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**From:** cityclerk  
**Subject:** City of Prince George Zoning Bylaw No 7850, 2007, Amendment Bylaw No. 9348, 2022

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**From:** Margaret J Bolduc <\*REDACTED\*>  
**Sent:** Thursday, March 9, 2023 7:44 AM  
**To:** Mayor Yu, Simon <Simon.Yu@princegeorge.ca>; Councillor Skakun, Brian <Brian.Skakun@princegeorge.ca>; cityclerk <cityclerk@princegeorge.ca>  
**Subject:** City of Prince George Zoning Bylaw No 7850, 2007, Amendment Bylaw No. 9348, 2022

Hello Mayor Yu, Councillor Brian Skakun, and other Councillors,

Good day to you.

We are Gerald and Margaret Bolduc; we have lived in Valleyview up in the Hart for over fifteen years now. This letter is in response to a rezoning amendment application that came in the post on March 3<sup>rd</sup>, 2023. Reading this circulated material was like a trip down Memory Lane... we've been here before. This time around, L & M Engineering is proposing to amend the OCP in order to develop the lands adjacent to Dawson Road close to Valleyview in the Hart.

Before getting into our concerns about the L & M Engineering proposal, we would like to express our appreciation for the excellent services provided by the City of Prince George, in particular, snow removal (unmatched anywhere!), waste and recycling pickup, road maintenance, as well as others. We cannot say enough about the chaps who clear our streets of snow to make driving so much safer.

The rezoning application is proposing changes to City of Prince George Bylaw 7850, 2007, Amendment Bylaw No. 9348, 2022; the property affected by this amendment is situated by Dawson Road (PID 015-258-360 near Valleyview). We are very interested in this development as it will definitely have an impact on our area. The letter we received gave very few details about the type of development that is being planned in that location; it definitely did not present enough to even inform us as to the extent of it so we could formulate intelligent and pertinent questions.

The application suggested that for more information on the matter, copies of pertinent documents will be available for review at the Development Services Office on the 2<sup>nd</sup> Floor at City Hall on March 3, March 6-10, and March 13 from 8:30 am to 5:00 pm. Well, we made the trip down to City Hall on March 8<sup>th</sup> to get a better idea of what this project entails.

**And what a colossal disappointment that was**, in more ways than one:

- We learned absolutely nothing about the project beyond what we already knew.
- We just wasted an entire morning in this effort.

It was a most frustrating experience and we came away very angry. It was nothing but a wild goose chase.

Given the fact that this proposal has just been presented to us, we have only had a wee while to ponder its impact. These are just a few of the concerns that we have about this proposed development:

- Exactly what construction is being planned in this proposal?
- Infrastructure like roads, sidewalks, storm drains, sewer connections, street lighting, power lines, and water services are all necessary to new subdivisions... will taxpayers be on the hook for these costs or will the developer pay for it?

- Just how many homes will be crammed into this area? (The application suggested 30 homes per hectare (2.5 acres)... why so many?)
- What existing roads will be used to enter and exit this new subdivision? Dawson Road and Victor Road are both narrow and congested now, and made even narrower with walls of snow on either side!
- Will this new subdivision not put a big strain on Austin Road and affect traffic in an adverse way? Austin is but a two-lane road with traffic going both east and west.
- With all of the extra traffic on Austin, HOW WILL WE ALL GET OUT OF VALLEYVIEW IF WE WERE TO BE EVACUATED? THIS IS A SERIOUS SAFETY ISSUE FOR US! (Forest fires are not outside the realm of possibility!)
- Will an honest and impartial traffic study even be conducted to determine how Dawson, Victor, and Austin Roads might stand up to the number of cars expected with all these new homes?
- Are there enough schools in the area to support all the children that could potentially reside in these “30-homes-per-hectare” areas?
- Just what will 30 homes per hectare look like? Sounds more like an inner-city housing project rather than a nice subdivision; this has absolutely no appeal to us!
- How much of the forested area on that section of the District lot be cleared for this development? This forested area now supports an abundance of wildlife; will the impact on that even be considered?
- District lot 4028 is riddled with streams and small bodies of water; it even has beaver dams! Will these be protected or just thoughtlessly filled in and covered up with dirt?

Owing to the large expanse of undeveloped land, no doubt this is just the beginning of its demise. The wildlife will be the first victims of the assault as it will be driven away by construction and the influx of people. We observe many species of animals and birds and will be very sad to see them driven off! The character of the area will undergo such changes as to alter its features and functions, especially the ponds and underground streams. It is a shame that all this will be replaced by cramped and dense housing sheltering hordes of people; all with absolutely no appeal.

We have dealt with the City of Prince George Planning Department on a number of occasions during our fifteen years in the Hart. Looking closely at how they approach communication with the public, there is room for improvement, in our perspective. One might think that the way new projects are presented to the public goes a long way to ensuring that projects go through without obstacle. If the public is kept ignorant of the details of a particular project, they will not give opposition to it; the project can then be “rubber-stamped”. With regard to this particular L & M Engineering project, residents were not given enough details about the proposal to make an informed decision as to whether or not it would be good for our area. Why not? And why not more time to formulate questions?

It has been our experience that most residents are apathetic when it comes to opposing large projects; this works in favour of giving projects the green light. We are not anti-development, just cautious; we care about what happens to the area in which we live. Why not put all the cards on the table and give us more information up front? Residents might then have an opportunity to ask pertinent questions earlier rather than later when it is too late.

Thank you for the opportunity to express our opinions on this matter. Hopefully, they will be taken into consideration. It would be beneficial for someone to visit Austin Road East to get an appreciation for the way it would be impacted by the changes suggested by the proposal; a drive down Dawson Road will be a real eye-opener. Careful thought should be given to how the proposal from L & M Engineering would impact our area, giving it a green-light might not be the best approach.

Respectfully,

Gerald and Margaret Bolduc

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