



Presentation to City of Prince George Council

Soil Removal Designation Application No. SR000019

Public Hearing

February 8, 2021

Neighbourhood Consultation

- We provided information packages to 64 property owners for comment between Nov 24 and Dec 11, 2020.
- Of the 64 mail-outs, we received a petition signed by 8 households opposed to the application. Three (3) of the petitioners also provided emails with concerns. One additional resident provided an email.
- We had follow-up conversations with six (6) of the residents that provided comments or signed the petition.
- Summary of concerns raised included:
 - Increased noise and dust from pit operations
 - Increased traffic
 - An “industrial” land use in proximity of their residential neighbourhood affecting property values, and quality of rural setting, and
 - Loss of recreation trail access (dog walking, hiking, ATV use, snowmobiling) through the client’s private property.

Neighbourhood Consultation

- Public Consultation Summary and Discussion attached to Council Report
- We also provided an updated letter to Bellamy Road residents on Jan 25, 2021 describing how the concerns are being mitigated.
- The Jan 25th letter is attached with your Council Report.
- This presentation will provide a brief over-view of how the concerns raised by some of the residents will be addressed.

PG Map Image of Sand Pit in 1993





A Bit of History

- Original sand pit was created in the early 1980's when the ball diamonds were constructed, and a location was needed to place the excess sand. A Designation was not needed at that time.
- Since then, the applicant has allowed the Downhill Ski Club to use the sand for sandbags for their fund raising.
- Through the decades, many people have helped themselves to sand without the owner's approval. *No Trespass* signs keep getting taken or vandalized.
- Formalizing a Designation and subsequent Soil Removal Permit would address unauthorized excavation of sand.

PG Map Image of Sand Pit in 2020



Mitigating Concerns – Reduced Pit Operations

- The material within the proposed Designation area is used as a “blending sand” for concrete production.
- There is a limited use for the blending sand and a limit on how much is needed annually for concrete production.
- Based on current average concrete production (*from the interested pit operator*), approximately 5,000m³ per year is the estimated demand annually.
- This volume would result in a pit operation of approx. 2 to 3 weeks per year

Mitigating Concerns – Reduced Pit Operations

- Even doubling this annual average volume would only result in a pit operating for 1 to 1.5 months out of a year.
- Current practice by concrete producer is to haul material to their concrete plant during one period of the year.
- This significantly reduces the potential affects

Mitigating Concerns – Maintaining Recreation Access

- Historically, many local residents use the trails passing through the applicant's private property for hiking, dog walking, snowmobiling and ATV use.
- The applicant is not obliged to provide public recreation across his private property.
- However, the applicant and interested pit operator are open to working with the residents and the City to develop an access agreement/easement that would allow residents formalized access along the trail through the riparian zone, as long as risk and liability concerns are addressed.

Mitigating Concerns – Dust

- Sand within the historical pit area has been exposed for decades and there is only evidence of localized migration of sand and dust.
- A Soil Removal Permit will require dust suppression measures
- A natural vegetative berm is located along Noranda Road that will be retained (within the 50m buffer zone and excluded from the proposed Designation Area) and will mitigate dust and sand migration

Mitigating Concerns – Dust



Mitigating Concerns – Dust



Mitigating Concerns – Noise

- Heavy trucks already use Noranda Road and Northwood Pulpmill Road – so there is already some background noise.
- The applicant and interested pit operator would commit to having no pit operations during week-ends and holidays
- Further, they would agree to reducing hours of operation that are set out in the Bylaw (i.e. starting later in morning and ending earlier in evening)
- Equipment noise is significantly reduced to a short annual operating period.
- There is no need for noisy grinding equipment typically found in gravel pits.

Mitigating Concerns – Traffic

- Heavy trucks already use Noranda Road and Northwood Pulpmill Road.
- Proposed Designation route is to turn left onto Noranda to access Northwood Pulpmill Road.
- Safety concerns with Bellamy Road – Highway 97 intersection leads some residents to use Northwood Pulpmill Road because of signalized intersection at Highway 97. Concern with increased trucks on that road.
- Request from resident to add signals at the Bellamy Road-Highway 97 intersection to improve safety
- Reduced annual pit operations will mean no increased traffic for most of the year



Mitigating Concerns – Visual Impacts & Character of Neighbourhood

- View from Bellamy Road residents is not expected to change significantly because the natural vegetative berm will hide pit operations from Bellamy Road view.
- See next slide

Mitigating Concerns – Visual Impacts & Character of Neighbourhood



Mitigating Concerns – Property Values



Mitigating Concerns – Property Values



Mitigating Concerns – Property Values

- Data from 2020 BC Assessment Authority have shown increasing property values for residential properties within 60m of an existing operating gravel pit.
- A 2020 house sale, located within 100m of an operating gravel pit was sold at a higher value than its assessed value
- Therefore, we do not see evidence of reduced house values because of their proximity to a gravel pit.

Mitigating Concerns – Environment

- The proposed Designation Area completely avoids the Riparian Protection Development Area.
- An Environmental Overview Assessment has been completed by a Qualified Professional and risks are considered low with recommendations followed.
- An Environmental Management Plan will be required at time of Soil Removal Permit application.
- The applicant has agreed to register a “No-Build” Restrictive Covenant on title until a Soil Removal Permit is approved by the City.
- An Erosion and Sediment Control Plan has already been completed by a Qualified Professional.



Mitigating Concerns – Conclusion

- We believe that this application for a Soil Removal Designation largely addresses the concerns raised by some of the residents.
- Thank you for the opportunity to present our discussion points to you.