

Survey Results: Proposed Bylaw for Dust Control & Rock Crushing

In 2015 Colwood Council directed staff to draft a bylaw to address dust control and rock crushing on building sites in Colwood, in response the significant number of complaints received during the hot dry summer of 2015. On February 25, 2016 the draft bylaw was presented at an open house hosted by the City to gather feedback from residents, partners and the public and hear their concerns and suggestions.

The open house also included information about proposed retaining wall regulations. Approximately 50 people attended the open house.

Attendees voiced overwhelming support for increased monitoring and control of dust and noise generated at building sites. Open house attendees were asked to complete a brief survey to document their input. The survey was also promoted to the public through articles in the local newspaper and on the City website and social media channels and through articles. 11 responses were received (many of the attendees were couples who completed the survey together.)

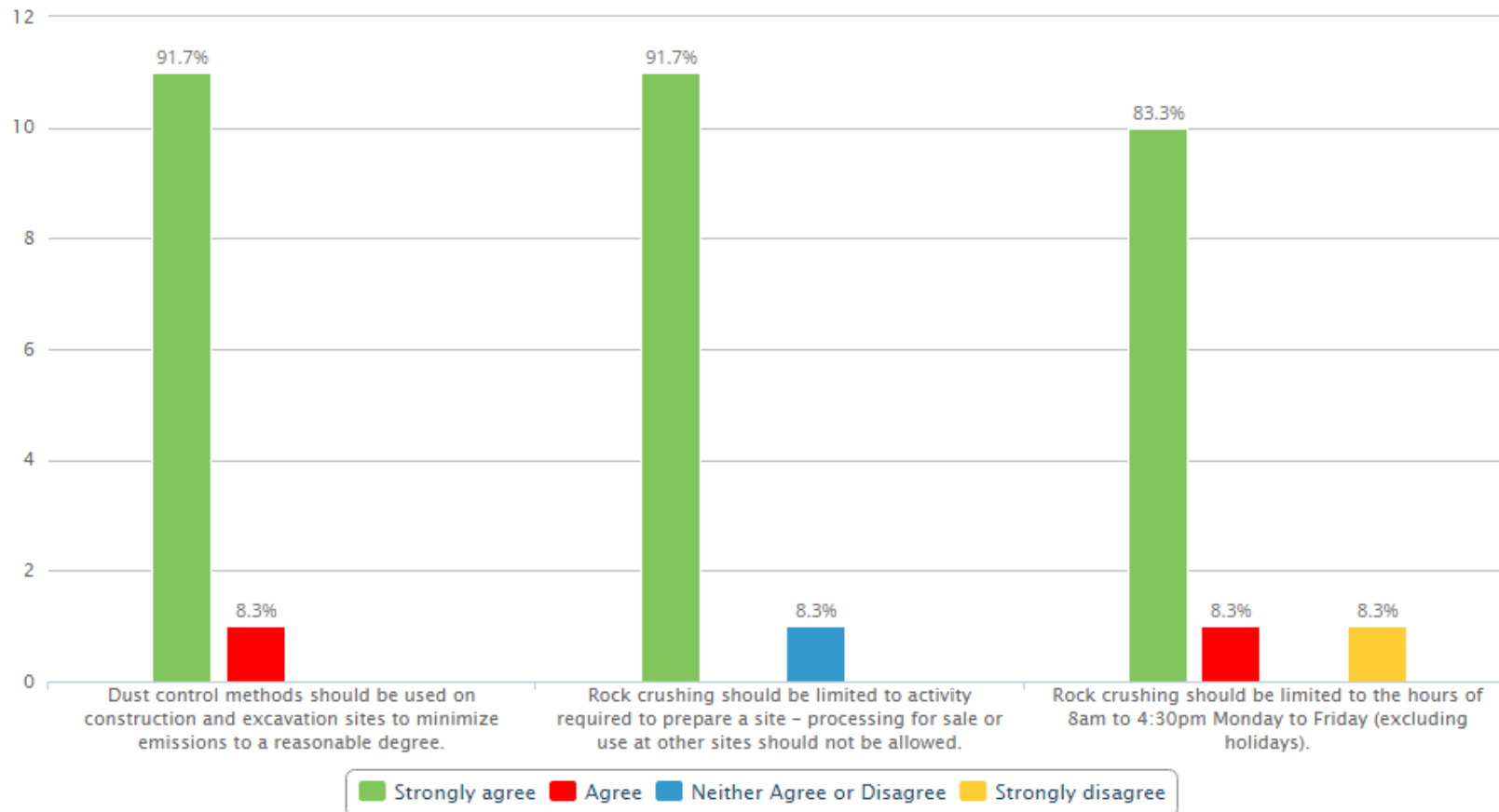


Staff also attended a meeting of the Greater Victoria Residential Builders Association to hear their perspective and professional opinions about the potential impacts of regulations. Those comments are included at the end of the survey data presented below.

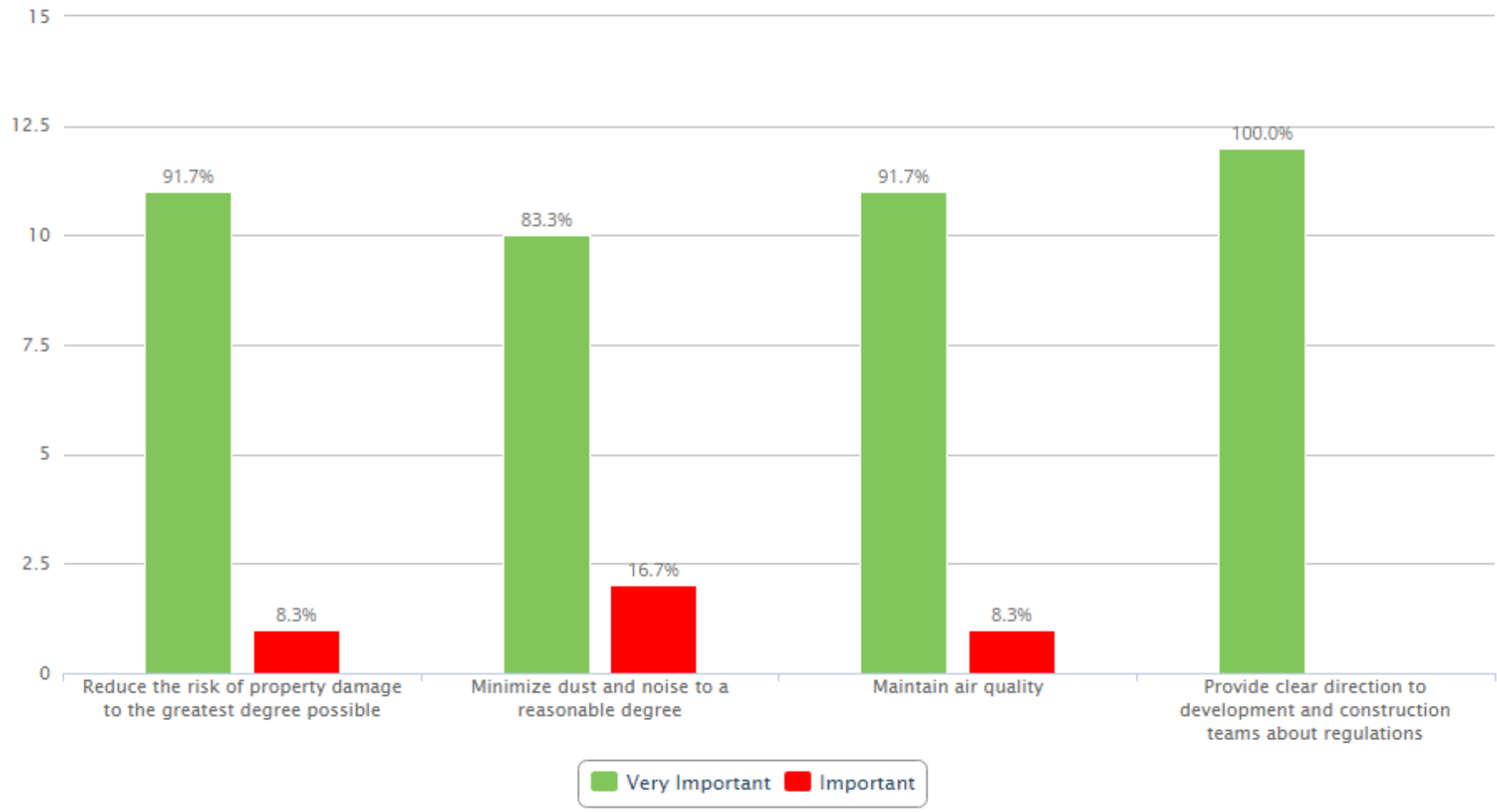
1. The City is proposing new regulations for dust control & rock crushing at construction sites in Colwood. Please rate your agreement with the need for these regulations:

