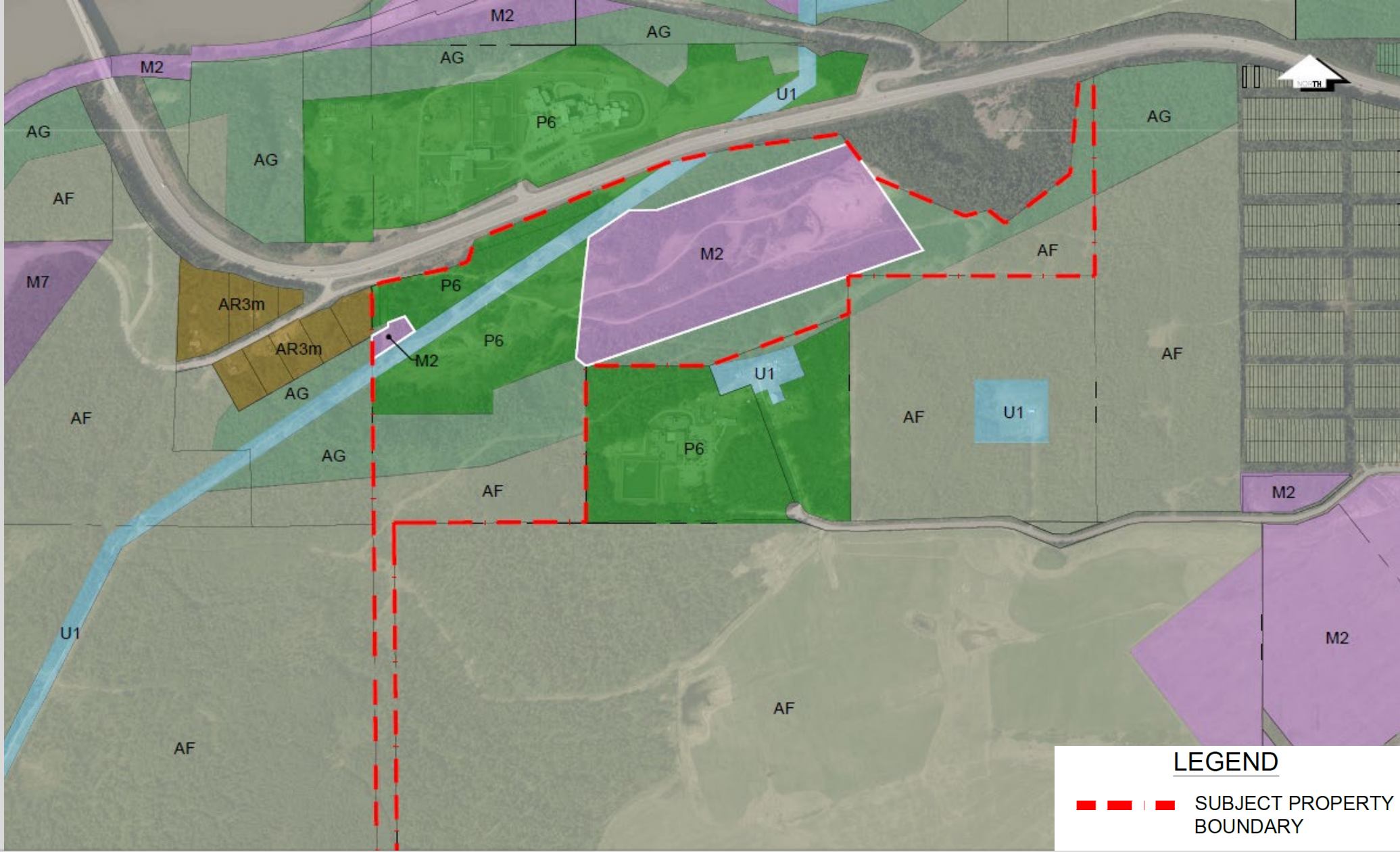
# Application Summary

- ◆ Purpose of application
- ◆ Amend zoning on portions of the property:
  - ◆ 22.7 hectares to M2: General Industrial
  - ◆ 3.3 hectares to AG: Greenbelt
- ◆ Expand existing OCP Future Land Use
  - ◆ 22.7 hectares to Light Industrial
- ◆ Clean up land use boundaries

