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City of Prince George
1100 Patricia Boulevard
Prince George BC V2L 3V9

L&M Project: 1754-02

Open House Summary Report

Meeting Date: November 30th, 2021

Meeting Location: Bon Voyage Restaurant
4222 Highway 16 West

Meeting Duration: 6:30 pm – 8:30 pm

Number of People in Attendance: Approximately 30

INTRODUCTION

Enclosed please find a Summary Report for the Open House for the proposed Land Use Contract (LUC) Discharge Application located in the Western Acres neighbourhood. Included with this Summary Report you will find the following information:

- Appendix A: Open House Invitation to Neighbours
- Appendix B: Open House Notification Map
- Appendix C: Open House Presentation Materials
- Appendix D: Email Correspondence Received

BACKGROUND

The subject property is located within the Western Acres neighbourhood, is approximately 24 hectares (ha) in size and is entirely located within the municipal boundaries of the City of Prince George. The property is currently zoned AR3: Rural Residential and AF: Agriculture and Forestry in the *City of Prince George Zoning Bylaw No. 7850, 2007* and is currently designated as a Rural C and Rural Resource Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011*.

PROPOSED LAND USE CONTRACT DISCHARGE APPLICATION

The property owners are currently in the process of developing a 10-lot rural residential subdivision that is in accordance with the current AR3 zone on the subject property. One of the final steps of the subdivision process is the removal of the LUC which currently prohibits development on a portion of the subject property due to the environmental setbacks of a natural drainage course that have been determined in the LUC. A Watercourse Assessment was conducted by LTN Environmental Consulting in September 2020 which determined that due to the seasonal nature of the natural drainage course, its lack of fish habitat and low probability of fish presence in Hiller Creek upstream of Highway 16, a 5 meter riparian leave strip on each side of the natural drainage course would be appropriate. As a large portion of the subject property is within the City of Prince George Riparian Development Permit Area, the 2020 Watercourse Assessment was done to the satisfaction of Administration and a Riparian Development Permit was issued for the property in July 2021 as a condition of the Subdivision Application.

OPEN HOUSE MEETING

On Friday October 15th, 2021, L&M Engineering mailed out approximately 136 Open House Invitations (see Appendix B: Invitation to Neighbours) to residents of all of the properties located within the Western Acres Neighbourhood. Please refer to Appendix D: Open House Notification Map for an outline of the properties that received mail-out invitations.

Present at the Open House to represent L&M Engineering were Ashley Thandi (Community Planner) and Megan Hickey (Community Planner). Kali Holahan (Planner II), Deanna Wasnik (Director of Planning and Development) and Will Wedel (Manager Utilities Division) were present to represent the City of Prince George. The property owners Narinder Sidhu and Balbir Gidda were also present.

The Open House was attended by approximately 30 neighbours. Attendees began to arrive shortly after 6:15 pm and the meeting lasted until roughly around 8:30 pm for a total duration of 2.0 hours. A brief presentation was provided by L&M Engineering followed by a question and answer period, which lasted for the majority of the meeting. In addition, attendees were presented with six (6) poster boards illustrating relevant information regarding Land Use Contract's and the proposed subdivision layout. Attendees were invited to review the boards and ask questions in a personal one-on-one format at the very beginning and very end of the Open House.

All of the neighborhood questions and comments were documented and have been provided within this Summary Report below. We encouraged residents to provide their email on the sign-

in sheet so that we could create a group email as a means of providing application updates and so that residents could remain in contact with L&M Engineering throughout the process.

Comment Forms

Comment forms were provided to neighbours at the Open House in order to allow for an additional way for residents to provide their feedback. At the time of the submission of this Summary Report, no comment forms or additional comments from residents had been received. If L&M receives comment forms or additional correspondence from residents, they will be provided to the City for inclusion in the Council Agenda.

Developer Commitments

After discussions with neighbours regarding their concerns with the protection of the natural drainage course and the protection of the “no-build” areas on the proposed 10 lots, the property owners have volunteered to register a Section 219 No-Build/No-Disturb Covenant on the 10 parcels which will ensure that the no-build areas remain preserved and protected in their natural state. This Covenant will also allow the City to enforce this no-build area further the 10 lots begin to be built out in the future.

The property owners have also committed to volunteering a Section 219 Covenant which will ensure that mobile homes built to the CAN/CSA Z240 MH standard are not permitted to be placed on any of the parcels that they own in the neighbourhood, this includes the proposed 10 lots. This has been volunteered due to neighbourhood concerns that this type of housing does not fit in with the form and character of their neighbourhood.

We indicated to residents at the Open House that the property owners will be placing a Building Scheme on all of their parcels in the neighbourhood (not including the proposed 10 lots) in order to ensure that future development is built to a very high standard. The Building Scheme will also ensure that the rural form and character of the area remains. Building Scheme's are registered on Land Title and run with the land.

Comment Summary Tables

The following tables represent a compilation of the comments, concerns and suggestions received by neighbours, as well as L&M Engineering and the City of Prince George's response to the comments.

Questions and Comments in Response to Riparian Area

Comments/Suggestions	L&M's Response
<p>Assessment of the stream was completed in July, the stream is stronger in the Spring. I am worried about our sheds and basements flooding in the Spring because of the impacts of development to this stream. Who is enforcing the protection of this stream?</p>	<p>We explained that an environmental professional conducted the Watercourse Assessment and they take into consideration all seasons when doing their analysis, not just the month that the assessment is done in.</p> <p>Through the Subdivision Application process, an Erosion and Sediment Control Plan was conducted as well as a Geotechnical Report and civil engineering lot grading plan in addition to the Watercourse Assessment. All of these professional bodies are continuously monitoring the site throughout the subdivision process as it is required of them in. The next stage of development is the Building Permit process and monitoring continues to occur as the City cannot grant occupancy of homes until the Building Permit process is fully done in accordance with the technical reports.</p> <p>We further explained that the Riparian Area will stay in place on the subject property and a Riparian Development Permit will be required before the development of future homes, which will ensure that the monitoring continues throughout future development of the lots.</p> <p>*See additional note above under "Developer Commitments" about providing further tools that will assist in</p>

	the enforcement of protecting the stream.
What if new property owners don't follow City regulations, bylaws, etc.?	<p>At the time of the Open House we explained that the City has bylaw enforcement for this particular reason.</p> <p>As mentioned above, the Covenant on the No-Build area will also help to ensure that all new property owners are aware of this Covenant prior to purchasing the lots to develop homes on. As Covenants are bound to land title, those future property owners are legally responsible to ensure that the no-build area remains preserved and protected in its natural state.</p>
How will City Bylaw know that people are filling in the stream? Why should it be up neighbours to make sure this doesn't happen?	We mentioned during the meeting that while we hear residents concerns regarding what future property owners might potentially do on their properties, it is unfair to make assumptions about what they might and might not do. As we explained earlier during the Open House, there are the proper regulatory tools in place to assist the City in enforcing the protection of the stream in the future.
Could the environmental professional be using outdated calculations for stream capacity? Have they taken into consideration climate change, especially since what is happening in the lower mainland with the floods.	The environmental professional's assessment was conducted in accordance with the Ministry of Forest, Lands, Natural Resource Operations, and Rural Development guidelines. We will touch base with LTN Environmental Consulting regarding their stream capacity calculations and consideration of climate change.
It is really important that the Riparian Area remains protected.	

Questions and Comments in Response to Subdivision Layout

Comments/Suggestions	L&M's Response
This is the stage to address problems before they occur. Adjusting the lot layout so the lots are not going through the stream and maybe making the stream parkland would be better.	L&M discussed this comment after the Open House with our clients and the reallocation of the proposed 10 lots is not possible due to the fact that all 10 lots have been stubbed with City services.

Questions and Comments in Response to Servicing & Infrastructure

Comments/Suggestions	L&M's Response
I have concerns regarding the capacity of the sanitary and watermains in our neighbourhood.	<p>The City explained that the existing sanitary main on Western Road was tied into the 10 lots. There is a lot of extra water flowing due to the amount of empty lots in the neighbourhood so the system is currently working as intended. The watermains are not over capacity. The City currently has an RFP out for sanitary upgrade design and the City plans to send out info to the 3 RFP applicants the first week of Dec.</p> <p>L&M explained that no further development after the 10 lots could occur until the City conducts capital infrastructure planning for the area which may take a few years.</p>
The pipes in our neighbourhood are cracked, when will they get repaired.	The City indicated that they have no knowledge of the pipes being cracked in this neighbourhood. They further indicated that repairs to the existing infrastructure will be made as necessary on a case by case basis and that some repairs have already been completed in this area such as relining of the pipes.

