

May 2, 2022

City Clerk
City of Prince George
1100 Patricia Boulevard
Prince George, BC

Subject Property: 6526 Monterey Road

Proposal: "City of Prince George Authorization Issuance Land Use Contract No. LU 51-77, Bylaw No. 3095, Discharge Bylaw No. 9227, 2021

We ***strongly oppose*** the discharge of the Land Use Contract Bylaw No. 3095, 1977 allowing the property owner to build a secondary dwelling on a single-family lot.

A change to the current bylaw, allows the property owner to:

- Build a second dwelling-which can be rented to anyone
- Secondary suite only in single detached housing
- Operate a Bed and Breakfast
- Home business
- Equestrian center – max two horses

The property owner has indicated on social media that it is his desire to build a home to care for an aging parent. If the City approves this application, there is no guarantee that this will happen. The property owner can now develop any of the above.

As opposed to rezoning, the property owner could consider:

- adding an addition to the current dwelling to accommodate a suite
- completing a suite in the existing dwelling
- purchase the adjacent vacant lot to build an additional home

Approving the discharge of Lot 75 from the current Land Use Contract, is precedent setting, allowing approximately 80 other property owners to apply for rezoning to add additional dwellings, which in turn increases neighborhood density. Increased density means more traffic, parking problems and an end to the rural residential neighborhood.

We chose to purchase in Valleyview because of the lot size, single-family AR3 zoning and covenants. We are deeply concerned that allowing changes to the current Land Use Contract could have an impact on the future neighborhood desirability and property values.

Glenda and Dave Gray

6532 Olympia Place