

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

TUP 20-004 Patty Gayse

**Comments or Concerns:**

Our concern is this parcel of land zoned R-4 to a parking lot and pipeline laydown area. While I realize a property owner can develop their property as they wish, as an adjacent landowner, I reserve the right to bring forth issues with land use that may affect the value of my property.

I have spoken to Mr. Gayse a few times over the summer inquiring about his intention of the use of the land, as well as, requesting to leave trees standing that were not on his property as visual break. At the time I was told that he was planning on building a house at that location. As development of the property continued, it was in my opinion that the way it was being developed with large flat areas, that the intent was not to be used for the residential R-4 use as 2 distinct benches were being developed and there wasn't a standing tree left on the property. This property is also across the street on Old Hart Wabi Road where Mr. Gayse has an existing lay down for pipeline material but that parcel is zoned for Industrial use.

My wife and I checked the PRRD website map regularly to look for zoning or TUP applications. No "flags" appeared on the map but after selecting the "active" tab, we noticed the TUP application was submitted in August. We would have noticed it sooner if a "flag" indicator was on the map. I see now that it listed on the Map.

My concerns of allowing this TUP are as follows:

- Lower the value to home/property.
- Increased dust volume. Our property experienced a lot of dust in our property as well as in our home from other laydown areas owned by Mr. Gayse. The prevailing winds in the summer months carry the dust towards my property and home.
- Increased light pollution. The existing laydown has 5-6 light plants that are on through the night.
- Increase noise. My kids were awakened by back up beepers yesterday and I have been woken up at 5am from them.
- Increase traffic. Old Hart Wabi Road is on a school bus route.
- Access to property. Only access to property is on a corner and, is which according to the prrd map, is not on the landowners property.
- Concerned that this TUP is a stepping stone toward a rezoning of the land.

In closing, I spoke to Mr. Gayse on Monday and he informed me that he is going to carry on with his plan and for me to "do what I need to do".

I have also talked to my 2 other neighbors (whose property are adjacent to Mr Gayse ) about their feelings of this TUP. Both voiced to me their concerns as well but I will let them bring forward if need be.

My wife and I are opposed to allowing this TUP to move forward on a parcel of land that is zoned residential but will be used for Industrial.

**Name:**

[REDACTED]

**Date:**

10/30/2020

**Address:**




[REDACTED]

**Email (optional):**


[REDACTED]

Phone Number (optional):

[REDACTED]

**Archived:** Monday, January 11, 2021 3:30:14 PM  
**From:** [Planning Department](#)  
**Sent:** Monday, January 11, 2021 3:03:38 PM  
**To:** Jack Irving-Peckham; Tyra Henderson; Katrin Saxty  
**Subject:** FW: Old Hart Wabi Road  
**Response requested:** No  
**Sensitivity:** Normal  
**Attachments:**  
[IMG\\_20201224\\_164044.jpg](#)  [MG\\_20201224\\_164048.jpg](#)  [MG\\_20201224\\_164028.jpg](#) 

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**Sent:** Monday, January 11, 2021 2:13 PM  
**To:** [Planning Department](#) <planning@prrd.bc.ca>; Director Dan Rose <Dan.Rose@prrd.bc.ca>  
**Subject:** Re: Old Hart Wabi Road

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

Hello there,

Hope you all had a great Christmas and Happy New Year. I received the public notice of the TUP application in the mail last week and would like to add some more information and concerns since my last email back in October.

First, please see attached pictures of dust covered snow generated from the proposed property on the east side of Old Hart Wabi Road. These pictures show the migration of dust pollution that would be generated from this property and land on my property. Please note that this dust is generated with no vehicle activity, we could expect a substantial increase if heavy equipment and vehicle traffic were allowed to use this property. This potential of dust pollution would further add to the existing dust that is generated from the land use west of Old Hart Wabi Road.