Our lagoon is full right now.	The City indicated that the lagoon system still has some capacity and that the City has been able to control the water in the lagoon system. The City further indicated that the 10 proposed lots can be serviced by existing infrastructure but any further development cannot occur until infrastructure in the area is updated.
There have been 15 homes built in our area recently and now we are adding in 10 more, are we pushing it?	The City indicated that the water system can handle this demand and there is still room in the lagoon system for this.
House insurance providers are not insuring us for sewer back flow and flooding because it's such an issue here.	City was not aware this is occurring as they are usually in correspondence with house insurance providers.
My basement flooded and the City told me it was my problem to deal with. I would like to see the infrastructure systems taken care of before more development occurs in this area.	<p>The City indicated that if the City has done their due diligence and has installed infrastructure properly than they are protected. However, if the City has not correctly done their due diligence and a home floods than they are on the hook for insurance purposes.</p> <p>The current system was designed to accommodate the proposed 10 lots.</p>

Questions and Comments in Response to Traffic

Comments/Suggestions	L&M's Response
Concerned about infrastructure in terms of traffic (i.e. traffic from school, highway, future commercial development) and the extra traffic from the 10 lots. I have to leave early before school starts or else I get stuck in traffic.	<p>We explained that due to the very low traffic generation of these 10 lots, the Ministry of Transportation and Infrastructure and the City of Prince George did not require a traffic analysis as a condition of the subdivision application.</p> <p>We further explained that any additional development in the area, such as the existing commercially zoned parcel being</p>

	developed in the future, would trigger that a Traffic Impact Analysis be conducted in order to determine traffic improvements to the area as a result of the development. In addition studies such as Servicing Briefs, Geotechnical Reporting will all also be triggered for any future development in the area.
The road leading to the school is not wide enough. People park on the street right now, this will probably impact the 10 lots and their driveways.	The road leading to the school is built to City Standard. Additionally, the proposed 10 lots have 37 m wide frontages and there will be no issues if some additional vehicles temporarily park on the road during school pick-up/drop-off.
The Traffic Studies are all based in the minimum so I'm wondering if it is possible to look beyond thresholds and minimum and do these reports upfront based on best practices even if they aren't required.	We explained that the Traffic Impact Analysis and Servicing Briefs are all conducted based on the maximum (worst case scenario) and base their recommendations off of those. They are triggered through Development Phases and developers are required to conduct them through the request of government bodies.
If the Developer doesn't have to do a Traffic Analysis for the 10 lots how does the neighbourhood get one done?	The community can contact MoTI with their traffic related concerns and request that further analysis be conducted on the existing traffic in the neighbourhood.
Why isn't the Developer or the City responsible to do the Traffic Analysis for the existing traffic in the neighbourhood?	We explained that the developer is only responsible for conducting a Traffic Analysis if MoTI/City determines that the traffic generated from their development would have a negative impact on the existing traffic in the neighbourhood. If this is not the case, mitigating the existing traffic in the neighbourhood is outside of the scope of what a developer can do.

General Questions and Comments

Comments/Suggestions	L&M's Response
I have a concern regarding basements flooding on these properties because they are so close to the stream.	The Geotechnical Reporting that was conducted on the property as a condition of the Subdivision Application indicates that basements, crawl spaces, etc., are not allowed to be built due to the risk of flooding.
There was a trailer that was put in on Western Road and the gravel poured on the lot made it really uneven. I'm concerned about the water flow due to this in the Spring.	We explained that through the Building Permit process lot grading is assessed and it would have been flagged if the lot was graded incorrectly during the final inspection before occupancy. For the 10 lots, a grading plan has been conducted and the lots will be graded as per the plan.
How big is the no-build area? How much of the lots will be developed?	We referenced the lot grading plan that was on display to indicate to residents that areas highlighted in pink were the developable areas of the lots and the areas highlighted in white were the no-build areas.
Hartman Road was blocked due to the mobile home being moved onto a lot. A soccer mom had been stuck on Western Road, Bylaw was called and nothing was done as everything was cleared up by the time they got there.	
The City is not responding to emails with questions from the Western Acres Community Group.	The City indicated that they have reached out multiple times to coordinate an in person meeting with the group to address their questions and concerns but have not heard a response.
We do not want to meet in person we would like to correspond through email only.	

Has anything been considered to accommodate wildlife in the area (i.e. fence height?)	The requirement of lower fences can be placed in the Building Scheme in order to accommodate the wildlife in the area. We can consult with the environmental professional on wildlife mitigation efforts to include into the Building Scheme.
We are concerned about the future development of the other lots that the property owners own. We just want to work together with the developers.	The property owners committed to working with the residents during the Open House if/when they are ready to move forward with more development in the area.
When do Covenants get put into effect? What kind of info would the Building Scheme have and how are they developed?	<p>We explained that Covenants can be placed on parcels at any time, they are usually done through development processes such as Subdivision Applications and Rezoning Applications. For this application the Covenants will be placed on the property prior to the finalization of the subdivision. Property owners can place Building Schemes on their property at anytime and they are registered on title through lawyers, it is a similar registration process for Covenants. The Building Scheme will be placed on the remainder of the parcels in this neighbourhood and not on the 10 lots.</p> <p>We further explained that the Building Scheme would consist of items such as how building facades should look, the type of materials used, fence height, the amount of trees that should remain on the property, how driveways should be paved, etc.</p>
Can we be provided the subdivision lots in relation to the rest of the parcel that isn't being developed at this time.	L&M explained that this is something that can be provided to neighbours and that we would work on this right away and

	send it out via the email group that will be created for this application.
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SUMMARY

Overall, this voluntary meeting met its intended goal of sharing project information with the neighbours. We have discussed the feedback from the Open House with our clients. Our clients understand the concerns of the neighbours regarding the protection of the natural drainage course and believes that there is a compromise to be made. As mentioned above, our clients proposed to register a Section 219 No-Build/No-Disturb Covenant on the subject property in order to further preserve the stream, the recommended 5 metre riparian setback and the no-build areas on the proposed 10 lots. Further, in an effort to address neighbourhood concerns regarding mobile homes in the area, our clients will register a Section 219 Covenant on all of the parcels that they currently own in the Western Acres Neighbourhood in order to restrict the development of mobile homes built to the CAN/CSA Z240 MH standard. Our clients are committed to ensuring that the future development of all of their parcels are done to the highest standard and as such, will be registering a Building Scheme on these remaining lands in the future.

We look forward to moving this application to 1st and 2nd Reading and for Council's future consideration of this application.

Prepared by:



L&M ENGINEERING LIMITED

Ashley Thandi, BPI
Community Planner

APPENDIX A

Open House Invitation to Neighbours

You're Invited to Participate in a Land Use Contract Discharge Application Open House

WHAT?

You are invited to participate in an Open House to discuss a Land Use Contract Discharge Application to facilitate the development of 10 new rural residential lots in your area. Please see the attached letter for more project information.

WHEN?

Tuesday November 30th, 2021 within the timeframe of 5:00 pm to 8:00 pm (see below for more information).

WHERE?

Bon Voyage Restaurant 4222 Highway 16 West

Due to the current COVID-19 Public Health Orders, the Bon Voyage Restaurant has limited capacity for indoor group events. As such, in order to ensure we can meet the capacity limitations we will be requiring those wanting to attend the Open House to RSVP/pre-register by emailing athandi@lmengineering.bc.ca and in the subject line please quote “Western Acres Open House RSVP”. Once we have an idea of the amount of people attending, we will be able to email neighbours who RSVP’d during the week of November 8th with the exact time of the Open House.

RSVP DEADLINE

Please RSVP by 10:00 am on Friday November 5th, 2021

COVID-19 POLICY

The Open House will run as per the current Provincial Public Health Orders for the Northern Health Region at the time. If you are unable to attend the Open House due to the Provincial Public Health Orders, L&M Engineering is open to multiple alternative forms of feedback including virtual meetings by Zoom or Microsoft Teams, phone calls and/or written submission (received by email, Canada Post, fax or hand delivered to the L&M Office).

QUESTIONS?

If you have any questions or concerns that you would like to have addressed prior to the Open House please contact Ashley Thandi, Planner at L&M Engineering Ltd. by email at athandi@lmengineering.bc.ca or by phone at 250-562-1977.

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WHEN?

Tuesday November 30th, 2021 from 6:30 pm to 7:30 pm.

WHERE?

