

February 1, 2022

To Mayor and Council, City of Prince George

Honorable Mayor and Council

Re: Proposal City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No 9260, 2021.
Subject Property 7023 Irene Road

My name is Teresa Blow. I own 6975 Irene Road which lies adjacent to the subject property. I am writing to Council to express my concern regarding the subdivision of this property into four lots. I purchased my property in 2017 and moved onto the property in Feb 2018. I purchased the property because of the size of the lots surrounding mine and the lifestyle it offered me. I lived for many years in a high rental area that was mainly duplexes and very small lots where you were living on top of your neighbours. The attraction to my property was and is the feel of living in the country with the amenities of the city, especially for a single woman. Currently my neighbors are far enough apart to offer everyone privacy but close enough that if there was ever a need, I would not be isolated.

I have several concerns:

My property is rimmed by mature trees on all sides. Having reviewed the proposed subdivision plan that if approved will put a duplex in the lot closet to my property line I see a lot of these trees disappearing.

The other main concern is the drainage situation. My property is on the bottom of the hill and sits lower than the commercial lot to the west. I deal with water on a year-round basis with my sump pump running all year. The trees surrounding my property do have a purpose. They assist in stopping erosion as well as helping to reduce the amount of water accumulating on my lot. There is a drainage ditch that runs between my property and the existing property. The existing property line of lot 7023 ends at the top of this ditch (which from what I understand from talking with one of the city planners is not a registered drainage and was installed by one of the previous owners of my property.) If this ditch is disturbed I will be faced with problems as to where to direct any water accumulating under my house. I currently keep this ditch cleared so that water can drain from my property.

After reviewing the map if this subdivision is allowed to proceed the peace and quiet that the current neighborhood allows will be lost. The proposed lots will be the smallest on the road according to the map.

I do not know if the Owners propose to sell the lots after completion or if they intend to use them as rentals. If they intend to use them as rentals this introduces a whole other set of problems. I was a landlord for a very short period of time, and I know it is difficult to find good tenants. I do know that they are out there, but they are hard to come by. As everyone in the city is aware there are a lot of landlords that don't care about their properties other than to collect the rent. In high rental areas other property values decrease, traffic becomes a problem as well as the crime rate usually goes up as a lot of renters are transient.

This proposed subdivision has the potential to detract from my quality of life. I am hereby requesting that City Council reject this proposed rezoning.

Thank you for your time and for considering my concerns.

Respectfully,
Redacted

A large black rectangular redaction box covers the signature area.

Teresa Blow