Secondly, We are concerned of increased traffic accessing the proposed land within TUP 20-004. Currently, access to existing pipeline storage/laydown yard from HWY 29S & HWY 97 intersection is proving to be problematic. Traffic travelling southbound on HWY 97 down into Chetwynd from Wabi Hill is having to decelerate aggressively on a decline if traffic is turning North onto Old Hart wabi Road. The potential to lose control and cause an accident is quite high for a few reasons. First, there isn't a right hand turning lane therefore a vehicle must use the only south bound lane to slow down to make the turn. Second, the intersection is blind to south bound traffic coming down the hill. Thirdly, the grading of the intersection is sloped in such a manner that once a vehicle starts to turn onto Old Hart Wabi Road, vehicle speed needs to be at a crawl as not to plow across both lanes and into the west ditch. This is even more apparent in the winter months in snowy/icy conditions. I have personally needed to maneuver my truck out of the way for this very reason while waiting to gain access to HWY 97 from Old Hart Wabi Road. As I stated in an email before, Old Hart Wabi Road is on a bus route that all three of my young children utilize.

Thirdly, I am familiar with families and individuals that reside on 53rd Ave who live adjacent to existing property that is being utilized by the same property owner for pipeline/parking activities. A few have expressed their issues with increase garbage being blown into their yard/property, blinding lighting from light plants running 24/7, increased noise from traffic (most notable being back up beepers in early or late hours), dust pollution, and most concerning is the lack of concern from the property owner to adequately address these issues.

Lastly, we have not been approached by the TUP 20-004 applicants to inquire if there are any options or common ground to alleviate our concerns.

For these reasons, as well as reasons listed in the previous sent emails and submitted on the PRRD website, We are not in favor of TUP 20-004 going any further in the application process. Please ensure this email string, as well as my website submissions are included in the report that is distributed to the PRRD board.

Thank you for your time,



















# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

TUP 20-004 Patty Gayse

**Comments or Concerns:**

I understand this property is zoned RR-1 as rural residential. I don't believe that this should be allowed. It is right in a residential area. There is enough equipment and materials already in this area of Chetwynd for this pipeline. I don't believe that this will create any further benefit to the area of Chetwynd. The pipeline is already well in progress and I don't believe that this is required. This would just increase the traffic at the intersection of Highway 29 South and Highway 97 and on Highway 29 South heading towards Tumbler Ridge. It is already difficult enough at times to get out of my driveway onto Highway 29 South with the large amount of traffic. I am opposed to this application.

**Name:**

[REDACTED]

**Date:**

01/01/2021

**Address:**

[REDACTED]  
[REDACTED]  
[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]

**Archived:** Friday, January 8, 2021 2:19:38 PM

**From:** [Planning Department](#)

**Sent:** Friday, January 8, 2021 11:54:51 AM

**To:** [REDACTED]

**Subject:** FW: temporary use permit no. 20-004

**Response requested:** No

**Sensitivity:** Normal

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**From:** [REDACTED]

**Sent:** Friday, January 8, 2021 11:15 AM

**To:** [Planning Department](#) <planning@prrd.bc.ca>

**Cc:** [REDACTED]

**Subject:** temporary use permit no. 20-004

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

To Whom It May Concern:

I am writing today to express my concern regarding the temporary use permit application noted above. I am both writing on behalf of complaints that have been received by my office and on my own behalf as I live directly across 53<sup>rd</sup> Ave from the location.

Currently the activities in the yard have caused disturbances with lack of dust control, noise and light pollution. There are generators located very close to 53<sup>rd</sup> Ave that run day and night and are very loud which make enjoying our yard very difficult, this is also a complaint from others that live along 53<sup>rd</sup> Ave. Security lights are often aimed in such a direction that it often enters into my living area and can be blinding when exiting my residence or entering my living room area at night, and vehicles often park facing my residence with lights on also blinding and entering my living space.