Bon Voyage Restaurant 4222 Highway 16 West

COVID-19 POLICY

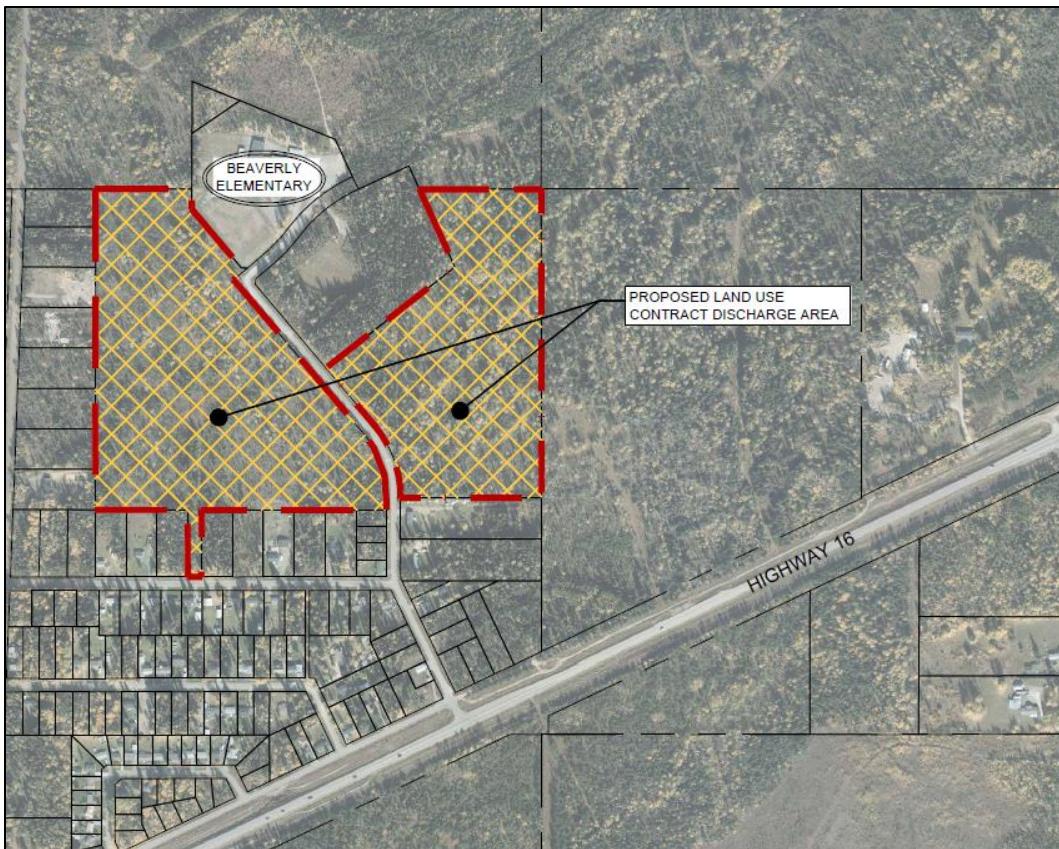
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QUESTIONS?

If you have any questions or concerns that you would like to have addressed prior to the Open House please contact Ashley Thandi, Planner at L&M Engineering Ltd. by email at athandi@lmengineering.bc.ca or by phone at 250-562-1977.

DEAR NEIGHBOUR,

A new Land Use Contract (LUC) Discharge Application is being reviewed by the City of Prince George for the area shown in yellow below. The Applicants, Western Properties previously applied to discharge the LUC from each of their subject properties located in the Western Acres neighbourhood. However, after further consultation with the City the LUC will only be discharged on the property shown in yellow below. The reason for the LUC Discharge Application is to facilitate a subdivision that will consist of 10 large rural residential lots that have been designed in accordance with the current AR3: Rural Residential zone. This zoning designation does not allow for manufactured housing and Western Properties will be placing a Section 219 Covenant on the parcel to further restrict the development of manufactured housing on the proposed 10 lots.



LAND USE CONTRACT HISTORY

In 1972, LUCs were implemented by the Province of BC as a new planning tool, which essentially formed an agreement between municipalities and developers. The intent was to create a simplified process for complicated new developments in areas without adequate zoning regulations. However, as municipalities became more sophisticated, strengthened their Zoning Bylaws and created Subdivision Servicing Bylaws they had the ability to regulate development and establish new standards in a more cohesive way. In 2014, the Province passed a Bill indicating that all LUCs will be terminated as of June 30th, 2024 and replaced with regulations in Zoning Bylaws. For the Western Properties parcel, the City of Prince George Zoning Bylaw is already in place in accordance with the land uses indicated in the existing LUC. As such, the parcel will not require a Zoning Amendment Application and the existing AR3: Rural Residential zone on the property will remain.

Upcoming Open House *November 30th, 2021*

What can you expect at the Open House Meeting?

The meeting will be held in an “open house” format beginning with a brief presentation by L&M Engineering to explain the project. This format will include poster board displays to illustrate the proposed Land Use Contract Discharge Amendment area as well as development plans for the proposed 10 rural residential lots which will help maximize the opportunity for discussion with interested neighbours. L&M Engineering and Western Properties will be available to collect feedback and answer any questions that the neighbourhood may have. Representative from the City will also be in attendance to answer questions specifically related to City infrastructure capacity and the City’s application process and policy objectives.

During the meeting, all questions and concerns will be recorded and comment forms will be provided for neighbours to take home to complete and return to L&M via mail, fax or email. We will then create an Open House Summary Report that will contain all questions, comments and concerns recorded which will be included into the future City Council Meeting. We will also send the Summary Report as well as all of the drawings shared during the meeting to all neighbours who are within the group email.

Any surrounding residents who are interested in this proposed development are invited to attend the open house. Please feel free to extend an invitation to any individuals that would like to attend but did not receive an invitation.

We look forward to your attendance at the upcoming open house. If for any reason you are unavailable on November 30th, please feel free to contact the undersigned for additional information or to provide feedback on the proposed LUC Discharge Application. We look forward to hearing from you.

Sincerely,

L&M ENGINEERING LIMITED



Ashley Thandi, Community Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Email: athandi@lmengineering.bc.ca

