

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

22-008 ZN Tryon Land Surveying as agent for Omineca Aggregate Ltd.

**Comments or Concerns:**

Upon hearing about this proposal our family has some concerns that we'd like to be considered. First off, we have lived on this road 10 years and have really enjoyed the peace and quiet of the surrounding acreages and one of the main reasons we chose to move out to this area with our family. Therefore, the main concern we have is mostly around the noise that comes with a gravel pit operation. The crushing equipment, back-up beepers, and movement of trucks will be a constant annoyance to the residents on our street. Our second concern is regarding the elevated dust levels associated with a gravel pit operation. Sawchuk Road can already get quite dusty in the summer months, but with typically low traffic, it has been manageable, especially with occasional calcium treatments. Our third concern was around the misleading information of the public notices (ie. the mailed out cards and the sign placed on the property). Neither of these mention anything about the intended expansion of the gravel pit into an industrial operation. Instead, it uses the term "Small Agricultural Holdings zone", which is very misleading considering the actual industrial intent. I'm not confident that the majority of residents on Sawchuk road have any idea of the adverse changes coming with this proposal.

Our questions are related to the above concerns. If this proposal is granted, what will be done to minimize the noise levels and limit the hours of operation? Also, what options are there to minimize truck traffic on Sawchuk Road? For instance, is it possible to have all truck traffic use an access directly onto to Jackfish Lake Road, rather than via Sawchuk Road? Alternatively, could Sawchuk Road be paved to minimize dust and add some value back to the adjacent properties?

Lastly, we respectfully ask that this proposal be declined for the sake of the immediately adjacent residents out of consideration for our property values and most of all, our quality of living. Thank you.

**Name:**

Glen Warkentin

**Date:**

03/11/2023

**Address:**

[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]

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**File No. / Applicant:**

22-008 ZN Tryon Land Surveying as agent for Omineca Aggregate Ltd.

**Comments or Concerns:**

Do not want this on Sawchuk road in Jackfish Lake.

**Name:**

Leslie A Colley

**Date:**

**Address:**

[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

22-008 ZN Tryon Land Surveying as agent for Omineca Aggregate Ltd.

**Comments or Concerns:**

Do not want gravel pit on Sawchuk road in Jackfish.

**Name:**

Patrick N Colley

**Date:**

**Address:**

[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]

**Jacqueline Burton**

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**From:** Tina Bassett [REDACTED]  
**Sent:** Monday, March 20, 2023 4:40 PM  
**To:** [REDACTED] Planning Department  
**Subject:** Re: [REDACTED] FILE NO. 22-008

**CAUTION: This email originated from outside of the organization.**

To Whom this may concern:

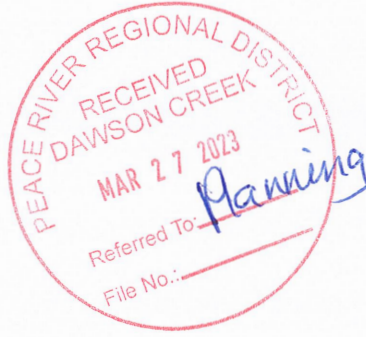
I am writing this letter to voice my concerns regarding the proposal to rezone this property. My Husband and I moved to our property on Hillside RD approximately 5 years ago. We chose this specific property as we felt it would be the perfect quiet place to raise our family, ride our horses and enjoy sitting on our deck admiring our yard. Since purchasing our property we have made many expensive upgrades including; re-shingling our roof, building a pole shed, upgrading the flooring in our house - with much more under way. We feel as though a busy gravel pit operation is going to depreciate the value we have in our property.

I am very concerned about the air quality and dust that we will endure living so close. My children play outside as often as possible, I don't believe I should have to take them out of their home environment in order to be safe from this pollution as well as a heavy traffic area 20 minutes from town. This also concerns me for my animals, especially horses eating off a dusty pasture that I rely on in the summer months.

I ask you to take the residents concerns into consideration when choosing to approve or decline this rezone proposal as was once a quiet beautiful area will now be a work zone. As I write this letter I think about all that will be missed - long quiet rides on my horse, walks with my kids, seeing the wildlife, campfire visits, working in the garden while the kids play etc. This is truly life changing for my family and I ask that our voices be heard.

Thank you for taking the time to read my letter,

sincerely,  
Tina Bassett



March 23, 2023

Peace River Regional District  
Box 180  
1981 Alaska Avenue  
Dawson Creek, BC  
V1G 4H8

**Regarding:** File No. 22-008 - Proposed zoning change for District Lot 3093 Peace River District, Location: 2959 Sawchuk Road

To whom it may concern at the Peace River Regional District,

I am writing to request that the above referenced rezoning application be **declined** for 2959 Sawchuk Road. My family and I are next door neighbours of this property and **allowing this change would mean devastating changes to the quality of life of every member on our street.**

The new owners of this property, Omineca Aggregate Ltd, have applied to the Ministry of Energy, Mines, and Low Carbon Innovation for a **gravel pit development permit**. If this is allowed to happen, it will significantly alter the landscape directly in front of every house on the street. The area proposed for an open pit mine is roughly 100 acres and spans the vast majority of Sawchuk Rd. Today, this property is part of what makes the multiple acreages so appealing to live where we are, with its peaceful, beautiful forests and grazing land.