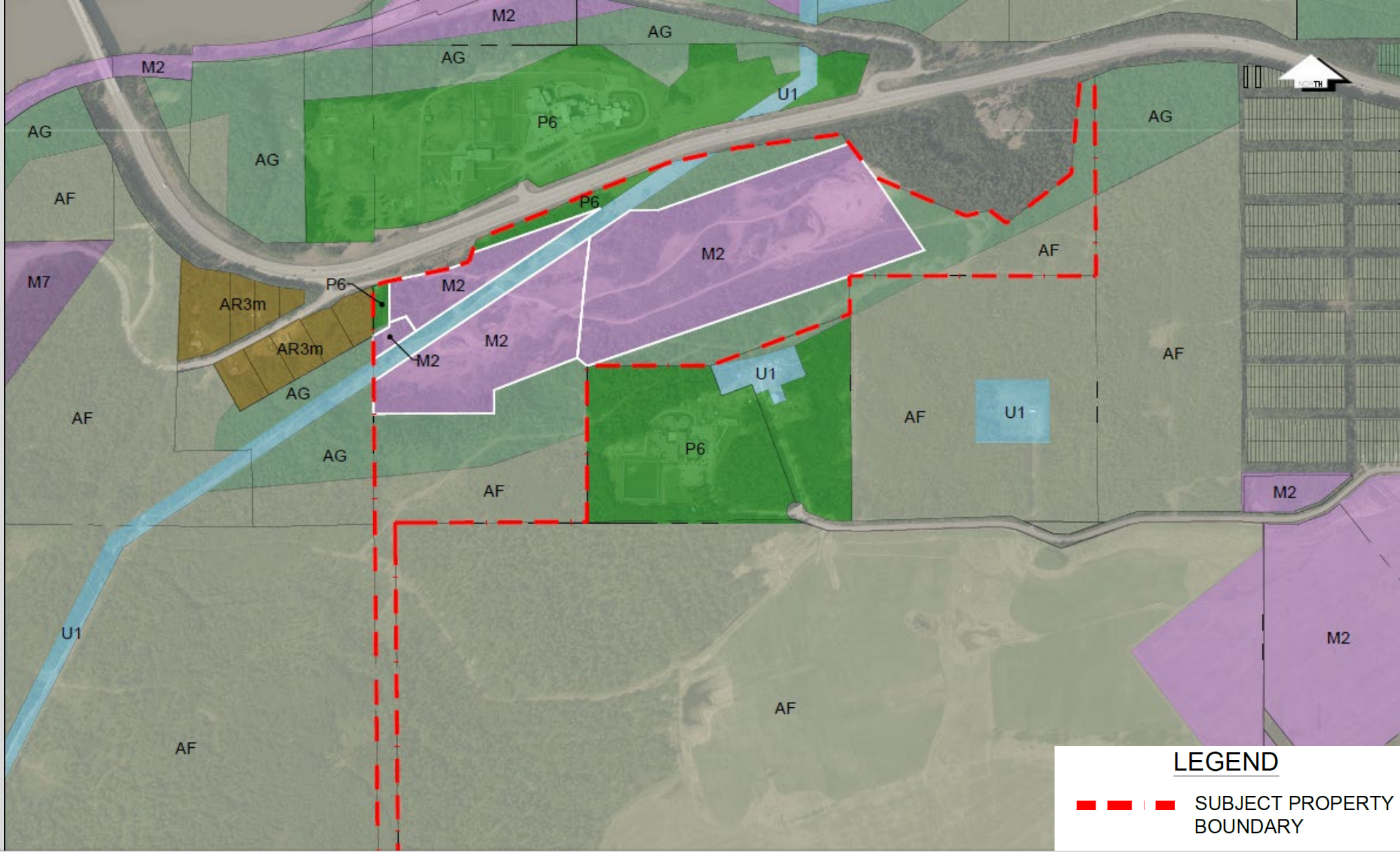




# Existing Zoning

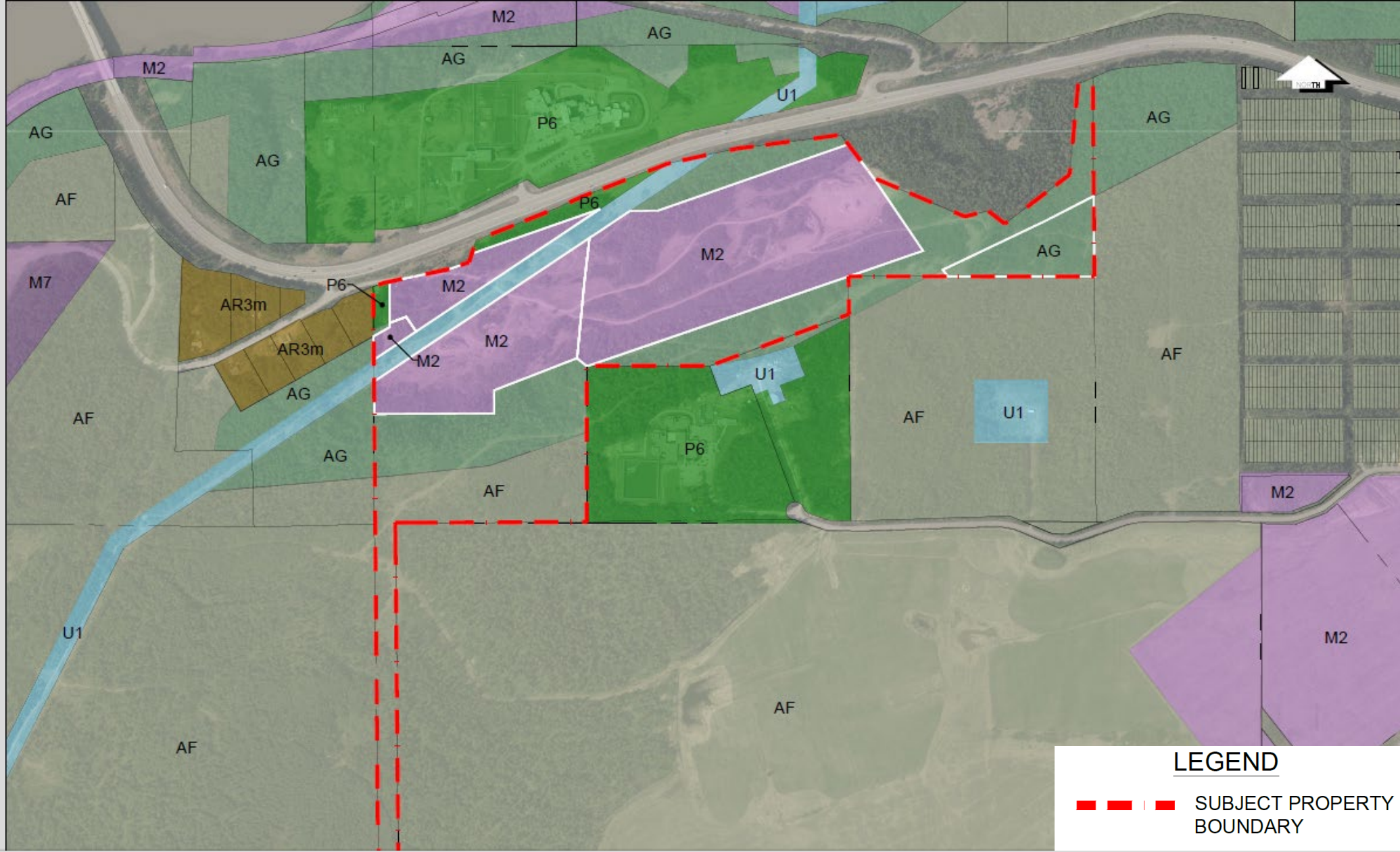


# Proposed Zoning - M2

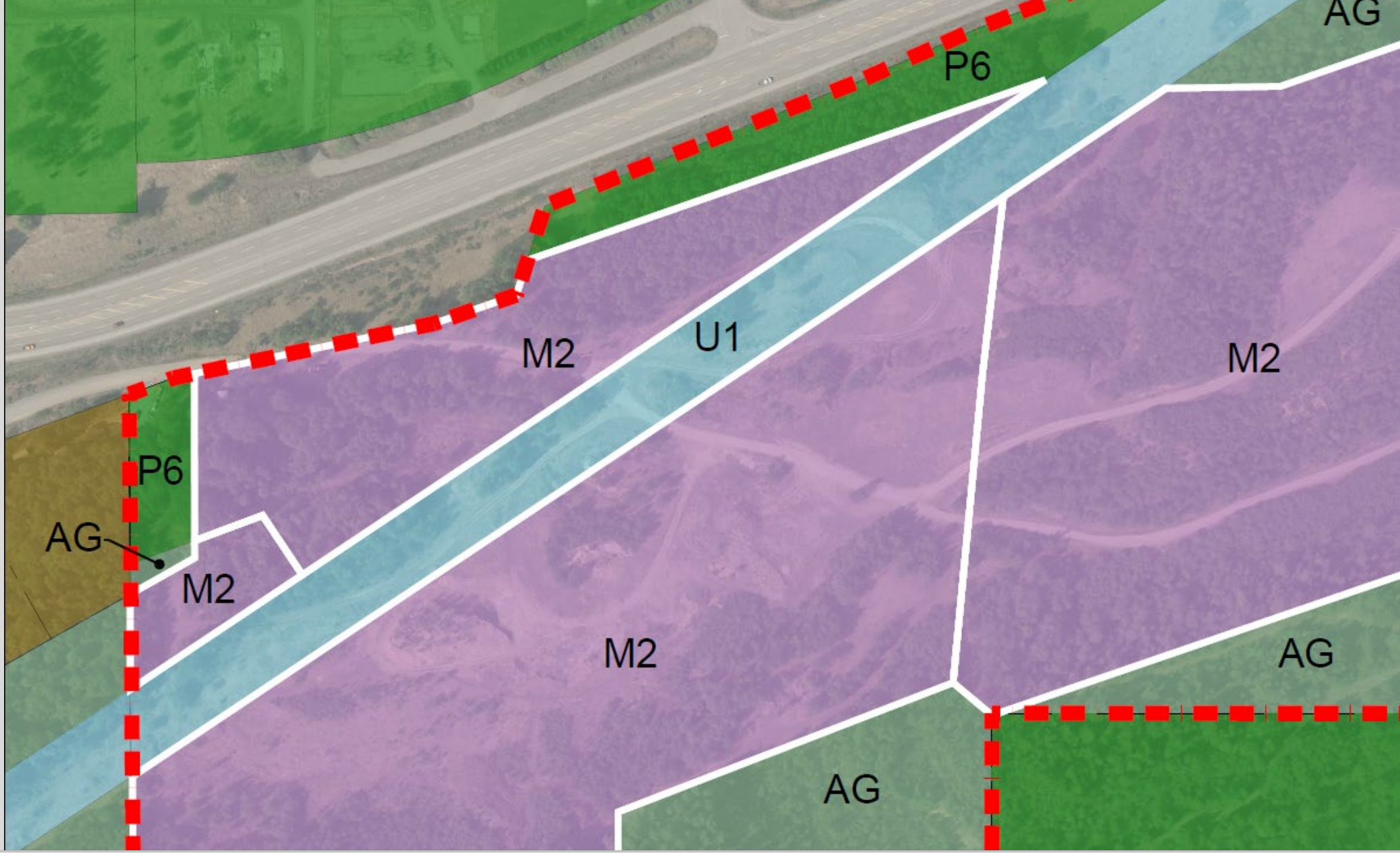