APPENDIX B

Open House Notification Map

Open House Notification Area



CITY OF
PRINCE GEORGE

Cadastre

Parcel Public View

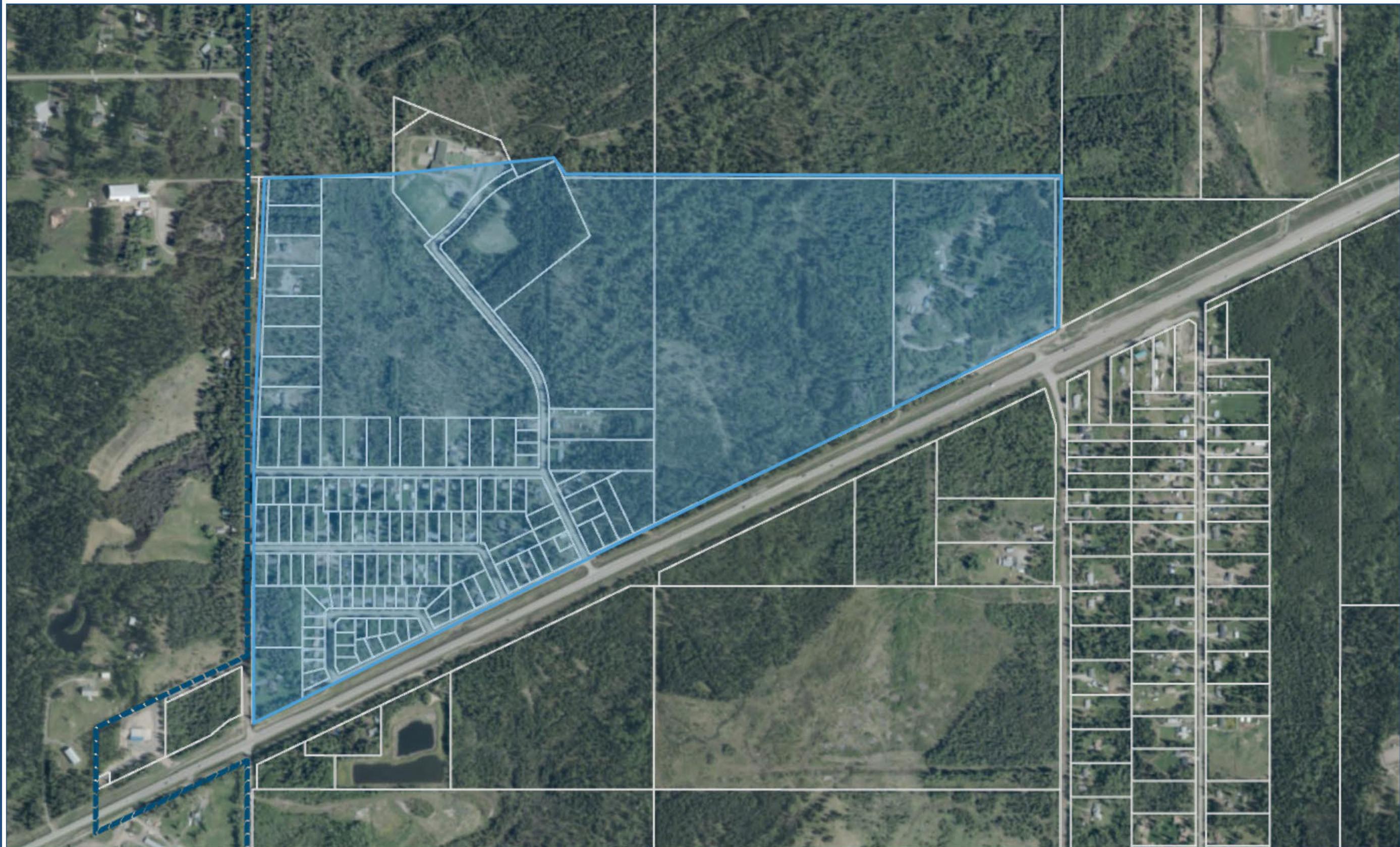


2020 Orthophotography

Red: Band_1

Green: Band_2

Blue: Band_3



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for navigation, a plan of survey, routes, nor locations.

Notes:

0 200 400 m



APPENDIX C

Open House Presentation Materials

WELCOME TO THE LAND USE CONTRACT DISCHARGE APPLICATION

OPEN HOUSE

We are here today to:

- 1** Provide you with an overview of the proposed 10 lot rural residential subdivision.
- 2** Provide you with more information regarding Land Use Contracts.
- 3** Collect community input about the Land Use Contract discharge application.
- 4** Answer any questions you have about the Land Use Contract discharge application.

What is a Land Use Contract (LUC)?

Land Use Contracts are legal agreements between local government and landowners that were allowed in B.C. between 1971 and 1978. The intent was to allow more flexibility than the traditional zoning at the time and so these contracts often include a number of elements such as development permits, what land uses are allowed on the property, controls to form and character of buildings, subdivision layouts and servicing agreements. LUCs trump any bylaws dealing with land use that were produced after the LUC was created including: City of Prince George Zoning Bylaws, Subdivision and Development Servicing Bylaws and Development Permits.

What is happening with LUCs now?

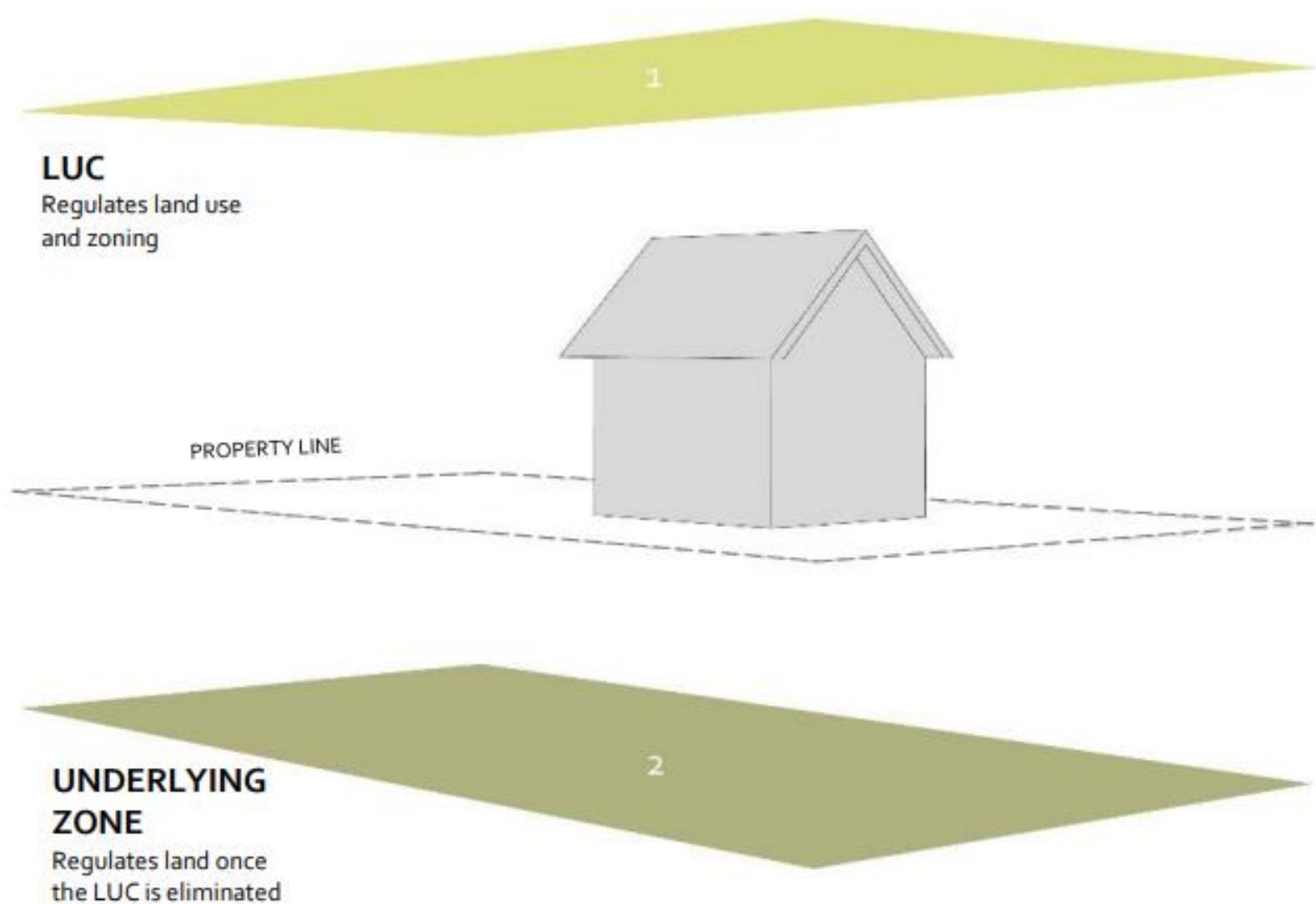
The Local Government Act was amended in 2014 to address LUCs. The amended indicated that as of June 30th, 2024 all Land Use Contracts will be eliminated, either by being discharged by the property owner or terminated early by the municipality. However, by June 20th, 2022, local governments must have appropriate zoning regulations to replace Land Use Contracts upon their discharge/termination as not all properties have the appropriate underlying zoning.

