

ELAINE AUBRY
6703 BUTTE PLACE
PRINCE GEORGE, BC
V2K 4H4

May 3, 2022

City of Prince George
Development Services
1100 Patricia Blvd.
Prince George, BC
V2L 3V9

Attn: Mayor Hall and Councillors

RE: Proposed Discharge of Land Use Contract N17871, Issuance Land Use Contract LU 51-77, Bylaw No. 3095, 1977, Discharge Bylaw No. 9227, 2021
Applicant: Bragg Construction Ltd. for Elizabeth and Jonathan Lawrence
Subject Property: 6526 Monterey Road

Please find this my letter of objection to the proposal as set forth in your notice to the property owners affected by this application. I am relying on the generic term of "Carriage House" being a detached 2 or 3 car garage with living quarters above, which is essentially a second house.

I am alarmed that the proposal is contemplating removing the protection of the existing LUC and bylaws to allow for double density housing in a subdivision that is not currently structured to facilitate this change. This subdivision has 81 lots which form a pocket from the only point of ingress and egress which is right outside my front door.

As there is no other way in or out of the subdivision, my property already sees a large volume of traffic, especially during peak hours. If the proposal passes, the City of Prince George has allowed a dangerous and perverse precedent for future applications to be brought forward in the same manner potentially allowing double density housing on 81 lots and burdening the roadway with double the amount of traffic without proper infrastructure.

There are no sidewalks, or even curbs, gutters or drains, which already makes the roadway a dangerous place for the children going to and from school, and other pedestrians, especially in the Winter when the road is narrow and not snow plowed as a priority.

Additionally, although the City of Prince George does not enforce the Statutory Building Scheme N39042 which blankets the subdivision, the Mayor and Councillors must be made aware that the underlying building scheme restricts the development of the number and size of the improvements. Unless the "Carriage House" complies with the size limitation outlined in The Schedule of Restrictions, the owner applicant will be in contravention of the Statutory Building Scheme.

In the event the objecting adversely affected property owners are not represented by their elected officials and the proposal is ruled in favour of the applicant by the Mayor and Council, I am telling you now that this favouritism to the applicant will burden the objecting adversely affected property owners with the obligation of having to retain the services of a litigation lawyer, to pay a retainer in the amount of thousands of dollars for the contemplated court action, all to ensure the enforcement of the underlying building scheme and guarantee of the rights due to the property owners.

When Elizabeth and Jonathan Lawrence purchased their property in December 2020, they would have been provided with and accepted the terms of the Land Use Contract and Statutory Building Scheme. As such, they must know this application is punitive to their neighbours. It is really quite shocking to see that their intention, in writing, is to contravene both the Land Use Contract and the Building Scheme and to not abide by the beneficial restrictions which make for a safe and harmonious neighbourhood.

In advance, I thank you for your time and attention to receive and review materials that outline the concerns of the property owners in the subdivision and I look forward to opportunity for oral presentation to the Council on Monday, May 9, 2022.

Respectfully,


Elaine Aubry



NOTICE OF PUBLIC HEARING

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9
P: 250.561.7600 | www.princegeorge.ca

RECEIVED
MAY 03 2022

WHAT:

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"

APPLICANT:

Bragg Construction Ltd.
for Elizabeth and Jonathan Lawrence

SUBJECT PROPERTY:

6526 Monterey Road

WHEN:

7:00 p.m., Monday, May 9, 2022

WHERE:

Council Chambers of City Hall, 2nd Floor,
1100 Patricia Boulevard, Prince George, BC

PROPOSAL:

"City of Prince George Authorization Issuance Land Use Contract No. LU 51-77, Bylaw No. 3095, 1977, Discharge Bylaw No. 9227, 2021"

Bylaw No. 9227, 2021 proposes to discharge the Land Use Contract registered on title of the subject property under the Land Title and Survey Authority registration No. N17871, as shown on Appendix "A" to Bylaw No. 9227, 2021, enclosed with this Notice.

The Land Use Contract restricts the subject property to not more than one building containing one dwelling unit plus accessory buildings. The purpose of this application is discharge the Land Use Contract thereby allowing the subject property to be regulated under the "City of Prince George Zoning Bylaw No. 7850, 2007", with current zoning as AR3: Rural Residential, in order to facilitate the construction of a secondary dwelling (carriage house) on the subject property.

The proposed Bylaw applies to the property legally described as Lot 75, District Lot 4028, Cariboo District, Plan 24401.

HOW CAN I PARTICIPATE AND PROVIDE COMMENT?

Members of the public who believe their interest in property is affected by the proposed Bylaw will be provided an opportunity to submit written comments and/or be heard at the Public Hearing regarding matters contained in the Bylaw.

WRITTEN SUBMISSIONS

Written comments received by the Corporate Officer before 5:00 p.m., Tuesday, May 3, 2022 will be available on the published meeting agenda for Council's review in advance of the meeting date. Written comments received after the noted deadline and before 12:00 p.m., Monday, May 9, 2022 will be provided to Council on the day of the meeting for their consideration during deliberations on the application.

Written comments may be sent by email to cityclerk@princegeorge.ca, faxed to (250)561-0183, or mailed or delivered to the address noted at the top of this Notice.

Written comments will form part of the Council agenda, become public record, and are posted on the City's website. By submitting a written comment you are consenting to the disclosure of any personal information that you provide.

ATTEND BY TELEPHONE

To participate via telephone, members of the public should dial into the meeting at least 10 minutes before the start of the Public Hearing by calling 1-877-708-3350, Access Code: 1269574#.

ATTEND IN PERSON

Members of the public who wish to speak to Council in person can do so during the Public Hearing in Council Chambers on the 2nd Floor of City Hall at **7:00 p.m. on Monday, May 9, 2022.**

City of Prince George open Council meetings are public and may be televised, streamed live by webcast, recorded, and archived on the City's website for viewing by the public. By attending an open Council meeting or making a submission at a Public Hearing you are consenting to the disclosure of any personal information that you provide.

For more detailed information on providing submissions to Council, please visit www.princegeorge.ca/publichearings.

Authority

Personal information is collected under the authority of section 26(g) and disclosed under the authority of section 33.1(1) of the *Freedom of Information and Protection of Privacy Act* (FIPPA). For information or questions, contact the City's FIPPA Coordinator at (250)561-7600 or 1100 Patricia Boulevard, Prince George, BC, V2L 3V9.

NEED MORE INFORMATION?

A copy of the proposed Bylaw and other related documents will be available for review by the public on the City's website www.princegeorge.ca under 'News and Notices' beginning **Wednesday, April 27, 2022**. These documents may also be reviewed at the Development Services office on the 2nd Floor of City Hall on **April 27, 28, 29, May 2, 3, 4, 5, 6, and 9, 2022**, between the hours of **8:30 a.m. and 5:00 p.m.**

WHO CAN I SPEAK TO?

For more information please contact Development Services in person, by telephone (250)561-7611, or by email to devserv@princegeorge.ca.



Monterey Rd

73

74

Discharge Land Use Contract N17871

75

13

12

- Subject Parcel
- Parcel

0 10 20 30 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:1,000

Appendix "A" to Bylaw No. 9227

Lot 75, DL 4028, CD, Plan 24401



CITY OF PRINCE GEORGE