# Proposed Zoning - M2

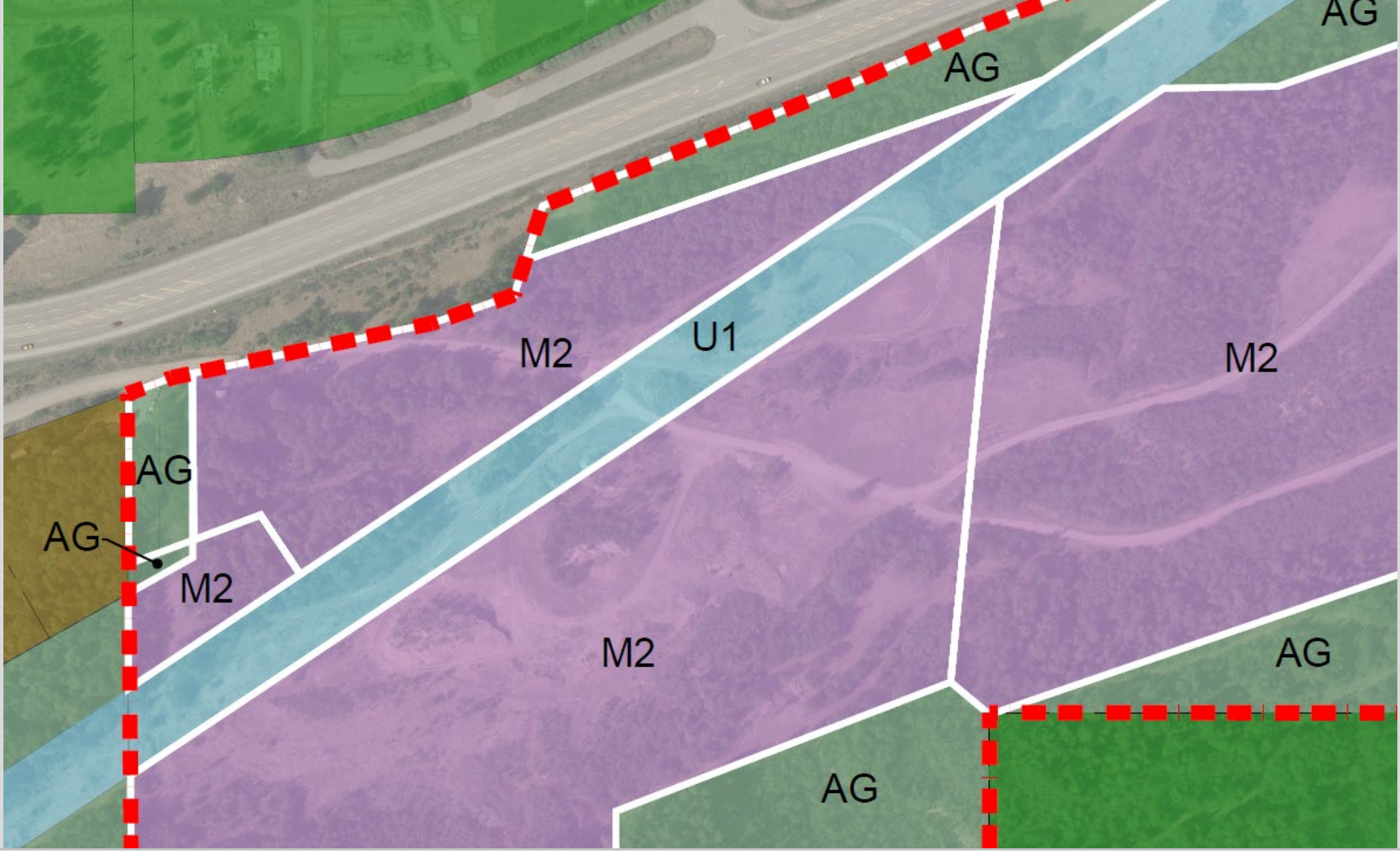




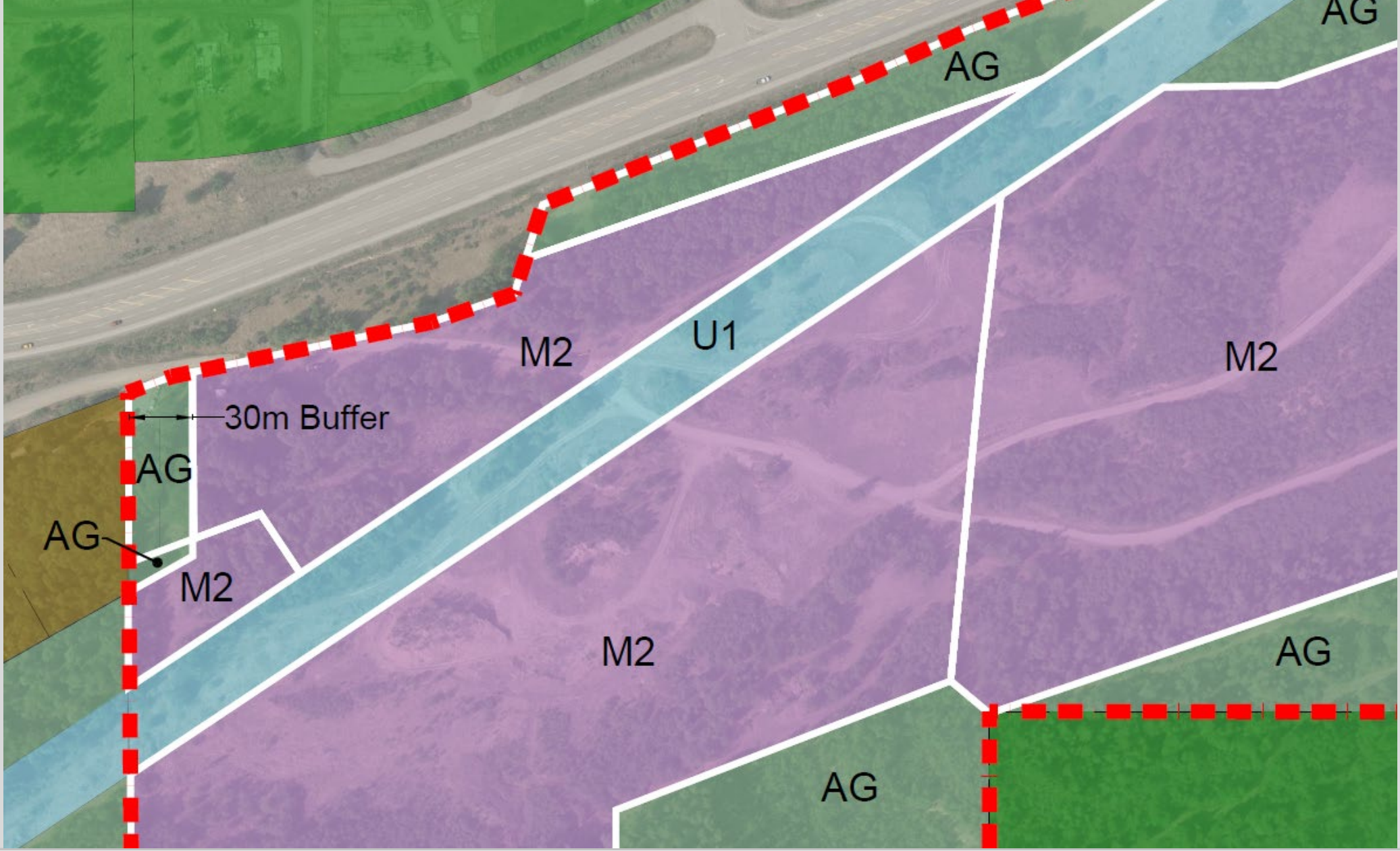
# Proposed Zoning - AG



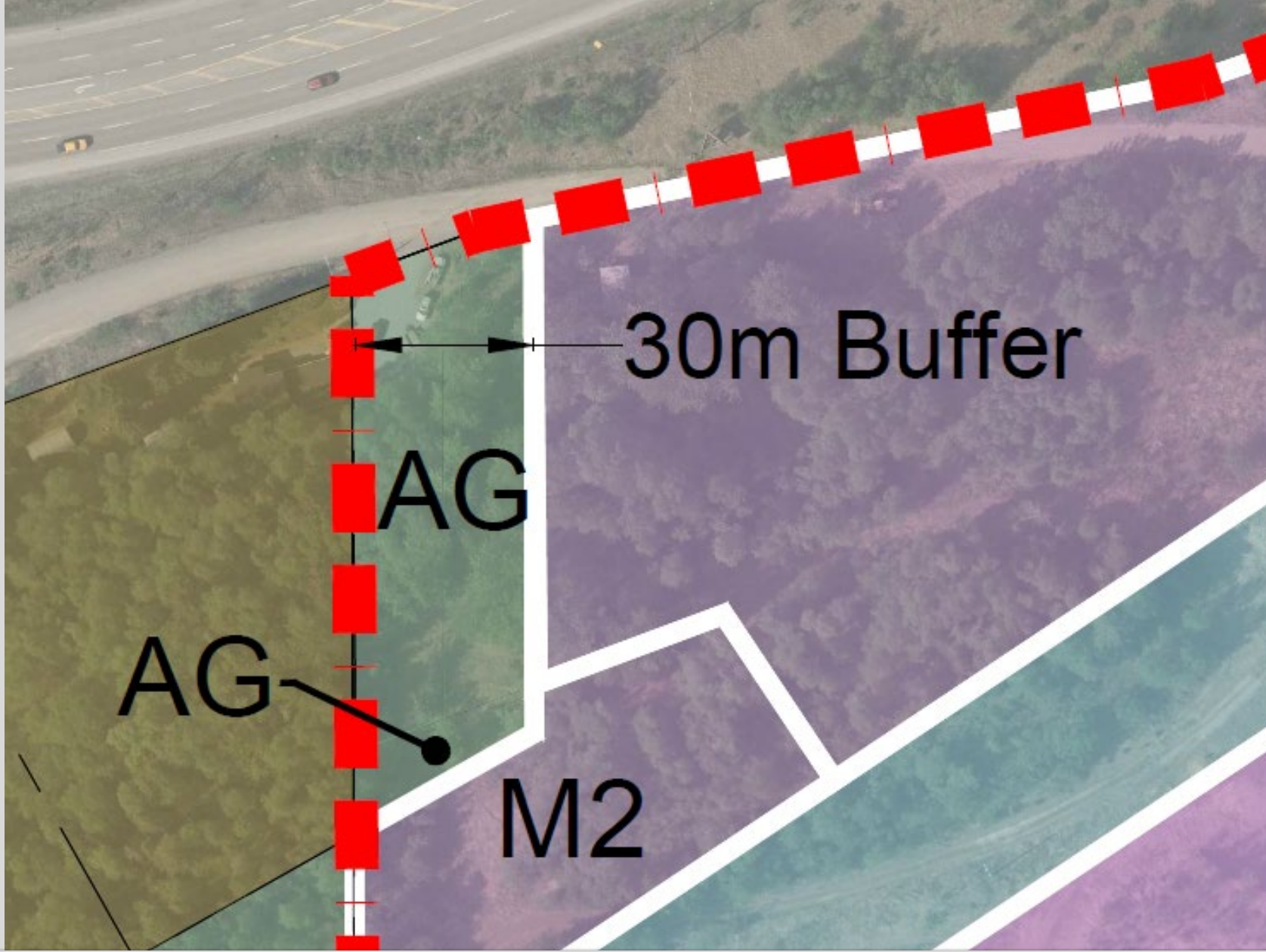
