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**Subject:** Response to Public Hearing regarding "City of Prince George Authorization Issuance Land Use Contract No. LU 51-77, Bylaw No. 3095, 1977, Discharge Bylaw No. 9227, 2021"

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**From:** Crystal H <\*REDACTED\*>

**Sent:** Sunday, May 01, 2022 1:28 PM

**To:** cityclerk <[cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)>

**Subject:** Re: Response to Public Hearing regarding "City of Prince George Authorization Issuance Land Use Contract No. LU 51-77, Bylaw No. 3095, 1977, Discharge Bylaw No. 9227, 2021"

To whom it may concern regarding the public hearing of "City of Prince George Authorization Issuance Land Use Contract No. LU 51-77, Bylaw No. 3095, 1977, Discharge Bylaw No. 9227, 2021,

I am concerned with the proposed land use change at 6526 Monterey Road. Adding a second dwelling will obstruct the neighbourhood view and clutter the lot. A second septic system and second driveway will also further clutter the lot and change the look and feel of this neighbourhood.

I am concerned if a 2nd dwelling is allowed at one property, this set a precedent for more and more applications on other properties within our neighbourhood. This will drastically increase traffic on an already busy road, with no sidewalks, with high pedestrian numbers. This would add further concern to pedestrian traffic safety within Valleyview. This neighbourhood has a building scheme which the other homes have abided by, and those regulations/bylaws should still be followed.

The acceptance of a 2nd dwelling could also lead to an increase in secondary rental units within the neighbourhood. While I am sympathetic the owners would like to make a carriage house for their mother, what becomes of the carriage house after her occupation of it? Does it become a rental unit? What if people want to add a mobile home as a 2nd dwelling for their aging parents? What happens when those are no longer occupied? Maybe two mobile homes for two sets of parents? This increase in rental building and population will negatively impact property value.

I think the land use contract restricting the property to not more than one dwelling should stay intact, as it is for the rest of the neighbourhood. Perhaps they could explore other options to temporarily house family members, such as an addition to their current home, or the conversion of their existing 2 car garage without adding a 2<sup>nd</sup> dwelling.

Thank you for reading my concerns.

Crystal Hudyma

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