

BAMBERTON BULLETIN

Spring 2006

Remediating a Landscape - Rejuvenating a Community

Issue 2



BAMBERTON

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Historical Documentary



A new documentary will ensure that Bamberton residents, past and future, will never forget the site's rich history.

Titled "Bamberton: Gone, But Not Forgotten," the documentary was produced by Three Point Properties with the support of the Bamberton Historical Society, a not-for-profit organization founded by Three Point Properties to preserve Bamberton's relics and records for generations to come.

"Three Point Properties hired me last July to archive information about the site," says Maureen Alexander, a research consultant. "I started inquiring with former residents and workers, and the support was incredible. Dozens of people brought photos and we ended up filling five big binders full of images."

"As I look to my childhood growing up in Bamberton I am flooded by the happy memories of a simpler time. It was a time of pure wonder and a huge sense of community. We felt safe and loved. We knew that we could walk up to any house in that village and be welcomed."

Sue Edgson (nee Lowe), who lived in Bamberton Village from 1951 until 1972.

The abundant material and footage inspired the documentary which will serve as a record of the Bamberton site, which opened in 1912 and supplied 95 per cent of all cement used in British Columbia between 1921 and 1960. The docu-

mentary includes old black and white footage of workers on the job, images and stories of family life in the village, and videotaped interviews with former residents of the tightly knit community. The result is both enlightening and heart-warming.

"It's a real trip down memory lane," says Alexander. "It could have been a story about cement. There are enough important projects

"Bamberton school was incredible. There were 13 children between grades one and seven when I went from 1958 to 1962. Miss Trowsee, our teacher, taught everything – including woodworking and baseball for the boys. We were all together in the one room school – when you were in grade three, you learned all the grade four work. Every year I was there, I was second in my grade, but there were only two people in my grade."

Bob Jeffery, who lived at Bamberton from 1952 until 1963.

that have been built from Bamberton cement, but we focused on the lives of the people in the town. Many of them lived here as children. They worked at the plant and raised families in the community."

"I think I can speak for everybody who worked at the plant or lived in Bamberton—it's nice to

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Idle Quarry Offers Secure Soil Storage

This month, Three Point Properties will begin excavating contaminated soil from the three existing landfills on the Bamberton site.

The soil will be stored in a limestone quarry on site. The quarry is still under permit by the Ministry of Energy, Mines and Petroleum Resources (MEMPR). In February 2006, the MEMPR issued Three Point Properties an amendment to the permit, allowing the quarry to be used to store the contaminated soil.

Approximately 400,000 cubic metres of soil will be placed into the quarry. The soil storage facility will be constructed to minimize surface water and ground water from contacting the soil.

“A geotechnical engineer will monitor placement of the contaminated soil,” says Michelle Mahovlich, of SEACOR Environmental Ltd. who was hired by Three Point Proper-

ties to develop and oversee a comprehensive remediation plan. “The soil will be placed in lifts, compacted in place and capped. Once the soil has been moved, the MEMPR will do a final safety inspection of the quarry before issuing their permit for its closure.”

Once the soil is removed from the landfills, the remaining soil will be sampled in accordance with the Environmental Management Act and Contaminated Sites Regulation to confirm that all contaminated soil has been removed. Ground water testing will also be undertaken in the areas where the three existing landfills were excavated.

A Confirmation of Remediation report will be prepared and submitted to the MOE to obtain a Certificate of Compliance under the Environmental Management Act for remediated areas, which is required under the Local Government Act before subdivision or rezoning, or to obtain a development permit for the property.



Did You Know?

“Remediation” is defined under the B.C. Environmental Management Act as “action to eliminate, limit, correct, counteract, mitigate or remove any contaminant or the adverse effects on the environment or human health of any contaminant.” For more information on the Bamberton remediation process, visit www.bamberton.com.

An Investment in the Air

Committed to dispose of wood waste in an environmentally responsible way, Three Point Properties has invested in a state-of-the-art ‘air burner’ that will dramatically reduce air pollutants and the amount



of waste that ends up in the landfill.

“We wanted to minimize smoke going into the atmosphere and reduce the amount of material being trucked to landfills,” says Ross Tennant, Bamberton Development Manager.

The solution was an air burner. Compared with open burning, which not only causes an unpleasant and irritating atmosphere (with 60% to 80% opacity, or smoke plume), air burners average about 10% opacity and create a safer, contained operating environment.

The combustion process in an air burner traps smoke particles until they are nearly

fully consumed, thereby significantly reducing the amount of smoke emitted during burning. In addition, air burners reduce the methane that naturally occurs when wood is left to decompose.

“Three Point Properties was aware that the Cowichan Valley Regional District was looking for ways to improve the air quality practices associated with site work in the area,” said Tennant. “Although air burner technology is not inexpensive, we hope that it helps improve the way that material is disposed of on the Bamberton site and illustrate the desire of Three Point Properties to embrace technologies that make a positive addition to our community and operations.”



Who Is On The Team?

Fundraiser for Brentwood College



Bamberton Development Manager Ross Tennant presents a cheque for \$1000 to students from Brentwood College. Twenty students, who ranged from grades eight to 12, took part in a day-long effort to beautify the entrance to the Bamberton site to raise funds for the school.

Three Point Properties has enlisted the expertise of CitySpaces, a Victoria-based consulting firm specializing in integrated land planning and management. As one of the largest independent planning firms in Western Canada, CitySpaces provides strategic advice to developers managing large and complex projects.

“The team at CitySpaces brings a proven capability to synthesize the requirements of the site and the community into a clear proposal for discussion and review. We have been very pleased at the breadth of experience they bring to this process, and the thoughtful way that they have been guiding the planning for the project,” says Ross Tennant, Bamberton’s Development Manager.

Based in Victoria, CitySpaces’ Gwyn Symmons brings extensive expertise in the areas of site planning, urban design and community building.

“Bamberton will be a unique community and assisting in its planning and development is an exciting and challenging opportunity,” says Symmons. “Three Point Properties have put together a local project team that brings a wealth of knowledge to the table. We are greatly looking forward to assisting Three Point properties in realizing their vision for this land.”

Working closely with Three Point Properties, CitySpaces will act as the lead planning consultants for Bamberton preparing the land use plan and stewarding the public consultation and Cowichan Valley Regional District approval process.

For more info on CitySpaces, visit their website at www.cityspaces.ca

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know that somebody is taking the care and trouble to do this,” says Bob Jeffery, a former resident and documentary subject.

Terry Brunt lived in Bamberton from 1943 until 1973, and also appears in the documentary. “It really pleases me to be able to tell my story and have it recorded for future generations,” he says.

Those future generations include new Bamberton residents, for whom the documentary will provide a glimpse into their community’s past.

“Although the documentary includes the closing of the plant in 1980, it also includes footage of people coming back and touring the site as it takes on a new life. That’s why we decided to call the documentary “Bamberton: Gone, But Not Forgotten,” said Alexander.



Due to the overwhelming response, the May 13th screening is now full. For further information on a future screening, joining the Historical Society or receiving a copy of the DVD, please contact Maureen Alexander at 250.743.9196 or dalexander2@shaw.ca.