The Jackfish area, specifically near Sawchuk Road has good gravel deposits and as a result, many active pits are already in the area. This has absolutely created some employment opportunities for locals and supported profitable resource extraction from the area, which is a good thing. However, like all resource dependent industries, this needs to be balanced with conflicting factors such as environmental impacts, noise pollution, light pollution, dust creation, health impacts, and nearby existing establishments. **All of these factors grow in importance as the industries get closer to people's homes.** Unfortunately, in this instance, the nearby homes are directly across the road from the proposed site, only a few metres away. The families in the Jackfish area have chosen to live in the rural areas of the Peace River Regional District mainly because of these factors; that is, to enjoy the peaceful surroundings and the amazing quality of life that the Peace Region has to offer. Many of them are also long term residents that can't afford to have their property values slashed from the impending devastation that threatens them with this rezoning application. Therefore, we are asking that you consider the people before the profits in this important decision.

Sincerely

Glen and Julie Warkentin

I love to go for walks on our  
rode, we enjoy the nature  
around our house, we like the  
green field.

please do not let this ground  
turn into a gravipit.



thankyou for lising to us.



My name is [REDACTED]. I am [REDACTED] years old. I live on Sawchuck road, on an acreage. I am writing to tell you that I would be sad to see our neighbors field turn into a gravel pit. I don't want to have a gravel pit here because of all the dust, noise and lights. I like our road because it is quiet and safe. We like to see animals and birds come up to our house, but with a gravel pit they might not. So could you not allow our neighbors field to turn into a gravel pit.

-sincerely, [REDACTED]

I live on a small acreage at the end of Sawchuck Road. I am writing to tell you that I would like to keep our road safe. We enjoy our quiet, peaceful road with fresh air and a scenic view. Our family loves to walk and ride our bikes down it. If a gravel pit replaced the field, the animals might leave because of the noise and dust. Also, the lights would block our view of the stars, and sometimes Northern Lights. I would like you to protect our road because it would ruin the view for our neighbors, whose houses are closer. We enjoy Sawchuck Road because it is quiet, peaceful, and safe. Please do not allow it to be replaced by a gravel pit. Thank you for listening. Sincerely,





My name is [REDACTED] and I am  
[REDACTED] years old. Me and my  
family do not want a  
Gravel pit to come into  
our neighbors field. We  
like to have walks down  
our road, we like to bike  
on our road, and we like  
to see the stars at  
night. so we ask you  
to not allow a gravel  
pit to come to our road

Thank you for listning.

— [REDACTED]

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## File No. / Applicant:

22-008 ZN Tryon Land Surveying as agent for Omineca Aggregate Ltd.

## Comments or Concerns:

Dear Regional Board Representatives,

The residents of Sawchuk Road, Hillside Road and the surrounding area, including myself and my partner have unanimously come together to raise the following concerns with this proposal to rezone this property directly opposite our homes to make way for an extremely large gravel pit.

1 - Fugitive airborne dust, pollution and health risks - Air pollution as a result of aggregate resource mining is composed of two main types, silica dust and particulate matter. First of all, the silica-rich dust generated during extraction, otherwise known as total suspended particles, is the result of crushing, driving on haul roads, stockpiling and screening. Inhaling silica dust can cause silicosis, a serious and irreversible lung disease. It can be lethal. Silica damages the lungs and causes scar tissue to form. This causes the lung tissue to become thicker. Silica exposure can also cause lung cancer (Worksafe BC 2023). Secondly, the heavy machinery used to mine and transport the resource generally burns diesel fuel which generates particulate matter. Beyond the physical changes to the landscape, the daily barrage of noise, dust and exhaust produced by hundreds of dump trucks hauling aggregate can have serious effects on the health and quality of life of the people living nearby. Many of the residents on Sawchuk road and Hillside road, including young families to retired elderly, have livestock, domestic pets and children. These people chose to live here for the clean healthy air, away from town and industry. All the affected properties are downwind of the subject property. With the continual dust created, homeowners would not be able to open their windows for fresh air, as opening the window would immediately subject the occupants to the aforementioned airborne pollutants. This introduced pollution would negatively impact the health and quality of life of residents and their animals.