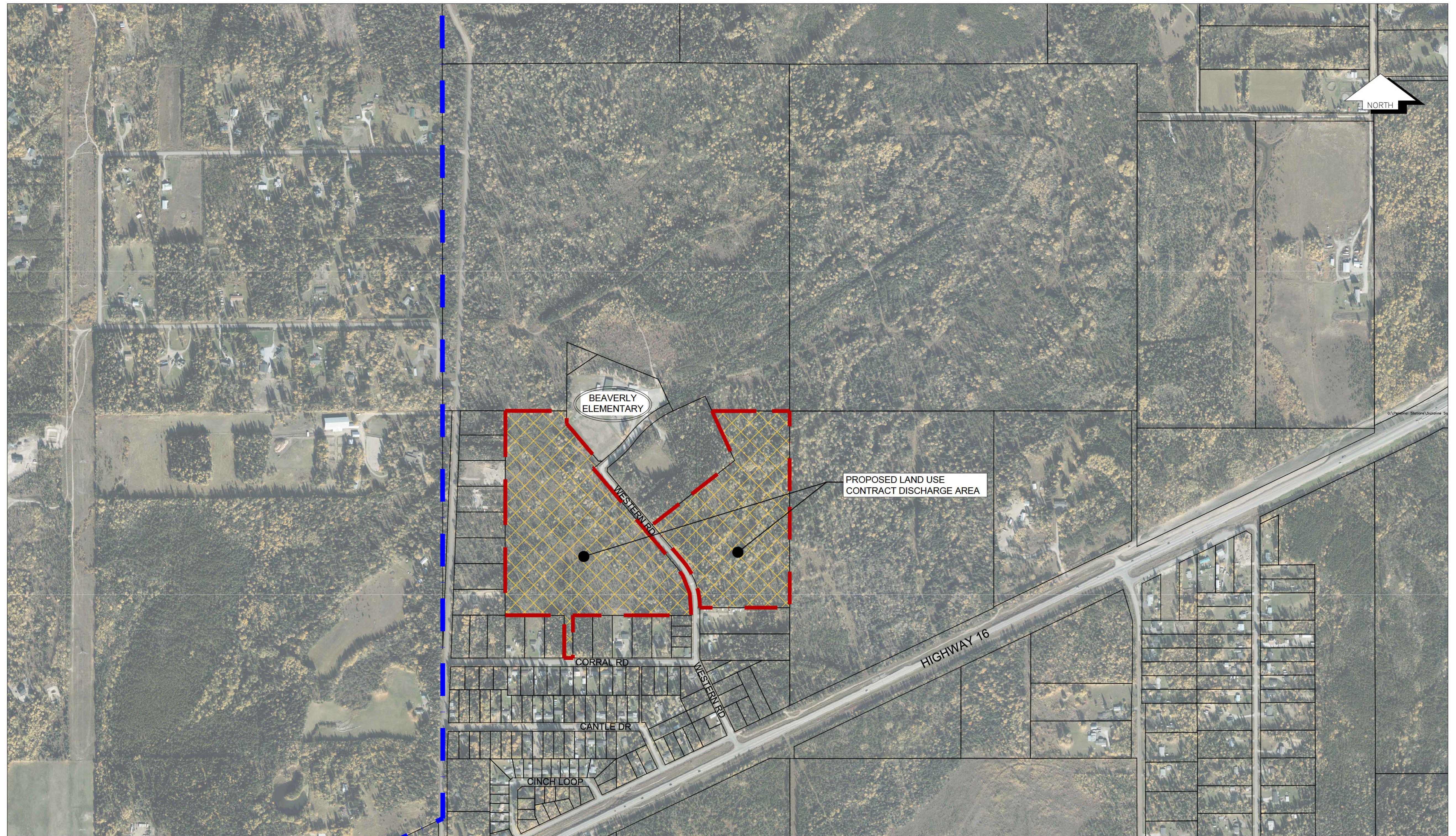
It is important to note that all properties within Prince George have been assigned a zone from Zoning Bylaw No. 7850, 2007, including those properties that have LUCs on them.

Land Use Contracts and Zoning

If a property sits within the boundaries of an LUC, all land use regulations (what can happen on that property) are defined in the LUC. Prince George already has underlying zoning in place on all properties including those that currently have an LUC on them. The term “underlying zone” is used to refer to the zone assigned to a property that is controlled by an LUC. Although all properties in Prince George that are controlled by LUCs have underlying zoning, the underlying zoning has no effect on the land uses, density or building siting until the LUC is terminated or discharged. Once the LUC has been discharged or terminated the underlying zoning for the property automatically comes into effect.

For the case of the subject property, the underlying zone AR3: Rural Residential is in accordance with the policy outlined in the LUC for the subject property. So, the appropriate zoning is already in place ready to be put into effect once the LUC is discharged.





NO.	DATE	REVISION	DR.



CITY OF
PRINCE GEORGE
Planning & Development

DRAWN: MLH
CHECKED: AKT
ENGINEER: TAF
PLANNER: AKT
DRAWING FILE: C3D18-1754-21 LUC BASE.dwg
DATE: SEPTEMBER 2021
SCALE: 1:10 000

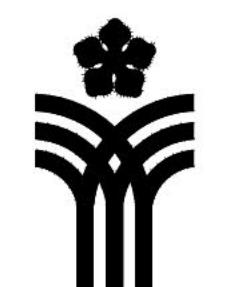
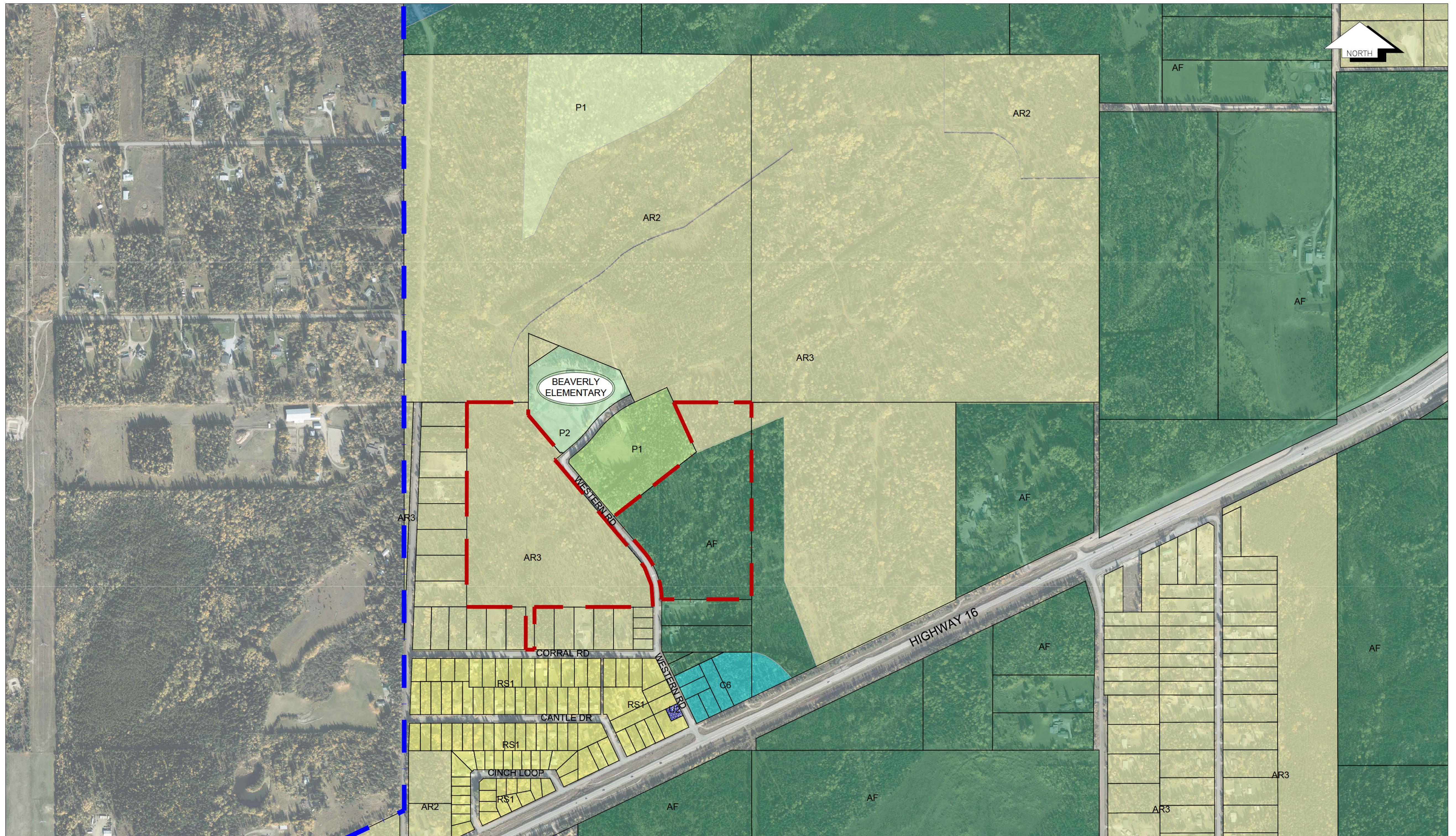
101178167 SASK. LTD &
101100639 SASK. LTD.
WESTERN ROAD
PROPOSED LAND USE
CONTRACT DISCHARGE AREA

L&M PROJECT No.
1754-02
DRAWING No.
LUC:02

PROPERTY SUMMARY CHART		
PID	LEGAL	TOTAL AREA
011-520-949	THE SOUTH WEST 1/4 OF DISTRICT LOT 625 CARIBOO DISTRICT EXCEPT PLANS H705, 13483, 13646, 14296, 18560, 25988, 25989 AND 33086	239 742.8 m ² (24 ha)

