
From: cityclerk
Subject: FW: Comments - VP100635 (8516 McGuire Road) - Meeting Date: January 16, 2023
Attachments: IMG_3170.zip

From: Bret Hutchinson <*REDACTED*>
Sent: Sunday, January 15, 2023 10:17 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Comments - VP100635 (8516 McGuire Road) - Meeting Date: January 16, 2023

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Please see my comments below regarding **Development Variance Permit Application No. VP100635**. Attached are four relevant photos.

I am not opposed to the proposed accessory building being built on the property, despite the height and size exceeding the AR4 zoning and Specific Use Regulations for a Home Business-3. I request the development plans include considerations that will prevent damage and/or nuisance beyond the subject property.

As per the Definitions and Specific Use Regulations for Home Businesses in Bylaw 7850, it is evident that a Home Business-3 is operated from the property; the number of business vehicles parked on the property is at least three, and at least one is a heavy vehicle.

Home Business-3 limits the total area of a business to the gross floor area of the principal dwelling (247 m² – BC Assessment). As such, the size of the proposed building (446 m²) will be substantially larger than permitted.

Below are my requests to be included in the development plan, along with the reasons for each request:

- All water drainage is maintained within the property.
 - Currently, water from the subject property runs into our property, which results in flooding and pump-out each spring.
- Snow sliding off the roof does not land on our property or damage our trees.
 - The proposed location is near the property line.
- Outdoor storage and parked business vehicles and equipment are screened from adjacent lands.
 - Currently, these items are easily viewed from our property.
 - The only screening between our properties are trees on our property, which does not meet the bylaw requirements.
 - Screening, as required for Home Business-3 Storage would address this concern.
 - We request the screening architecture be of adequate height and have rural-residential style versus a commercial/industrial style.
- Reduced noise from vehicles and equipment.
 - Currently, there is frequent noise heard from the subject property due to vehicles and equipment operating, including back-up alarms.
 - Screening would assist with sound reduction.
 - Disengaging back-up alarms while using vehicles and equipment for personal use (ex. snow clearing, soil movement) at the property would be appreciated.

- Nuisance related to the business vehicles is no longer detectable beyond the property.
 - Business vehicles and/or trailers are periodically parked on McGuire Road for moderate durations.
 - Business equipment is driven/turned on McGuire Road, which disturbs the road surface and is never fixed until city crews grade the road.

I appreciate city councils' consideration of my comments regarding Development Variance Permit Application No. VP100635.

Sincerely,
Bret Hutchinson
8486 McGuire Road
Prince George, BC V2K 5H9