2 - Environmental damage - Creating the pits or quarries requires the removal of all natural vegetation, top soil and subsoil to reach the aggregate underneath. Not only does this lead to a loss of existing animal habitat, it also leads to a huge loss of biodiversity as plants and habitats are destroyed. In addition, adjacent eco-systems are affected by noise, dust, pollution and potentially contaminated water. Introducing industrial equipment to the area poses a risk to the local aquifer which supplies neighbouring wells with drinking water. Aggregate resource extraction is known to potentially release deleterious sediments, salt and chemicals into watercourses, groundwater sources, soil and air often from erosion. The proposed area for rezone would undoubtedly have a negative impact to the area which contains an abundance of wildlife including numerous birds, lynx, moose, deer, fox, coyote, cougar, bear and many smaller mammals including shrew, mouse, squirrel and many more.

Just recently it was mentioned to me that there are potentially some endangered and / or protected migratory birds, whooping cranes and sandhill cranes, nesting in that field. If possible I believe than an environmental survey should be requested to ensure the survival of these species.

3 - Noise pollution - Gravel pit operations typically generate high levels of noise posing substantial concern to nearby residents. Extraction (including blasting), crushing, screening and trucking are the most noticeable sources of noise pollution. Those who reside on Sawchuk road are mere meters from the proposed pit extension. Compounding the issue is the fact that there is a large natural ridge line on the east side of the residences which would contain and reflect the pit noise back towards their houses. The long hours of operation are also a concern as many pits run 24 hours per day. Building a pit, which would generate constant industrial noise from heavy equipment and semi trucks in such close proximity, would have a harmful impact on the quality of life of the entire neighbourhood.

4 - Traffic, safety and road erosion – Many residents on Sawchuk road and Hillside road have children who utilize the school bus daily. Sawchuk Road was not built to handle industrial traffic, (e.g. not wide enough to fit two large trucks side by side) and was never designed to withstand continual use as a truck route. This proposal will mean that there would be numerous heavy equipment and trucks operating up and down the quiet road each day (potentially upwards of 50 trucks per day). Sawchuk road is seldom graded and the road currently deteriorates relatively quickly despite only having residential traffic and the school bus. Even now, one-ton trucks with stock trailers wear down the road with ease, this road would be destroyed with use as a heavy-truck route. The increased road erosion would also have a negative

impact on our vehicles and could lead to increased costs to residents on vehicle repairs. Another concern is the safety for those who walk and exercise along Sawchuk road every day. Many residents also walk their dogs or use their ATVs to access to the Sundance Heritage Trail.

5 - Property value – District Lot 3093 is, at present, a beautiful acreage with a mix of pasture land and scattered woodland, providing natural beauty and scenery to the area. It spans almost the full length of Sawchuk road which all of the other properties face. Clearly building a gravel pit in front of residential property significantly reduces the value. For those residents trying to sell their property this would certainly have a negative impact on their future. A gravel pit view out your living room window would be unsightly and unappealing.

6 - Light pollution – Another reason that the residents of Sawchuk road choose to live in the rural Peace River District is to escape the light pollution given off from the town and industry activity. Industrial flood lighting around the clock would significantly impact the experience of regularly seeing the nights sky and northern lights. Also worth mentioning is the potential harmful impact on nocturnal animals which inhabit the area.

7 - Access to the Sundance Heritage trail – The property of the proposed rezoning is located at the start of the Sundance Heritage ATV trail which is used by many residents of the Jackfish community as well as Chetwynd and people of the surrounding areas. Adding a gravel pit directly adjacent to the trail on two sides would pose a health and safety risk to those visiting the area for recreation and hunting.

As residents of Canada and BC we have a right to a healthy environment, and a duty to protect the environment, (Bill M 236 – 2016, Environmental Bill of Rights Act 2016). We feel that our health and safety, and quality of life in our own homes would be negatively impacted should the rezoning application be approved and a very large gravel pit be established.

On a more personal note. My partner and I bought our property in February of last year, knowing that it was surrounded by agricultural land, with access to crown land and trails very close by. To live a quiet, clean and healthy lifestyle with the natural environment. We have animals that live outside and we grow our own food, like most residents in this area. There's real potential for our dream to be ruined by constant noise, traffic, damage and cancer-causing dust on my home grown food and animals. Please consider those of us who were here first and have worked so very hard to get here and build what we have today.

Finally, I would also like to raise a concern that I have with the conduct of the new owners of this property, because their rezoning application sign placement was completely non-visible to all but one resident on Sawchuk Road. I have read their specific instructions on sign placement for a rezoning application and can draw no other conclusion than, this was done to prevent a response from those of us who would be severely affected by this proposal. It very clearly states in their application where the sign should be placed. This is a great concern because if they do not follow that rule, then what others would they break?

I would be very grateful if you could please take that into consideration when making your decision.

Many thanks and Kind Regards,

**Name:**

Charlotte Ibbotson

**Date:**

03/30/2023

**Address:**

[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**