Response	Count	
Strongly agree	10 90.9%	<div style="width: 90.9%; height: 15px; background-color: #4CAF50;"></div>
Agree	1 9.1%	<div style="width: 9.1%; height: 15px; background-color: #F44336;"></div>
<i>Total: 11</i>		

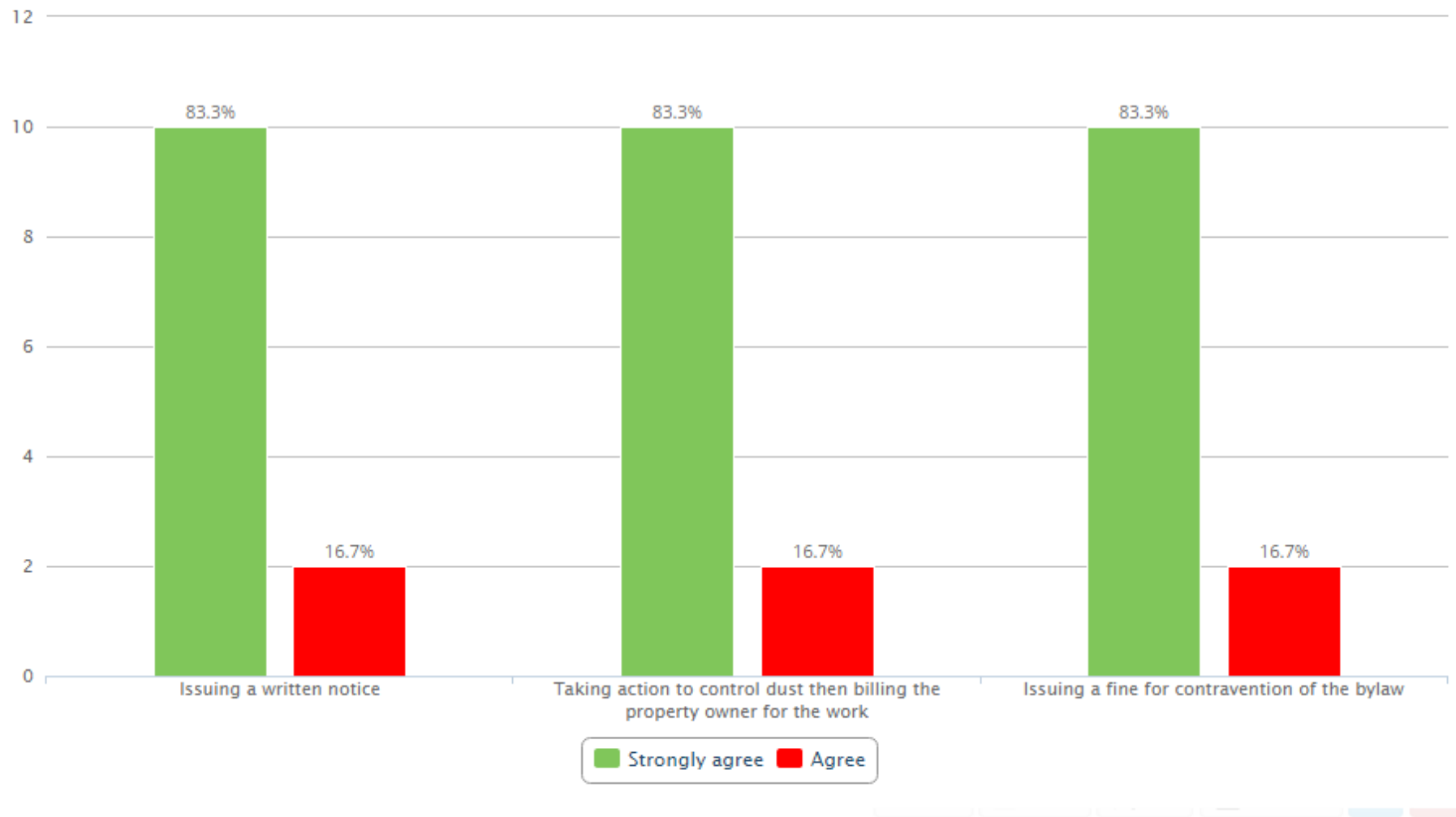
2. What aspects of dust control and rock crushing do you feel need to be regulated? Please rate your agreement with the following aspects of regulation:




3. What considerations are most important regarding dust control and rock crushing? Please rate the level of importance of the following considerations:



4. How should a dust control & rock crushing bylaw be enforced? Please rate your agreement with the following processes:



5. Tell us a bit about you. Please indicate statements that describe you (check all that apply).

Response	Count	
I am a Colwood resident	11 100.0%	
I live near a construction site in Colwood	10 90.9%	
<i>Total: 11</i>		

Please take care of this issue before weather gets warm.

We would like to enjoy our life and our patio.

1. As evidenced on 517/535 Latoria, a person standing with a hose is not sufficient dust control
2. If next to a residential development the proposed hours of operation are too generous as residents quality of life are significantly impacted, especially for a long term excavation.
3. Article 5 should be "must not" "best efforts" in order to avoid excessive traffic on impacted roadways and creation of debris. Presently TRI-X is transporting crushed materials from the 517/535 site.

Regard MUST be most important consideration re clearing dust to contamination of fish bearing creeks, ponds, other areas that will directly impact health of marine/aquatic systems.

I suggest that developers take some responsibility & have residents homes professionally cleaned every few months when homes are withing 100 meters. I reside at 3613 Pondsides Terrace and it would be nice if the current developers took the resident's needs into consideration as we are subjected to continuous noise and dust pollution. I would also like to comment on the rock wall. The rock wall has affected home prices, it has blocked the sun in homes on the side where the wall is and it is not pleasing to the eye. Most of all the wall is a safety issue.

Please introduce bylaws that deal with the following:

1. No more total clear cutting of trees on development sites. Trees help prevent erosion. Perhaps then these ugly walls need not be built.
2. Make sure no development lowers the property values or quality of life of people who live nearby.
3. Do not allow such high density. ie. fewer units on a site.
4. Control for noise, dust.
5. Suggest to developers that they pay for road surfaces damaged by heavy equipment.

Colwood is on its way to being an ugly place to live. The current walls on Latria and Wlshart are a complete disaster.

Why did you allow this? Were there no plans? Where was the meeting to discuss what the developer was going to do?

Horse is out of the barn. A disaster!

Summary of input provided on post it notes:

- Clean up is a concern, the fact that the developer can leave debris is a concern. Set time line for clean up!
- What is considered a 'reasonable degree' [of dust]?
- And not just a garden hose! as presently being used.
- Dust and debris entering the ventilation systems of homes.
- This should be the responsibility of the developer. I agree.
- Control of 'displaced' rodent population during construction.
- Control of the rodents being displaced during construction.
- Materials must not be transported off site.
- Hours should be limited further if next to a residential development.
- Heavy fine!

Summary of input from Greater Victoria Residential Builders

- One way to control dust is to apply stump chips over dusty areas
 - What if water services are not on site yet? Will the municipality provide water?
 - Consider that each new rule adds cost to house prices.
 - Will this apply to single family dwellings or only larger subdivisions?
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- How will a 'reasonable amount' of dust be measured?
 - How will you define a 'reasonable effort' for dust control?
 - Why tag the builder with this penalty? Why not require a \$20K bond from the developer to ensure dust control and have him enforce it with his builders?
 - Don't municipalities already collect a \$5 K bond for road and dirt? Couldn't this be part of a general nuisance bond?
 - Will you have 'dust zones' which are related to proximity to homes?
 - Will this be complaint driven?
 - What if there is a drought? Is this a good use of water?
 - Maybe we should be looking a dump truck speeds on building sites. If they slow down there will be less dust kicked up. Maybe a sign saying "Dust control area – maximum speed is..."
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