0 300 600
Meters

L&M
ENGINEERING LIMITED
PLANNING CENTRE



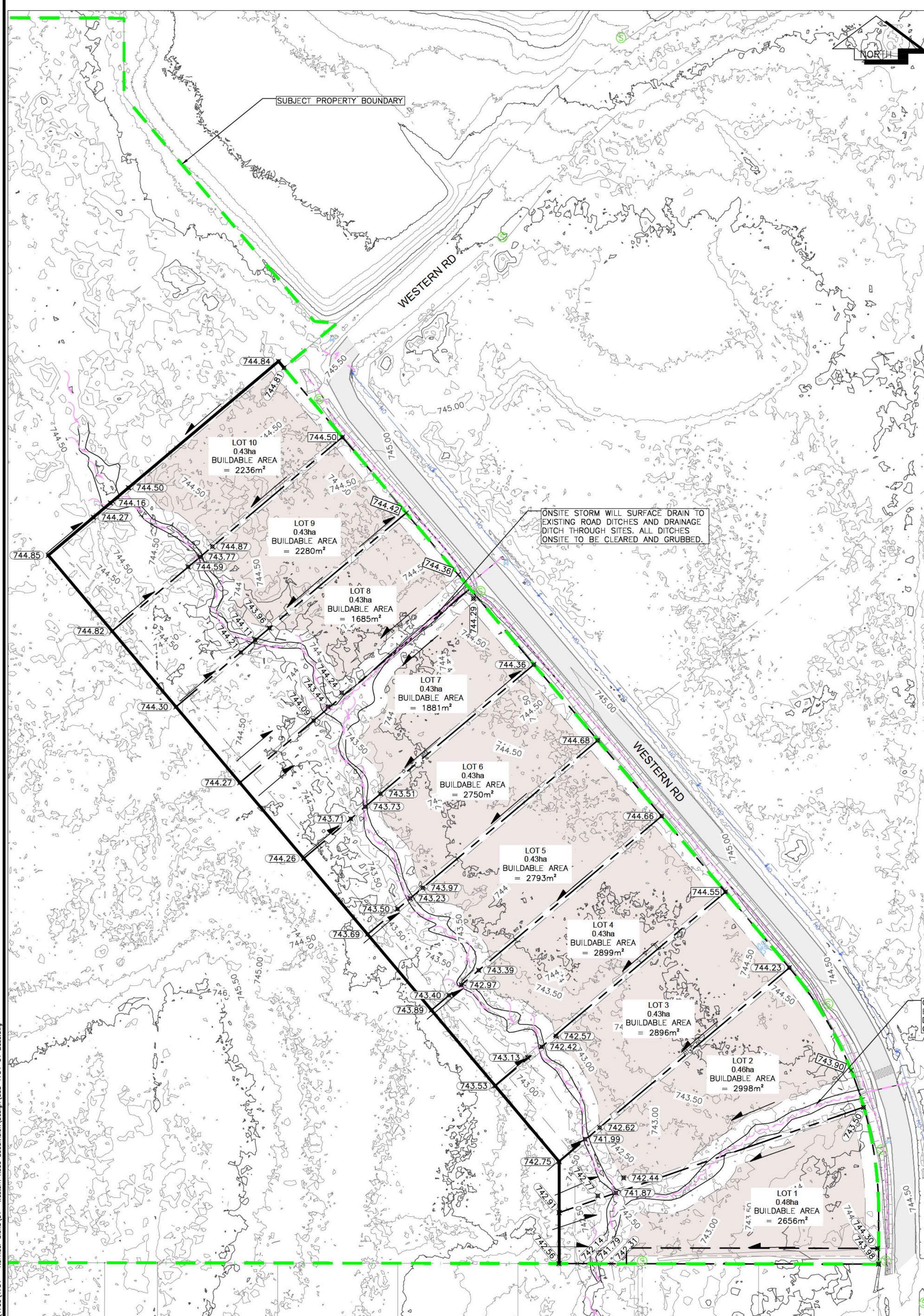
CITY OF
PRINCE GEORGE
Planning & Development

DRAWN: MLH
CHECKED: AKT
ENGINEER: TAF
PLANNER: AKT
DRAWING FILE: C3D18-1754-21 LUC BASE.dwg
DATE: SEPTEMBER 2021
SCALES: 1:10 000

101178167 SASK. LTD &
101100639 SASK. LTD.
WESTERN ROAD
EXISTING ZONING

L&M PROJECT No. 1754-02
DRAWING No. LUC:03

SHEET No. 2 OF 2 REV. No. 0



LEGEND	
EXISTING	
TP	EX. TEST PIT & DRILL HOLE
DH	EX. BENCHMARK & SURVEY HUBS
BM	EX. IP's & ISM's
I.P.	EX. LEGAL LINE
ISM	EX. LEGAL R.O.W. & EASEMENT
FORCE	EX. SANITARY & MANHOLE
DCB	EX. SANITARY FORCE MAIN
DCB	EX. STORM & MANHOLE
DCB	EX. SINGLE & DOUBLE CATCHBASIN dw CB LEADS
DCB	EX. CATCHBASIN MANHOLE
WV	EX. CULVERT
WV	EX. FIRE HYDRANT & VALVE ASSEMBLY
WV	EX. WATERMAIN & VALVE
WV	EX. BLOW-OFF ASSEMBLY
CS	EX. CURB STOP
CS	EX. ROAD & SIDEWALK
CS	EX. ROAD SIGN(S)
CS	EX. SHOULDER
CS	EX. EDGE OF SLOPE
CS	EX. DITCH & SWALE
CS	EX. FENCE
CS	EX. OVERHEAD LINES
CS	EX. UNDERGROUND LINES
CS	EX. POWER POLE & ANCHOR
GAS	EX. GAS MAIN
GAS	EX. ELEVATION
00.00	

