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City of Prince George
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Date: September 26th, 2024
L&M Project: 1856-01

VIA EMAIL

Attention: Keone Gourlay, Planner I

**Reference: RZ100798 - 880 Guay Road
Eastway Sand & Gravel Ltd. – Rezoning Application Supplementary Letter
PID: 023-150-637; Legal Description: Lot 1 District Lot 955 Plan PGP39143 REM**

Dear Keone,

On behalf of Eastway Sand and Gravel Ltd., we are pleased to submit this letter to supplement the active Rezoning application for the above-referenced property. The purpose of this letter is to provide land use rationale context for the application.

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. The property is currently designated a mix of Light Industrial, Rural Resource and Utility Future Land Uses in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011* (OCP) and is currently split-zoned AF: Agriculture & Forestry, AG: Greenbelt, U1: Minor Utilities, and P6: Special institutional in the *City of Prince George Zoning Bylaw No. 7850, 2007*. The property is approximately 48.63 hectares (ha) in size and is located within the municipal boundaries of the City of Prince George. The property is the site of a former gravel extraction operation and is now under new ownership. The former gravel pit was known as the Eastway Sand & Gravel Pit wherein gravel extraction activities occurred for approximately 20 years, which has left the site with steep excavation walls and considerable earthworks required before the property can safely support new development.

Tyrod Industries began in 2006 as an owner-operator welding rig and has expanded year after year to provide industrial construction services specializing in the fabrication and installation of pressure piping systems, pressure vessels and structural steel. Tyrod provides a fleet of well-maintained and equipped welding rigs, picker trucks, fitter/crew trucks, full-service temporary site facilities and more throughout northern B.C. and Alberta. They are currently located in the Nechako Industrial Subdivision, their home for over 10 years. Beginning with a single property, they expanded into the surrounding properties, effectively turning derelict and complaint-laden properties into the clean, quiet and professional site they occupy today. Once again in need of expansion, Tyrod Industries has outgrown their current location and needs a larger property with more indoor capacity for fabrication, a clean and secure yard for a laydown area and secondary outdoor storage of materials as well as parking for their fleet vehicles and equipment. 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 operations complaints

over the past 10 years due to the indoor nature of their business; a standard Tyrod is committed to upholding on the new property.

Given the metal fabrication component of Tyrod’s business, together with the accessory office, sale of fabricated materials and outdoor storage uses, the Industry, Light Use best describes their proposed use of the land within the former Eastway Sand & Gravel Pit. The M2 zone is the same zone Tyrod currently works within at the Nechako Industrial Subdivision and meets the needs of their continually expanding business.

The surrounding existing land uses are summarized below for clarity and convenience:

	Official Community Plan Future Land Use	Zoning Bylaw	Existing Use
North	Community Facility	P6: Special Institutional	BC Regional Correctional Centre
South	Community Facility; Light Industrial; Utility	P6: Special Institutional; U1: Minor Utilities; AF: Agriculture & Forestry	Youth Correction Facility, Boundary Road Industrial Park
East	Light Industrial	AF: Agriculture & Forestry	Vacant
West	Rural Resource; Utility	AR3m: Rural Residential with permitted manufactured housing; AG: Greenbelt; U1: Minor Utilities	Utility corridor & rural residential

The subject property is designated in the OCP as a mix of Light Industrial, Rural Resource and Utility Future Land Uses, which is consistent with the proposed M2 zone. Light industrial areas are intended to accommodate light industrial uses which have low noise and air emissions. The proposed use consists of a new office building, indoor fabrication shop, outdoor laydown/storage areas as well as parking for fleet vehicles and equipment. Tyrod Industries’ proposed development aligns with the City’s OCP policy direction, particularly Policy 8.3.96 which states that “the City should permit uses such as the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment; the storage and cleaning, servicing, repairing or testing of materials, goods and equipment associated with industrial or business use”; and Policy 8.3.99 “the City should encourage industrial developments and businesses to strictly limit noise or air emissions that would be apparent from the outside of an enclosed building”.

The form and character of any future development on the property will be the subject of a future Industrial Development Permit application through the City of Prince George. As such, the building, the landscaping and screening, fencing, signage and lighting will all be reviewed prior to development to ensure that the aesthetic design is held to a high standard and that the potential for noise and light pollution is mitigated to reduce the impacts on surrounding property owners.

The proposed zoning boundaries were determined using the geotechnical report that was completed in 2023. An eastern portion of the property currently zoned AF: Agriculture and Forestry is proposed to be rezoned to AG: Greenbelt in order to protect a no-build area that has been recommended to be placed over this portion of the property. The no-build area will restrict development within the specified area. Further geotechnical reporting is currently underway and will be completed concurrently with this application to ensure that the property meets the highest provincial standard for geotechnical assessments.

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.

Respectfully submitted,

L&M Engineering Limited.