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Redacted

Mayor and Council:

Subject: Bylaw 9196.2021 at 2709 Petersen Road

I wish to express my OPPOSITION to Bylaw 9196.2021 at 2709 Petersen Road. The main reasons for my opposition are infrastructure, previous zoning, openness.

Infrastructure:

The property in question sits on a protected aquifer. Bylaw 8383 section D, which protects this aquifer, limits the types and amount of development that can occur. Allowing this rezoning to proceed will open the door for further subdivision and construction on this aquifer.

When the bottle depot went to rezoning, The intersections of Vance and Highway 16 and Vance Road and Hollandia Road were a concern. At the rezoning, council was assured that the intersections near the bottle depot would be able to handle the traffic generated by it. The intersection at Vance Road and Highway 16 is one of the top ten most dangerous intersections in Northern B.C. The intersection at Vance and Hollandia has signs trying to promote smooth and passible traffic flow.

The property in question backs onto a greenbelt. This greenbelt is part of the stabilization of the hill to College Heights. It needs to be protected. The city has a poor record on this front. A colleague of mine bought a house from a developer in town. It also backed onto a greenbelt. The house was sold as, and fenced as, including part of the greenbelt. The city realized this 3 years later.

Adding more houses to the area will increase the pressure on these resources.

PREVIOUS REZONINGS:

When the rezoning for the bottle depot at the end of Petersen Road went to council, 4 other rezonings also were dealt with. These rezonings were for properties that the city had allowed to be sold as, and constructed on as commercially zoned. None of these properties were zoned commercial. The city had to rezone them after the fact.

The rezoning for a temporary use permit (3 year) for a marijuana store at the corner of Hollandia Road and Vance Road was passed even though it is across the intersection from another zoned marijuana store. This is contradictory to the guidelines concerning placement of these businesses. It was passed unanimously.

The bottle depot at the corner of Petersen Road and Hollandia Road was presented to council under a

mandatory use permit. The picture presented to council was similar to the style and size of buildings in the area. What was built, even with a mandatory development permit, is nothing like what was presented at council.

The rezoning for the property at the corner of Westwood Drive and Ferry Ave., was sold to council as a medical/dental building. It was built as a cheque issuing welfare office. It is now the Provincial Emergency Preparedness building.

The four-plex at the corner of Gogolin Road and Westwood Drive was a standing non-conformal structure. After the fire, it was rezoned as a duplex so that when it was rebuilt, it would not be such a hardship on the owner than if it went back to single family. When it was rebuilt, there was enough of it left to keep its non-conformal status and stay a four-plex.

All of these rezonings were sold to council on pretty pictures and promises. None of which came true.

Openness:

The city is asked to rezone this property with the intent to subdivide it,. The lot plans for this rezoning are not disclosed. We do not know if two long thin lots are to be created or a P-shaped lot with a small square lot at the front. Neither of these shapes will accommodate houses that will match the neighbourhood.

The council meeting to consider this rezoning is not held at a public hearing. The public is not allowed to speak in opposition to it. This brings into question the legitimacy of the rezoning.

In conclusion, I would once again express my OPPOSITION to this rezoning. I believe that the issues concerning infrastructure, previous rezonings, and openness are too significant.

Thank you for your consideration,

Mary H. Reyers