PROPOSED

PR. LEGAL LINE

PR. LEGAL R.O.W. & EASEMENT

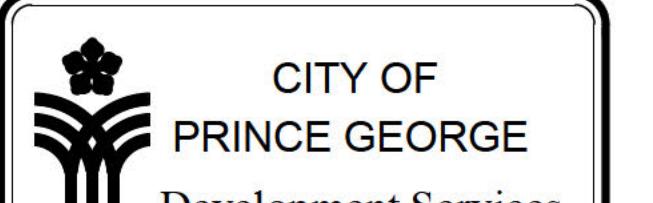
PR. ELEVATION

00.00

1 10/6/21 FOR CITY REVIEW KP

NO. DATE (D/M/Y) REVISION BY

NOT FOR CONSTRUCTION



CONSULTANTS PROJECT No.: 1754-01

DRAWN:	KP
CHECKED:	TAF
ENGINEER:	TAF
DATE:	MAY 2021
SCALES:	1:1000
SCALES:	HALF 1:2000

NARINDER SIDHU
WESTERN ROAD SUBDIVISION

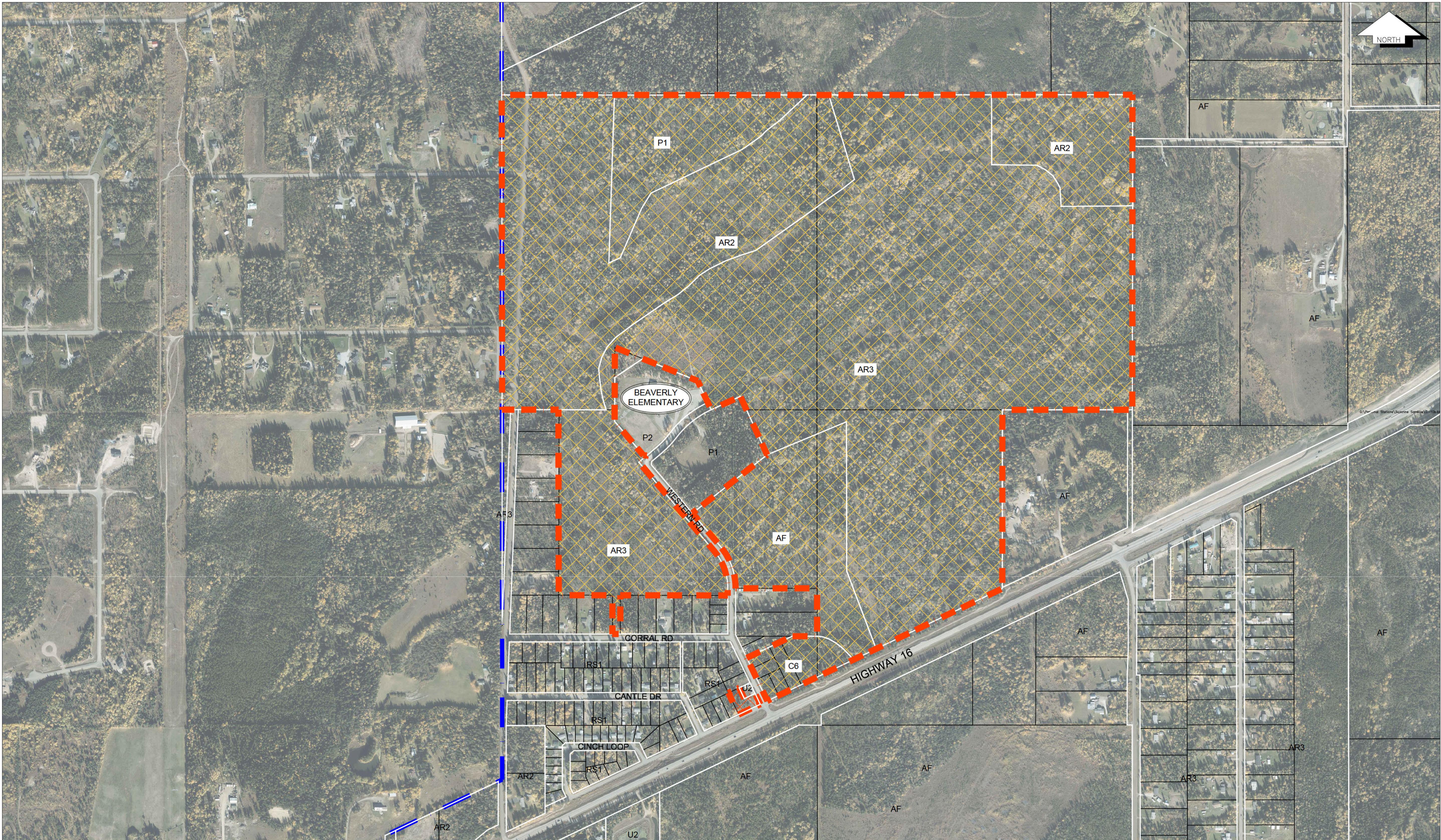
GRADING PLAN

DRAWING No.

C001

0 30 60 Meters

ENTIRE LAND USE CONTRACT AREA



APPENDIX D

Email Correspondence Received

Ashley Thandi

From: Ashley Thandi
Sent: Monday, September 20, 2021 2:25 PM
To: [REDACTED]
Subject: Western Properties Land Use Discharge Application - Response to Comments Received
Attachments: Riparian_2021 DP100739 Signed Permit_2021Jul21.pdf; 2018 Staff Report to Council RTC_Capital_Budget_Adjustment_Western_Acres_Water_System_2018-09-07.pdf

Good Afternoon,

By way of an introduction, my name is Ashley Thandi and I am a Community Planner from L&M Engineering Ltd. Western Properties has retained L&M Engineering's services to represent their parcels in the Western Acres Neighbourhood.

We would like to thank you for submitting the comments below through our clients request for comment letter and for your interest with the Land Use Discharge Application (LUC). We want to let you know that we will be hosting an in-person Open House Meeting sometime during the month of November in order to provide more information about the application and to directly answer any questions or address any concerns that neighbours may have. Right now, due to the evolving COVID-19 situation, we are figuring out the logistics of how this meeting will work in-person and are targeting down specific dates. Representatives from L&M Engineering and the City of Prince George will be present at this meeting. Neighbours will be notified of this meeting via this email address as well as an invitation sent to homes in the Western Acres neighbours.

We appreciate your interest in Neighbourhood Plans, it is always great to see residents become familiar with City land use documents and tools. L&M is very familiar with Neighbourhood Plans as we have had the opportunity to create many in the past in collaboration with our clients, the City of Prince George and local residents.

In the case of the parcels owned by Western Properties, a Neighbourhood Plan is not the appropriate land use tool to use. This is because the purpose of Neighbourhood Plans is to create a clear and comprehensive land use vision for larger tracts of vacant land in order to create complete neighbourhoods and provide certainty to residents, the City and developers regarding how an area will look and feel in the future. These Neighbourhood Plan areas are not already zoned for uses such as residential, parks, commercial , etc., and are usually zoned AF: Agriculture and Forestry and the highest and best land uses are determined through the Neighbourhood Plan process in order to create a complete neighbourhood. A complete neighbourhood means that there is a mix of land uses allowing for current and future residents to live, work and play in their neighbourhood. For example, the purpose of the North Nechako Neighbourhood Plan was to provide policy and objectives for the revitalization of two large gravel pits zoned AF that were nearing completion. Planning for the future infill redevelopment of these lands by indicating appropriate future land uses (which included residential, parks and commercial) in the Neighbourhood Plan further allowed for the planning of future transportation links and future extensions of municipal infrastructure. If these lands were already zoned for residential, parks and commercial (like Western Properties parcels currently are) a Neighbourhood Plan would not be required. Instead, other tools would be utilized through the subdivision/design process to determine infrastructure capability, traffic implications and environmental considerations as parcels were developed such as Servicing Briefs, Design Briefs, Traffic Impact Studies and Environmental Assessments.

The properties owned by Western Properties are already zoned to facilitate the use of rural residential AR2 and AR3, a park area P1 and a commercial node C6. The existing zoning of these lands provides a very clear land use purpose. The

area was previously zoned in accordance with the policy outlined in the LUC, which is very unique. This means that if the LUC were to be discharged, the land uses would not need to be changed to create a “complete neighbourhood” because they are already existing to do so. Surrounding neighbours, developers and the City of Prince George have had a very clear idea of how this area is intended to look and feel based off of the current zoning that has been in place since the 1970’s. This further rationalizes why a Neighbourhood Plan is not required for this area. As our client had indicated from the outset, a rezoning application will not be required for any future development as the lands are already zoned AR2, AR3, P1 and C6 to accommodate the highest and best use of the vacant privately owned parcels.

Our client has heard the neighbourhoods request that they would not like to have any more manufactured or modular homes placed within the entire area within the Land Use Contract. As previously mentioned, they will be placing a Section 219 Restrictive Covenant on the new 10 lots to ensure modular homes will not be permitted. The zoning for these 10 new lots does not allow mobile homes. Further, for the remaining parcels, they will be placing a Section 219 Restrictive Covenant to not allow mobile homes designed to the CAN/CSA Z240 MH standard within the neighbourhood. It is important to note that modular housing designed to the CSA A277 standard are designed in such a way that they reflect the form and character of a single family house. In 2018, the City of Prince George even updated the definition of a single family home within their Zoning Bylaw to include homes built to the CSA A277 standard. Many seniors on our community have relied on this type of housing for more affordable homeownership when they are wanting to age-in place. As such, for the remaining parcels of land our client will permit the use of CSA A277 housing to ensure a diverse single family housing choice can be presented to seniors and households of different life stages for future developments.

A Riparian Assessment was conducted on the property proposed to be subdivided which includes sensitive wetlands and fish habitat including Hiller Creek. It was a condition of the Subdivision Application for the 10 lots that a Riparian Development Permit be approved by the City of Prince George to ensure that the subdivision would not have an adverse effect on sensitive areas within the property. This permit was issued on July 8th, 2021 and the proposed 10 lots have been designed in accordance with the recommendations of the Riparian Assessment. A copy of the approved Riparian Permit is attached for reference.

We also hear your concerns regarding the water/sewer infrastructure capacity for future developments. There was a time when the City placed a moratorium on any new development in the area due to the lack of potable water. In response to this, in 2016 our client provided land to the City of Prince George on Hartman Road so that the City could construct a new water reservoir and a pump station (see attached 2018 Staff Report to Council). This allowed the City to provide a clean supply of water to the area and to Beverly Elementary School. The City has indicated that they will be working towards connecting the current water and sewer infrastructure within the Western Acres Neighbourhood to the rest of the City's infrastructure systems in the near future. This will be discussed more by the City during the Open House Meeting.

