

Written Submission

Notice of Public Hearing regarding "City of Prince George Authorization Issuance Land Use Contract No. LU 28-76, Bylaw No. 2910, 1976, Discharge Bylaw No. 9225, 2021"

In regard to the letter sent post marked 2022.03.02 we would like to submit this letter to City Counsel for consideration before the Tuesday 2022.03.08 deadline.

In conversation with our neighbours, we discovered that not all Western Acres residential addresses in the catchment area received the notice of Public Hearing. The Notice of Public Hearing letter for the city was sent out March 2, 2022 therefore it was not received by residence in a timely fashion.

As a neighbourhood we have sent several letters detailing our concerns regarding our neighbourhood and surrounding properties. We have requested a written response and to date still have not received any written response from the City of Prince George.

We have spoken with several city managers and had verbal discussions but we feel our concerns are not being addressed.

We are still not in support of future development in our neighbourhood due to the following concerns.

- It is our understanding that the Western Acres Lagoon cannot be upgraded. We have concerns that with the additional residential homes currently being built and those homes that are proposed they will exceed the lagoons capacity causing sewer issues for Western Acres residence.

In the 2020 Significant & Debt-Funded Capital Projects reports it was noted:

(Project on hold until Sanitary Lagoon feasibility (operating) completed. New WSER regulation makes initial design insufficient to meet discharge requirements. Project will allow sanitary sewer to be conveyed to the existing sanitary sewer system and the Lansdowne WWTC for treatment. Project to be cancelled and handled through Sanitary Lagoon Rerouting project.)

We would like to know when the new sewer system connecting Western Acres to the WWTC waste water treatment center will be started and the completion date.

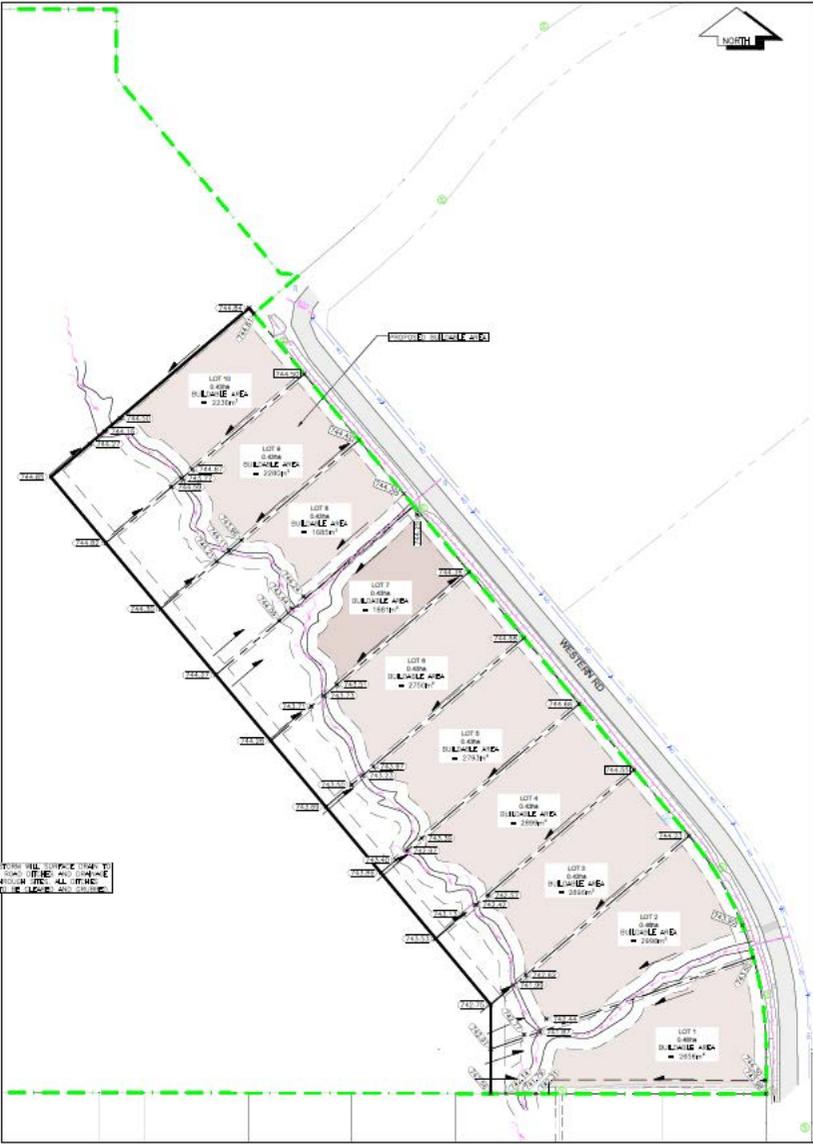
- We still have concerns that the 1 acre lots on Western Road extend into the protected riparian zone and that the 5-meter set back area is not enough to protect Hiller Creek and the sensitive wetlands and aquatic habitats.
- The Western Acres well was recently upgraded and we were told there is enough water to supply all existing and any new homes built, however last summer Western Acres was on water restrictions. Additionally, we still have not heard of any plans to upgrade fire hydrant protection to the existing Western Acres Neighbourhood. With the increased water from the new well why are these issues still current?

As indicated by our multiple letters to Council and the City of Prince George along with this letter today we have concerns for our neighbourhood. It is important to us to maintain the quality of the rural life style and we would welcome the opportunity to be engaged in the creation of a neighbourhood plan for all future development.

Respectfully

Trent Blair, Christina Fiddler, Clair Johnson
10257 Western Road, Prince George

Western Acres Neighbourhood



LEGEND

EXISTING

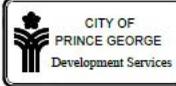
- EX TEST PIT & DRILL HOLE
- EX BENCHMARK & SURVEY MARK
- EX SPA & SWP
- EX GRADE LINE
- EX LEGAL ROW & BOUNDARY
- EX SANITARY & MANHOLE
- EX SANITARY FORCE MAIN
- EX STORM & MANHOLE
- EX BRIDGE & DOOR
- EX CATCHMENT OR LEAK
- EX CATCHMENT MANHOLE
- EX COLLECTOR
- EX FRESHWATER & VALVE
- EX WATERMAIN & VALVE
- EX SLOPOFF ASSEMBLY
- EX CURB STOP
- EX ROAD & SIDEWALK
- EX ROAD MARK
- EX BRICKLAYER
- EX TOP OF SLOPE
- EX TOP OF CURB
- EX DITCH/SWALE
- EX FENCE
- EX OVERHEAD/UNDER
- EX UNDERPASSING LANE
- EX POWER POLE & ANCHOR
- EX CULVERT
- EX ELEVATION

PROPOSED

- PR LEGAL ROW & BOUNDARY
- PR ELEVATION

NO.	DATE	BY	CHKD
10/4/21	FOR CITY REVIEW	HP	

NOT FOR CONSTRUCTION



PROJECT No.	1754-01
DATE	10/4/21
SCALE	1:1000
DATE	10/4/2021
SCALE	1:1000

NANIPER SIKHU
WESTERN ROAD SUBDIVISION
GRADING PLAN

DRAWING No.

C001

FOR THE TITLE PURPOSE ONLY. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.