# Proposed Zoning



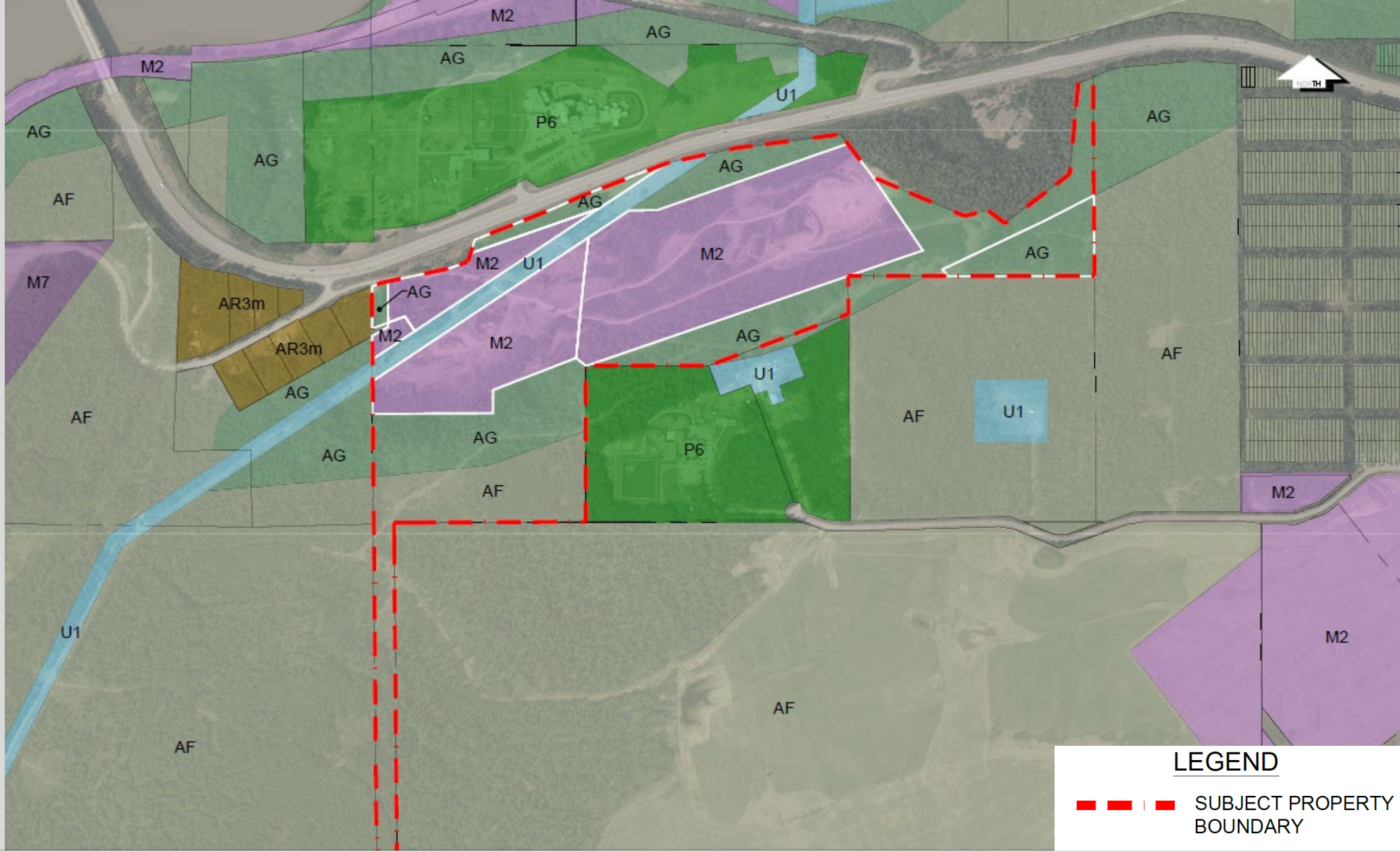
# Proposed Zoning - AG



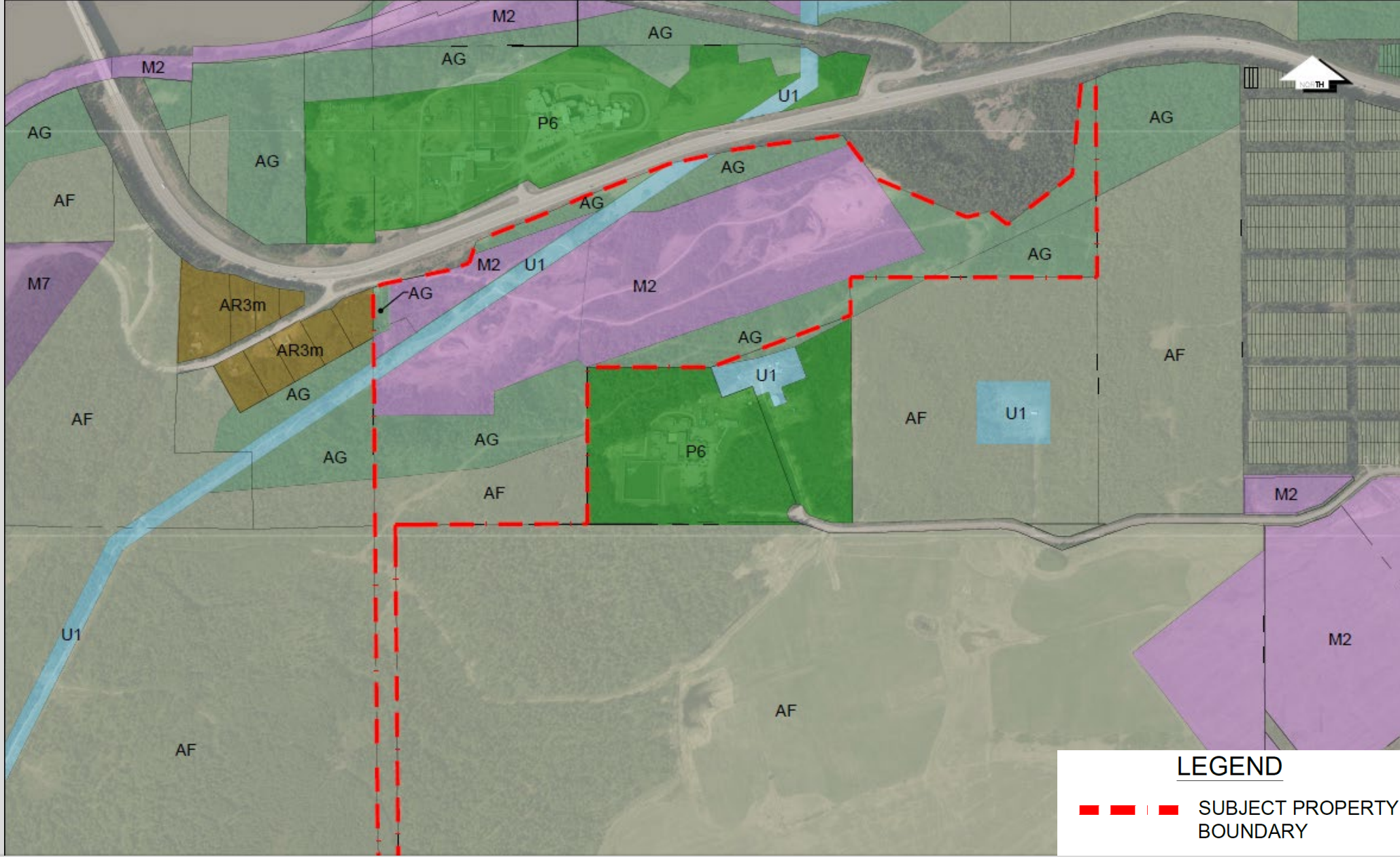
# Proposed Zoning - AG Buffer



