

Re-880 Guay rd bylaw amendment *Bylaw 8383*

My name is Earl Dunlop 387 Guay rd

I have concerns to proposed amendment to property close to my residence.

My quiet neighborhood Will be forever altered and devalued due to more noise and industrial pollution . There is plenty of land for development on boundary road out of the bowl . The noise and dust will make It unlivable in this quiet area.

The extra traffic that will be using the intersection with hwy 16 at it's current location will be a location of many accidents . This intersection already has many crashes with cars flipped and rolled into the ditch as it is in a 70 km zone on a corner of a major hwy .

The groundwater that comes out of the hill in the pit that is at the location already runs down the road and across the hwy at the intersection and freezes in the winter and causes crashes. If it is altered or stopped it could affect the stability of the significant slope above the jail .The slope just past the subject property has an area that is creeping onto the hwy every year due to ground water. This area is directly across from pickering road where it intersects with hwy 16 .

This neighborhood had to undergo a change due to the city of pg installing a snow dump on our road. This was at the same time an application for city water was applied for by our community . Sanitary sewer should have been installed at the same time but city services was not willing to give us a break on cost even tho we had to suffer thru construction and trucks all winter long.

Since Boundary road was logged all the animals that called that area home were pushed into our small wooded area and most were killed on the hwy. My back yard is adjacent to hwy 16 and i witness many deer . bear and moose kills . Further deforestation and industry will only aggravate this problem .

The extra air pollution from more industry in the bowl area will increase the dust in an already dirty town .

Thank you for listening to my concerns and i ask this application be denied.

PS

Why was a house never built at 478 Guay rd ?

A building permit was applied for a shop was built on an empty lot.

A business has been run on the property . This is a home based business area.

How is it possible to build a shop without a house ?

So many questions.

It is easy to see why i don't trust the city when it comes to bylaws .

November 25th, 2024

Homeowners
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. The following sections will lay out in no uncertain terms why we strongly oppose this amendment, from Rural Resource to Light industrial, with an image appendix to follow that further highlights our objections to the rezoning proposal.

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.









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.







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.







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 the 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.

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.

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 26th, 2024, by L&M Engineering Limited.

- ❖ "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."

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.

- ❖ "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."

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.

- ❖ "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."

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.

November 30th, 2024

Michael Quilichini
384 Guay Road, V2N 6S5
Prince George, BC

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- 2. 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.
- 3. 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 changes.
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- 10. 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.

Environmental Hazards – Industrial Noise Pollution – Operational Potential

- 1. Dirt & Dust Pollution:** Dirt and dust are consistently covering our property and vehicles.
- 2. Unbearable Conditions During Heavy Traffic:** It becomes nearly impossible to be outside during heavy periods of heavy traffic to the unbearable amount of dust.
- 3. 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. Which is also spilling onto highway 16 causing damage to passing vehicles kicking up rocks
- 4. 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.
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- 11. 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.
- 12. 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.
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- 17. 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.
- 18. 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.
- 19. Proximity of Residential Property:** The residential properties of Guay road is in close proximity to the road, increasing the potential for exposure to diesel exhaust.
- 20. 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.
- 21. 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.
- 22. 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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7. Full enforcement of Nuisance Bylaw No. 8940.

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

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 26th, 2024 by L&M Engineering Limited.

- ❖ "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."

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.

- ❖ "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."

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.

- ❖ "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."

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.

Additional Links

Road safety

- ❖ <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resource-roads/local-road-safety-information>

Forest Service Road engineering standards

- ❖ <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resource-roads/engineering-standards-guidelines>

Industrial Roads Act

- ❖ https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96189_01#section1

Vehicular traffic on industrial roads regulations

- ❖ https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/450_59

Environmental Assessment Factors and Categories eGuide

- ❖ <https://www.hudexchange.info/programs/environmental-review/environmental-assessment/guide/land-development/hazards-and-nuisances/>