During the summer months the dust was exceptionally problematic, causing large clouds of dust and (at times) garbage to enter into my front porch area, yard and into the house if a window happened to be open. I am an asthmatic and this excess dust can seriously impact my breathing as well as the breathing of my senior dog, who is starting to have health problems.

Thankfully the traffic that has been produced due to the activities has decreased, but is likely to increase again; the drivers, as of lately have been respectful of speed and the kicking up of unnecessary dust. It is my hope that should this permit be granted that this respect continue.

I request that you take these items into consideration when reviewing the permit application for the health and safety of myself and my neighbours.

Have a Great Day

[REDACTED]

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# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

TUP 20-004 Patty Gayse

**Comments or Concerns:**

I have concerns with this temporary use permit for a parking lot. I reside directly across the roadway of Surerus Murphy's existing lay down. I was opposed to the development of this area and i attended a meeting held in the Chetwynd Recreation Centre and voiced several concerns, all my concerns raised have actually became reality and i am very frustrated that the PRRD would have allowed this to happen, even more frustrated that District of Chetwynd was not opposed to said development. From the start of the clearing of this property and then the relocation of Surerus Murphy's equipment to this area, living in this area has rapidly decreased the living conditions we once had prior to this development. Examples are; No noise bylaws so they can operate equipment 24/7 which has and is happening... Removal of the trees that once protected our properties totally removed with this development exposing our properties to some of the very strong winds that blow through the valley, carrying dust, debris and materials that have caused damage, littered our yards, and dirtied our homes (i have siding that has become filthy from the dust and dirt that has become airborne... The traffic has become very active on the roadway (53rd ave) which not only adds to the dust but damage to the roadway itself with the additional traffic which also can run at all hours of the day. In addition to these concerns, to look out one's front window and immediately view a construction laydown directly across the roadway (may as well say an industrial zone that has been allowed to be developed) is not only an eye sore and loss of noise control, but has reduced the value of the quiet and attractive properties that the residents in this area once had. Then they add propane, boxy and acetylene storage to the zone only creates additional concerns. Now you are considering an additional area for extended parking to this already depressing mix and to add to more airborne dust, debris and noise to our area..... Sorry, but i strongly disagree to ANY further development wether it be temporary or permanent. You have taken far too much away already from those of us who reside in this area.... Someone should have considered these concerns and the impact it would create or have on those of us who live in the area long before the decision was reached to create an industrial zone right beside a residential area. Someone should be ashamed of what they have done to the residents of this area.... but i guess money talks and those individuals can be easily convinced to hold their hands out.

**Name:**

[REDACTED]

**Date:**

[REDACTED]

**Address:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

Dear Peace River Regional District,

We the adjacent property owners of said property in question are absolutely, 100% against the TUP #20-004 that Mr. Patty Gayse is applying for. The zoning of this property should be rezoned as ALR as when Mr. Gayse applied for district lot 4227 to be rezoned as commercial or whatever it is currently zoned as, he did so under false pretences. The reason the Peace River Regional District (PRRD) changed the zoning from ALR to commercial was that the Mr. Gayse proposed to build a restaurant, gas pumps, cold beer and wine store, convenience store, laundry mat, etc. Anyone can get plans off of the internet and claim that it is why the property should change its zoning from ALR. Well as you can tell, none of that has happened. You the PRRD fell for it hook line and sinker. You ate it up and took the property out of ALR.

I am not sure if any of the board members come to Chetwynd, but if you do you must wonder where the big commercial buildings and businesses are that were promised in order for the zoning change to be granted. Normally, applicants have two years to get all of the proper financing permits, blueprint plans, etc. in order to start building. If nothing happens, the property in question should go back to the previous zoning as before, as no attempt has been made to build the commercial development that the PRRD agreed to. The only thing that has happened with the property is complete tree and shrub clearing right to property lines with no wind breaks for wind, dirt, snow and garbage. Lots and lots of garbage (see photos). The drifting snow is so bad that we have had to shovel to get into our front door. The snow looked like piles of sand, but it was dirt blowing across the lot with nothing to stop it but our houses (see photos).