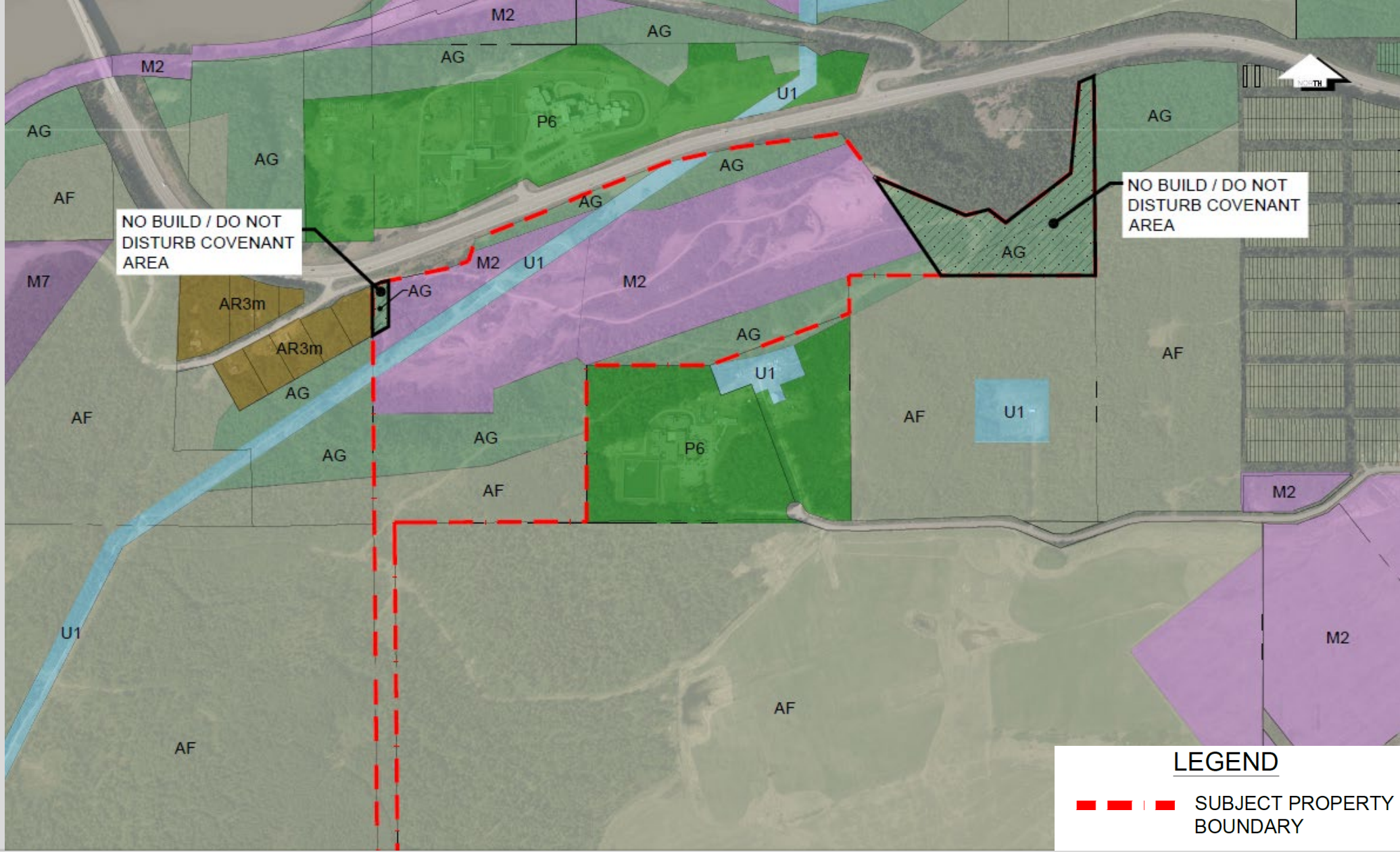
# Proposed Zoning - AG Buffer



# Proposed Zoning - Overall

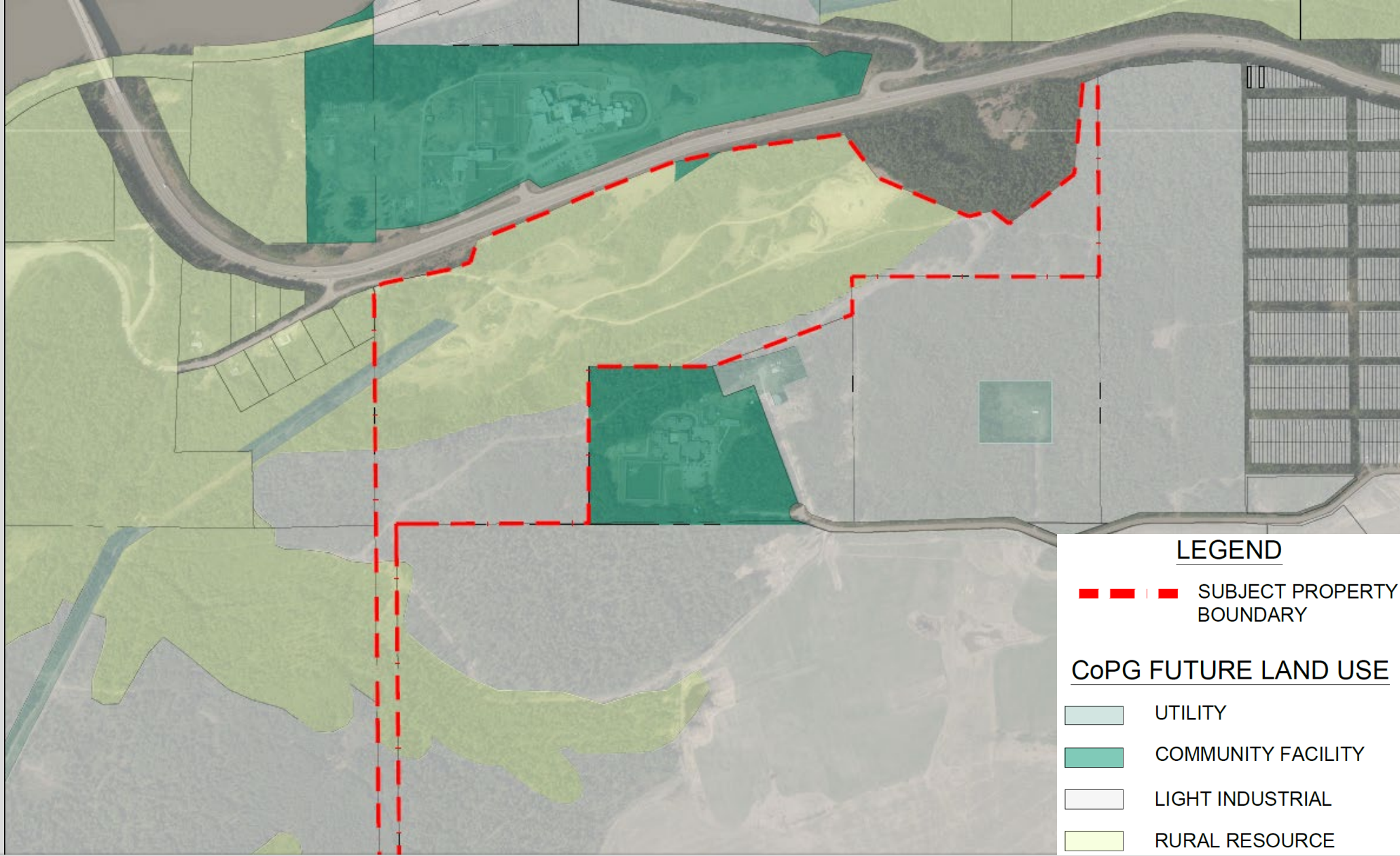


# Proposed Zoning - Overall

