
From: cityclerk
Subject: FW: City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9370, 2023

From: Casey Bockus <*redacted*>
Sent: Monday, March 27, 2023 8:58 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Re: City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9370, 2023

To whom it may concern,



Casey Bockus <*redacted*>

8:51 AM (0
minutes ago)

to Brittney

I am Casey Bockus, a Prince George resident living at 9189 Twinberry Drive. We had recently been notified that the city is proposing to amend the city of Prince George zoning bylaw No. 7850, 2007 to rezone an 11 hectare portion of the property in question to an RM9: Manufactured home park

Myself and my wife Brittney Bockus are unhappy with this decision. We have lived on Twinberry Drive since Oct of 2015. Our family enjoys this quiet community and often spends most evening and weekends outdoors with our neighbours. These homes are nice and in a secluded neighbourhood where we all take pride in our properties. When we bought our home in 2016, we were made well aware of the potential to develop single family homes in the area in question. Neither my wife nor I were opposed to the possibility of a nice community with nice homes being built in that area as it would increase the value of our homes now. By rezoning this to a manufactured home park we are more likely to see a decrease in property value as well a potential of increased crime and safety factors for our young families.

Our other concerns are the load this will place on our current school system. The catchment for Meadow Rim and Twinberry Drive is to Heather Park and Shas Ti/Kelly Road Senior Secondary both to which as at maximum capacity. For the first 4 months of the school year we were without school bus services due to the lack of drivers.

Rezoning this secluded area into a mobile home park is exactly what we moved here to avoid, and exactly what we were told, upon purchase was not allowed. We specifically chose a home that was not beside a mobile home park because of the decreased value of homes in the vicinity to them, as well as the increase in rental properties, crime and transient traffic. We are a very tight knit little community and we are all feeling quite concerned about the status of our investments here. Allowing this rezoning will significantly decrease the value of all our homes.

Our opposition is based on the following probable/potential negative impacts to our neighbourhood:

- Loss of neighbourhood appeal
- decrease to property value

- increase in congestion and traffic
- increase in rental properties
- school busses already at max capacity
- lack of amenities
- overloaded schools
- Increase in wildlife being pushed onto a already horrible part of the highway 97 for wildlife

Again, we understand that community development was always the plan, but never imagined it would be in the presence of a mobile home park.

Thank you for reading and understanding our concerns,

The Bockus family at 9189 Twinberry Drive.