Before COVID-19, when people could go to meetings, there was a meeting like this one but in Chetwynd. It was to change zoning to allow this big fake commercial development to be built. Numerous concerns were brought forward on noise, dirt, blowing garbage and lots of heavy equipment etc. that comes with the construction of a huge development. I cannot remember who chaired the meeting or who all was there, but the PRRD should have minutes of the meeting. Dan Rose was there as an elected official. Towards the end of the meeting, we asked why they had to clear all of the trees. Mr. Gayse said

he could do whatever he wants and that he could turn the property into a pig farm if the rezoning was not passed. Dan Rose then said quote: "Patty and Diane would you plant a 15-meter strip of trees and shrubs along the length of the property on 53rd Ave to help with the wind, noise and garbage that comes along with construction". They replied that yes, they would plant trees and shrubs to help with the big concerns of neighbouring properties. Years have passed and absolutely no planting has taken place. I phoned Dan Rose and asked him why the trees weren't planted and he said that he did not attend the second meeting, but his colleague was going and would look after ensuring that the tree and shrub planting would be added as a condition. Of course, nothing was said at the meeting about the tree and shrub planting, so apparently, now they don't have to plant... Just another kick in the pants, thanks, Dan.

So then the West end of the property is gravelled conveniently just as Surerus Murphy comes to town, renting the area that the commercial development was planned in stone for... or so you thought. So Surerus Murphy came and left, then came back for the CGL line, so what happened was more levelling, dirt work, gravelling, and road access on to 53rd Ave. This all happened in the spring. They hauled hundreds of full loads of gravel down 53rd ave and totally destroyed the road. The District of Chetwynd said that they couldn't do anything for the overloads (70% loads on Chetwynd streets in the spring) because they couldn't weigh them. So when I asked Alex, the engineer for Chetwynd, he said that Mr. Gayse owned half of the 53rd Ave street right down the middle. So I replied how can that be that the water and sewer is under Mr. Gayse's side of the road. I asked Alex to get it surveyed but never heard back (as usual). I am still not sure if all of us on 53rd Ave actually have a District-owned road that we drive on, or if we are encroaching on Mr. Gayse's land.

As you head East up the hill towards Dave Milner's driveway, there is a ditch that the property owner dug and cleaned out all the way back down to the carwash, and along the West side of Mr. Milner's driveway. But instead of joining Mr. Milner's ditch to Mr. Gayse's ditch, both of which the property owner put in; they decided to run all of the water from the top clear cut by the old Hart Wabi Road across the District Road/right of way, and divert all of the run-off water behind the houses that go towards the PVEP. All the houses that back on to the vacant land were flooded, and the properties on the next street were flooded as well because the PRRD was diverting water onto Chetwynd tax payer's land (see photos). Nothing was done for over two weeks. Sounded like a waterfall. That's when I decided to go up there and I couldn't believe what they had done. Especially when they have put in a ditch with no



water in it. I talked to Alex so he could check it out, but I think he doesn't know whose property is whose. That is why I wanted a survey. Not sure who took a machine up there and got the water running back in his ditch, but it was long after everyone was flooded. After that episode, they started clear-cutting the chunk on South and East side of the Old Hart Wabi Road. Again, cleared it right to the road and to the Easternmost point of the property. Absolutely no windrow of trees again after the affected property owners asked for a buffer of trees to be left for the same reasons as 53rd Ave property owners. So much for being neighbourly.

So according to the pamphlet we received in the mail, the pink lot listed on the map along 53rd Ave currently is, and has been used as a lay down parking lot for months. you would think that the PRRD bylaw officer would have come to ensure that nothing was on the said property. I would think that an immediate removal of all vehicles, equipment and barriers could be requested until the application process was completed. And that with all of your wisdom you might have denied the TUP for the whole property so that Mr. Gayse could then focus on the commercial development that triggered this whole fiasco.

