

March 23, 2023

Council Chambers of City Hall, 2nd Floor
1100 Patricia Boulevard,
Prince George, BC V2L 3V9

Attention: Corporate Officer

RE: "City of Prince George zoning Bylaw #7850, 2007, Amendment Bylaw #9370, 2023"

To whom it may concern:

We are writing this letter to oppose the rezoning amendment for the subject property located at 9297 Twinberry Drive.

My husband and I bought our home in 2015 because we loved the quiet, secluded neighborhood. We have very little crime and very little traffic, making it a great street for the kids to run around and play. When we purchased our house, we knew the property in question would eventually be developed with new houses. Rezoning for the RM9 Mobile Home Park on that property will devalue the houses that have been here for multiple years, it will also bring in more traffic and possible crime.

Our opposition is based on the following:

1. The loss of our neighborhood prestige & appeal. For example, the size & quality of our newer single family homes vs what is proposed.
2. A decrease in our property values.
3. An increase in rental properties, crime and traffic.
4. With all the developments currently happening on the Hart, our schools will not be able to handle the number of children requiring a proper education. The schools on the Hart are already at capacity.
5. The school buses are also at capacity. We have run into busing issues numerous times this year, which has led to children being left at school or on the side of the road waiting for the bus to pick them up. By increasing the number of families and children in this area, I assume this will only get worse.
6. There is a lack of amenities with no sidewalks, bus stops or crosswalks to cross the highway.
7. There is no traffic light on the highway to leave our neighborhood. Adding extra traffic to that will increase the number of MVI's.
8. The field is home to multiple wild animals, adding extra homes will drive them out if where they are residing. This will add to more animals being hit on the highway, which will result in more potential MVI's with the traveling public and the animals.

9. There is currently only one way in & out of our neighborhood. The increase of traffic in this one-way area will lead to traffic being backed up, as well as putting the children and pets at risk while outside playing.
10. Our sewer pump for our neighborhood is also at max capacity. If our power goes out a sewage truck must come pump it out to prevent sewage from backing up into our homes. By adding more homes to this area, the sewage pump will not be able to handle it.
11. In the winter our roads hardly get plowed. Near the end of the winter Meadow Rim Way and Twinberry Drive turn into single lane traffic with snowbanks so high and wide they are impossible to see over or around.
12. Other areas of the Hart have been rezoned. If a trailer is removed from a property another trailer cannot replace it, a new single-family home must be built in place of the mobile home.

We as residents of 9297 Twinberry Drive, are not opposing the development of the 4-phase neighborhood of 150 single family homes but we are opposing the rezoning of the RM9 Mobile Homes. The Hart Highway is already overpopulated and under resourced for it's current population. This includes, our schools, Grocery stores, gas stations, recreational facilities, walking areas and children play parks.

Megan & Chris Duperron