We look forward to connecting with you during the future Open House Meeting. In the interim, L&M Engineering will have an open-door policy for any surrounding neighbours who would like to contact the undersigned via email, phone or coming by the L&M office to meet in person should you have any further comments, questions or require clarification of the contents of this email.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Email: athandi@lmengineering.bc.ca

----- Forwarded Message -----

Subject:[lead] Web Form 'Public Comments' has been submitted

Date:Wed, 15 Sep 2021 22:35:33 +0000 (UTC)

From:Maxsave Real Estate Services [REDACTED]

Reply-To:Maxsave Real Estate Services [REDACTED]

To [REDACTED]

Web Form 'Public Comments' has been submitted on your website: 'maxsave.ca' with the following values:

Form Information submitted:	
Name	Western Acres Neighbourhood
Phone Number	[REDACTED]
email	[REDACTED]
Address	Western Acres Neighbourhood To: Western Properties, In regards to the recent letter "Development in the Western Acres subdivision" dated Aug 24, 2021, you invited the Western Acres Neighbourhood to respond with any concerns or questions. All of our questions and concerns can be addressed with the development of a "Neighbourhood Plan" that encompasses the entire area of the Land use Contract application number LU0000046 (bylaw no. 9136). Within the Neighbourhood plan the following would be addressed: 1. All Zoning for example AR2, AR3, C6... etc 2. All modular, mobile and manufactured home including CSA A277 standards. 3. Creation of the restricted convenience not only on the ten lots but also the entire area within the land use contract. not allowing any modular, mobile or manufactured home including CSA A277 standards. 4. The environmental consultation of the sensitive wetlands and fish habitat including Hiller Creek. 5. The expansion of the water and sewer infrastructure capacity. You can view on the City of Prince George website information regarding the creation of a Neighbourhood plan in conjunction with the Developer, City of Prince George and Western Acres Neighbourhood. Respectfully Western Acres Subdivision.
Comments	
Sender's IP Address	24.70.73.54
Source URL:	http://www.maxsave.ca/western-properties-public-comments.html
Page URL:	http://www.maxsave.ca/w/w=maxsave.ca/western-properties-public-comments.html [UA: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/93.0.4577.82 Safari/537.36] [Referer: http://www.maxsave.ca/western-properties-public-comments.html] [IP: 24.70.73.54]

TO CREATE A LEAD, CLICK [here](#)

This is an auto-generated email. Please don't reply. For questions and/or issues, contact
support@myrealpage.com

Ashley Thandi

From: Ashley Thandi
Sent: Monday, November 29, 2021 9:07 AM
To: James Lambert
Subject: RE: Open House request to attend
Attachments: Western Acres Land Use Contract Discharge Application Open House

Hi James,

Thanks for sending your email below and no worries there is still room for additional neighbours to attend the Open House as we are under our capacity limits for the space. I've added your name to the list of attendees and I've also attached an email that went out to neighbours a few weeks ago with some project information for your review. Thanks!

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

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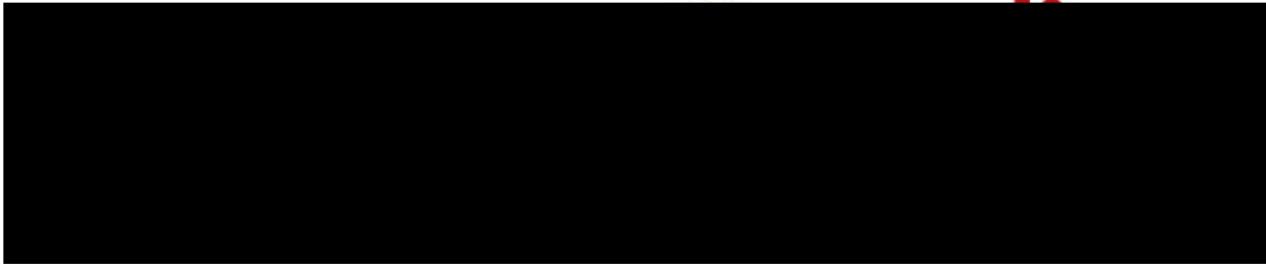
From: James Lambert [REDACTED]
Sent: Sunday, November 28, 2021 9:33 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Open House request to attend

Hi Ashley,

I failed to email yourself a couple weeks ago to ask if I may rsvp to the open house scheduled for November 30th. We are new to the Western Acres community and did not receive the invitation letter until after we had received keys to our postal box. I did call your office the day we opened the letter and was instructed to email you but of course I procrastinated to the point of forgetting. Today, two gentlemen introduced themselves at our property, one was an east Indian gentleman who claimed to be the owner of much of the property in the area. We had a good conversation and reminded me about this open house and urged that I attend if at all possible with your consent. I am a builder in Prince George who recently purchased a manufactured home from Green Home here on Western Rd. I understand that these manufactured homes are a big part of the conversation. I am a new comer to the area but also a builder in town who may have a different point of opinion when it comes to these homes. I would like to attend if there is any more room available. If not, I would be happy to write a letter with my views to all parties interested.

If you wish to contact me directly, my contact information follows in the signature.

Thank you very much,



Ashley Thandi

From: Ashley Thandi
Sent: Monday, November 29, 2021 4:33 PM
To: [REDACTED]
Subject: RE: Western Acres Land Use Contract Discharge Application Open House
Attachments: Open House Invitation to Neighbours (with date and time).pdf

Good Afternoon Everyone,

Please regard this email as a reminder of the upcoming Open House that will be held tomorrow November 30th from 6:30 – 7:30 at the Bon Voyage Restaurant.

As per the attached invitation, the Open House will run in accordance with the current Provincial Public Health Orders (PHO) for Northern Health at the time. As per the current PHO for Northern Health, all participants of the Open House must wear a face covering and must show proof of full vaccination. Please ensure that you bring one piece of photo ID to accompany your proof of vaccination.

If you are no longer able to attend the Open House due to the current PHO for Northern Health, please contact me directly so that we can arrange for an alternative method of consultation.

We thank you in advance for your cooperation and look forward to your attendance tomorrow evening.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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Email: athandi@lmengineering.bc.ca

From: Ashley Thandi
Sent: Tuesday, November 09, 2021 4:35 PM
[REDACTED]

Subject: Western Acres Land Use Contract Discharge Application Open House

Good Afternoon Everyone,

Thank you again for your interest in attending the Open House for the Western Properties Land Use Contract Discharge Application.

We have scheduled the meeting to be from 6:30 pm – 7:30 pm on Tuesday November 30th, 2021 at the Bon Voyage Restaurant (4222 Highway 16 West). We have attached an updated invitation for convenience.

To provide a bit more clarity and context on the project prior to the Open House, we have provided an attachment of email correspondence between a few members of the Western Acres neighbourhood and L&M which addresses some comments regarding the environmental consultation conducted on the property, the intent of Neighbourhood Plans and City infrastructure capacity. This email correspondence also includes the Riparian Development Permit that was issued on the property as a condition of the proposed 10 lots and the environmental reporting that was conducted by a registered professional. We will be discussing all of the items outlined in the attached email correspondence during the Open House.

We look forward to your attendance at the Open House on Tuesday November 30th, 2021. If you have any questions prior to the Open House please do not hesitate to contact the undersigned at your convenience. Thank you and have a great rest of your day.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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Ashley Thandi

From: Ashley Thandi
Sent: Monday, November 29, 2021 11:06 AM
To: [REDACTED]
Subject: Nov 30th Open House Information
Attachments: Western Acres Land Use Contract Discharge Application Open House

Hi Joni,

Here is an email with some more information regarding the open house and it also has some project background information.

The Open House will be at 6:30 pm at the Bon Voyage Restaurant.

Please give me a call if you have any questions, thanks!

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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Ashley Thandi

From: Ashley Thandi
Sent: Monday, December 06, 2021 3:34 PM
To: [REDACTED]
[REDACTED]
Subject: Thank You

Good Afternoon,

Thank you for participating in the Open House held on November 30th regarding the Land Use Contract Discharge Application in the Western Acres Neighbourhood. Your participation at the meeting and feedback collected is extremely valuable to the Applicants. We are currently working to address your concerns regarding the proposed 10 rural residential lots and we will be sending out a project update and an Open House Summary Report via email at a later date. Please find below a Dropbox link containing digital copies of the drawings that were displayed at the Open House as well as an additional drawing that shows the proposed 10 lots in relation to the City's Riparian Development Permit Area.

https://www.dropbox.com/sh/hjq1nuh0yodu8/AAAvkT_8Gjq688xMfH4lcvoUa?dl=0

The deadline for additional comments received via comment forms, phone or email to be included in the Open House Summary Report is December 10th, but L&M will still maintain an open door policy to discuss the Land Use Contract Discharge Application process with interested individuals after the deadline has passed. Once prepared, the Summary Report will be submitted to the City along with a formal request that the application be scheduled for 1st and 2nd Reading. We will provide the City with your contact information as well as the information for the other surrounding property owners we contacted while planning for this Open House so that you will all be notified of the future Public Hearing. The Public Hearing will provide the public with an opportunity to address Council directly with feedback on the application.

Please feel free to extend this email to any individuals who are interested in this Land Use Contract Discharge Application but did not receive an email. As well, please do not hesitate to share the email address of the undersigned to any neighbours that are not on this email list but would like to receive updates regarding this Land Use Contract Discharge Application.

Again, we sincerely appreciate your time and input during the Open House. Take care and please feel free to contact the undersigned at your convenience for additional project information and updates.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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