Every day, there are about 8 to 10 generators buzzing 24 hours a day. It is like living in a busy beehive. The board members should come to the site at night to experience it firsthand. It is like daylight at night with the giant lights facing our houses (see photos). We cannot open our windows due to the noise of the generators, the bright light plants, the smell of the diesel exhaust, and we have had to get blinds put up to manage the light pollution. At night when I drive my truck to go to work, my auto-pickup lights do not come on until I have passed all of the light towers. Even my truck thinks that it is daytime.

The parking lot is full of Alberta, Saskatchewan, Manitoba and Ontario license plates. If they sneeze, their droplets could easily travel to our properties bringing COVID-19. We know that British Columbia is allowing workers from other provinces to work here, but the percentage of out of province licence plates on that worksite is ridiculous. The ravens are having a hay day with all of the garbage that has been left in the back of vehicles, and guess where that all ends up... Spread throughout our private properties (see photos). Thanks again PRRD.

There is a property on top of Wabi that is and has been currently trying to get out of the ALR for over 20 years, yes... 20 years. It is solid rock and they have been trying to make an industrial site there for years with very little headway. Sure, it is tricky to get safe access to the site, but it is safer than turning right coming down Highway 97 onto Old Hart Wabi Road. Traffic coming down the hill in the winter or summer with big loads that have had to stop because of traffic jamming up at Tumbler Ridge intersection will most likely cause some terrible accidents as there will likely be over 400 vehicles trying to get in and out of the site. I guess the site on top of Wabi Hill should have said they were building a Wal-Mart, then it probably would have been a smooth transition to get its zoning changed from ALR.

The main issues are dirt, dust, wind, garbage, light pollution, noise, and snowploughing at night. This has destroyed the property value and impacted the quality of living conditions of our neighbourhood on 53rd Ave. This used to be one of the most private, sought after areas of the Rodeo Grounds Subdivision. So when we complain about dust sometimes, they water the site, but then we drive through thick mud. A lose-lose situation. What would you board members prefer for your homes? Dust or mud?

Surerus Murphy has approximately 300,000 to 400,000 litres of gas and diesel on-site, and hundreds and hundreds of oxyacetylene bottles are on the property which have not been zoned. There is a terrifying potential for an explosion to take out several homes in a vast area of town. So who is at fault that we are fighting to protect our properties from further decline in appearance, value and wellbeing? Our properties are no doubt unsellable now, as who in their right mind would be foolish enough to want to live directly across from total chaos. Not sure who to thank. The PRRD members for not following through with Mr. Gayse's big commercial development plan? Dan Rose for not following through with the promises made for the planting of trees and shrubs? Or perhaps the District of Chetwynd for not buying the road from whomever owned it before Mr. Gayse, if that is the case. The District of Chetwynd also did not follow through with making the transition from PRRD land to District of Chetwynd property. This is what I thought was a condition in a meeting with the PRRD and District with the purpose of having taxes on the property go to the District of Chetwynd when the property was rezoned, then this would be a District of Chetwynd problem and not PRRD.

I had my skid steer parked on what was apparently Mr. Gayse's side of 53rd Ave, and his backhoe operator was instructed by Mr. Gayse to grab it with a backhoe and drag it down into the ditch. So I am guessing he owns half of the road. A bold move for 'being neighbourly'.

When I viewed the application for the TUP, I realized the land is already being used for the TUP change that has not went through yet. I guess this sets the precedent that it is easier to ask for forgiveness than it is to ask for permission.

We will be taking dust, dirt and sand samples from the sides of our houses, from siding, window ledges, and furnace filters to determine whether or not it contains silica. I believe there is a bylaw that states that there cannot be any produced, silica sourced product within 600 metres of District property. Hopefully not, as that will open up a new batch of problems for the PRRD board to deal with. Then that would potentially turn into a class action litigation along with the zoning change for commercial development that was tied to the change of use for District lot 4227.