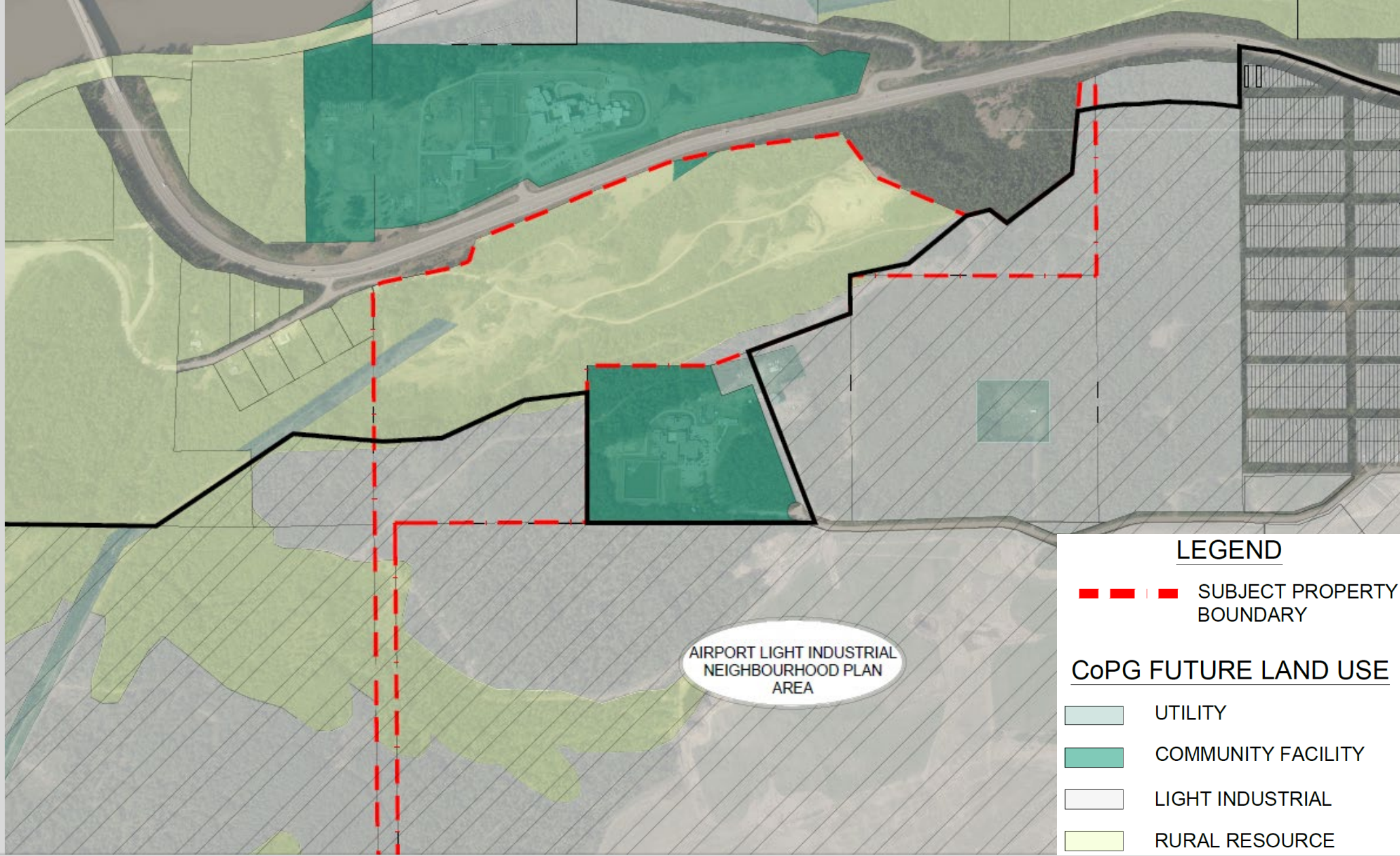


# No Build / Do Not Disturb Covenant

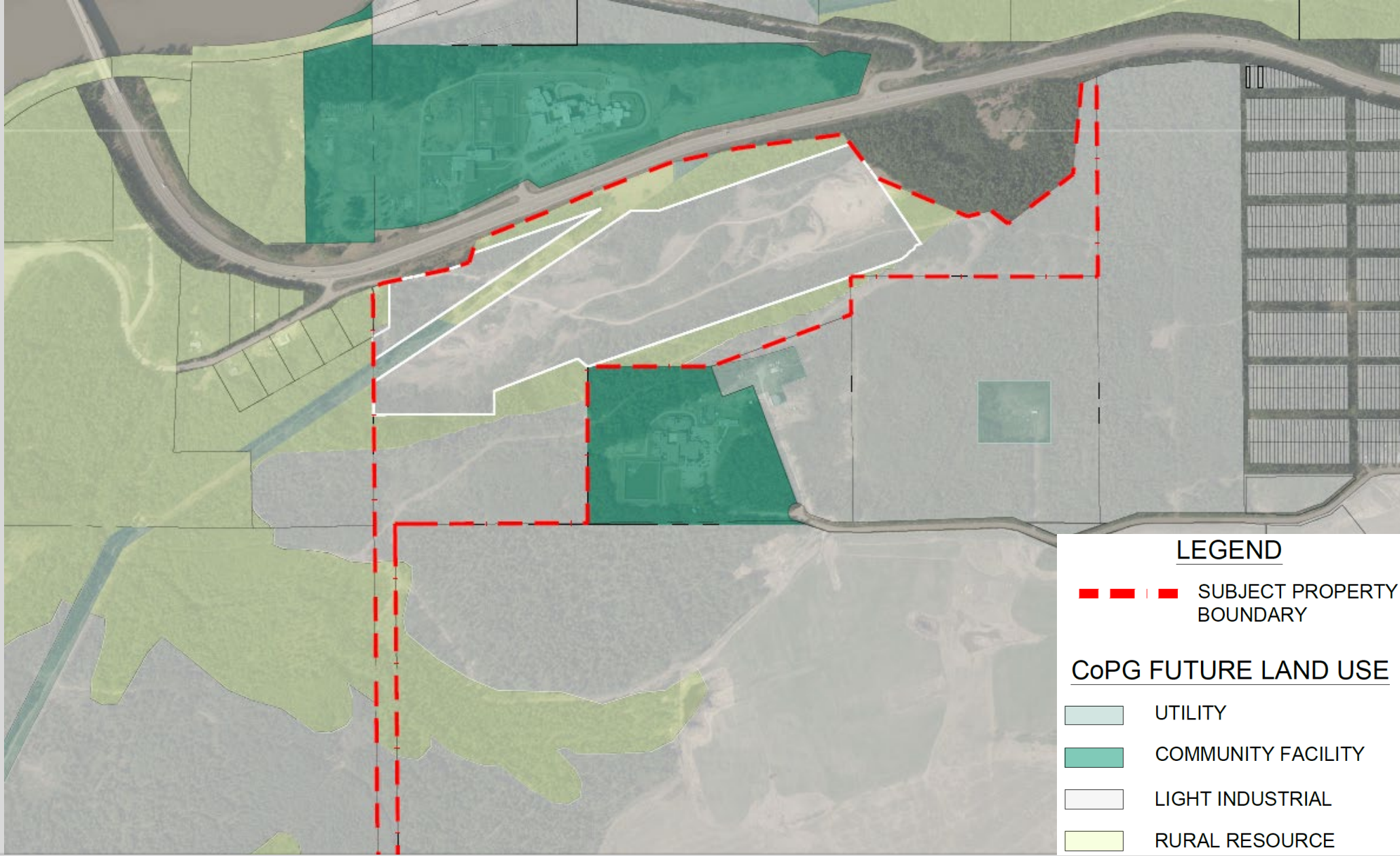




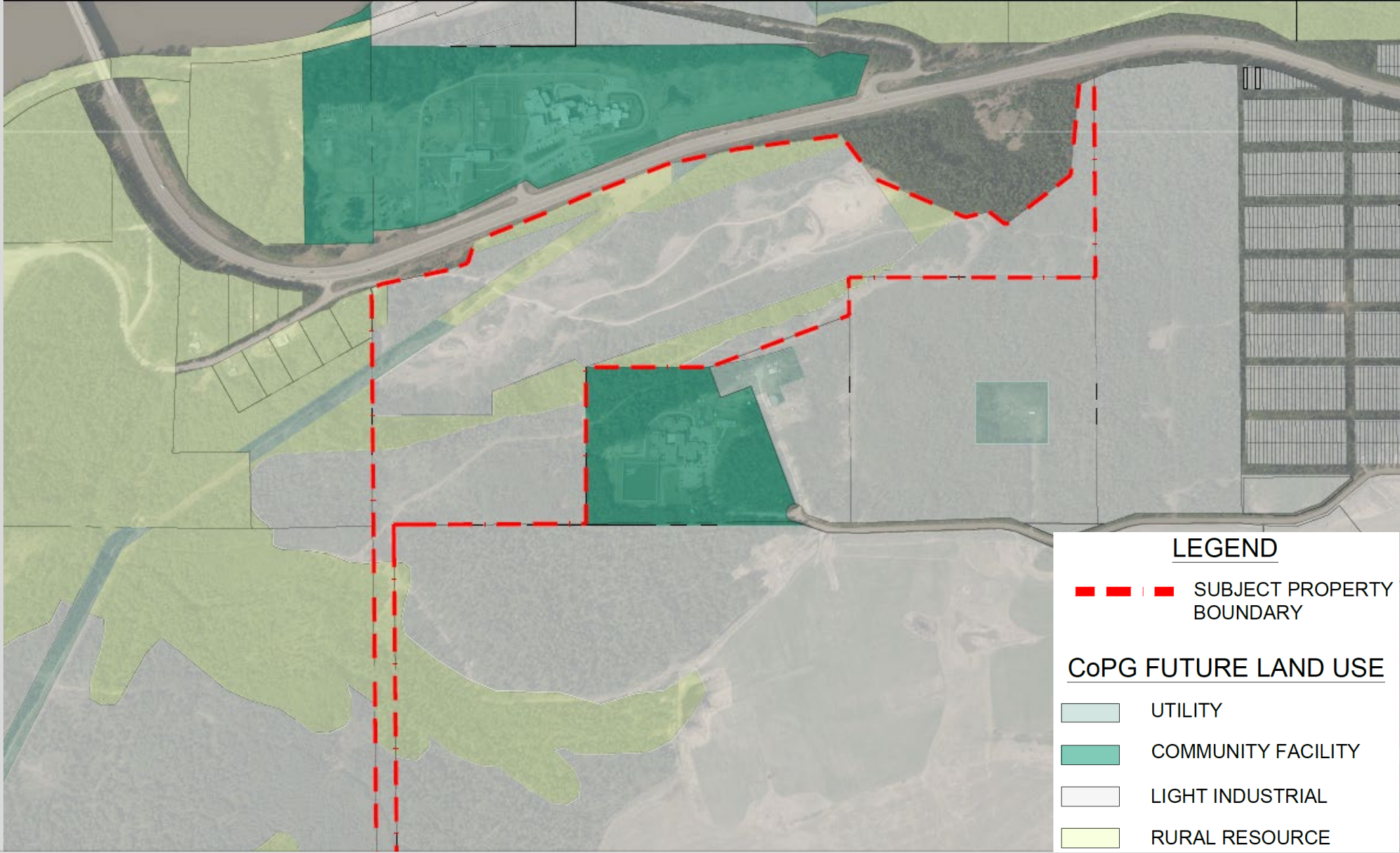