Thank you all in advance for denying the TUP #20-004 application as the PRRD is all about community and community relations, as well as the safety and wellbeing of its citizens.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.





















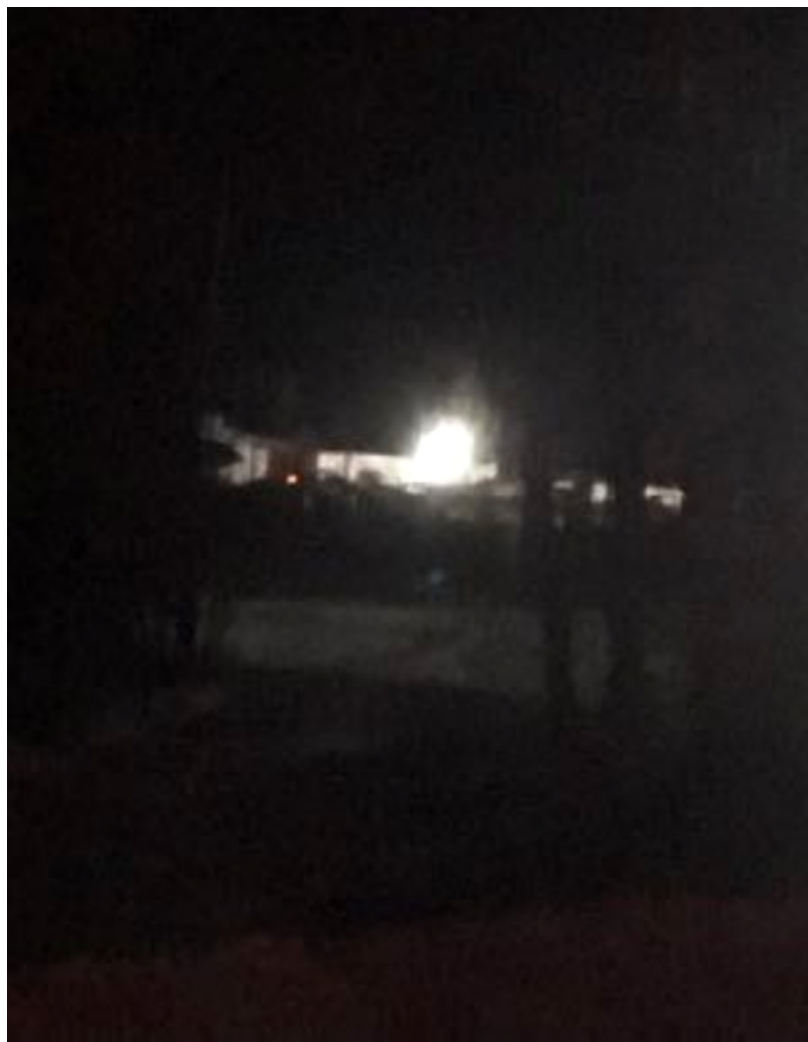





























## Notice of Intent to Consider

Temporary Use Permit No. 20-004 FILE NO. 20-004 TUP

### Chetwynd

**Property Location:** District Lot 4227 Peace River District Along Highway 97 S, adjacent to the District of Chetwynd.

**Proposal:** To permit a parking lot and laydown yard for light industrial storage for a period of three (3) years.



### How to Participate

**1 Get More Information**  
Contact the Peace River Regional District to get more information about a proposal.


**By Personal (during Office Hours)**

<b>Dawson Creek Office</b> 1981 Alaska Avenue Box 810 Dawson Creek, BC V1G 4H8	<b>Fort St. John Office</b> 9505-100 <sup>th</sup> Street Fort St. John, BC V1J 4N4
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**By Email:** [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

**By Phone:**  
250-784-3200  
Toll Free 1-800-670-7773  
Fax 250-784-3301

**This land is already being used for what is proposed for the TUP change**

[prrd.bc.ca](http://prrd.bc.ca) | 

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