# Existing OCP Future Land Use



# Airport Light Industrial Neighbourhood Plan



# Expanded OCP Future Land Use



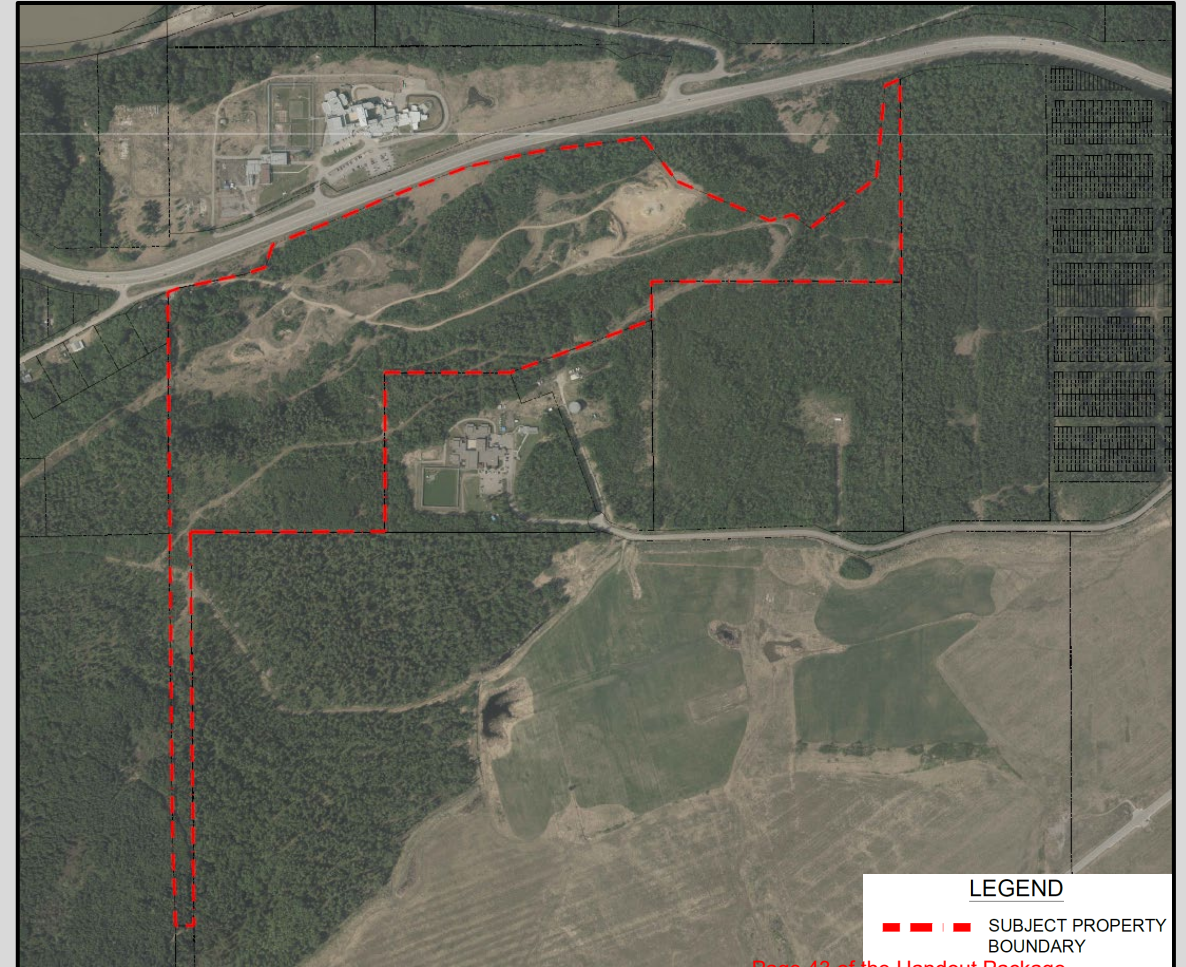
# Expanded OCP Future Land Use

# Traffic & Servicing

## Traffic Overview

- ◆ Traffic Summary Letter
- ◆ Intersection Geometry
- ◆ Road Grade
- ◆ Road Surface

## Servicing Overview





**Thank you !**