

November 17, 2023

To: Prince George City Council
via email cityclerk@princegeorge.ca

RE: TEMPORARY USE PERMIT APPLICATION NO. TU000086 – 4321
GROUSE RD (the “Application”) MPI MAGNOLIA PROPERTIES (the
“Applicant”)

My family has lived in Prince George for over 35 years. Although we originally lived in town, the residential density, excessive noise, risk exposure, lack of privacy and heavy traffic motivated our move to Haldi Road more than 20 years ago. We built our own home on Haldi Road and raised our 3 children here. Although my family considered moving away from Prince George at several crossroads in our lives, we ultimately chose to remain resident in Prince George each time because of the wonderful, rare and rural nature of the Haldi neighbourhood.

By way of this correspondence we strenuously oppose the above-noted Application for the following reasons:

- 1. Haldi Road is a specialized neighbourhood of unique and remarkable character, with huge emphasis on its quiet, safe and rural approach to city living. Although Haldi residents are close to urban conveniences, we are also fiercely defensive of our rural residential lifestyle. The unique neighbourhood character of the Haldi neighbourhood is actually protected by our OCP. It is as a direct result of this legal protection that many Haldi residents have chosen to buy or build their homes in this neighbourhood.**

- 2. The OCP is not a casual document. Neither are bylaws. They both serve to give the residents of Haldi the comfort of predictability and assurance that institutional projects such as is proposed by the Applicant will not be permitted to infiltrate our exclusively residential neighbourhood.**
- 3. The Applicant should not be given any special leniency after having initiated purchase of the subject property without proper attention to existing bylaw requirements. In particular, the Applicant seeks to interject an institutional business into our quiet, safe and rural residential neighbourhood even though interjecting this institutional business into our residential neighbourhood will negatively alter the quiet, safe and rural character of our neighbourhood. To the best of my knowledge, there has never been an institutional business permitted on Haldi Road.**
- 4. An institutional business such as that proposed in the Application should not be permitted in this residential neighbourhood. Certainly, there must be more remote and hence less disruptive alternative properties available for purchase by this extraprovincial company.**

- 5. Navigating Haldi Road is already a challenge to local pedestrian and bicycle traffic. There are no sidewalks and our roads offer only very narrow shoulders with dangerous corners and limited visibility. Luckily, motor vehicle traffic volume is currently low and primarily residential in nature. Increasing motor vehicle traffic volume with 15-20 employees at all hours of the day and night as proposed by the Applicant will certainly increase the level of risk and danger for pedestrian residents, including our children, on our rural neighbourhood roads.**
- 6. In addition, although the Applicant being from Nova Scotia may not be aware of water deficiencies in the area, it is common knowledge to the local citizens of Prince George that the wells in the Haldi neighbourhood have historically low water volumes. In addition, there is no evidence presented by the Applicant to confirm that the sewage system currently in place at the residence would support up to 26 people. The Application does not even discuss these important issues, let alone address them.**

It does not seem at all appropriate to permit a business institution of such compelling size, with up to 26 people on site to usurp disproportionately the water of local residents in their own homes or present a sewage risk in the neighbourhood.

- 7. It is also important to note that the potential negative impacts of this Application, should it succeed, will be imposed on families and their children that have actually chosen to live permanently in this area.**

In particular, this is an Application by an extraprovincial company pursuing an obviously lucrative business model involving transient residents and rotating employees.

To the extraprovincial Applicant, it is simply another potential money maker.

To the potential residents, it is a fleeting couple months of transient residency.

To the rotating employees, it is probably just a short term job.

Clearly, the residents of the Haldi Road neighbourhood have the most to lose in this arrangement. Our homes and lifestyles are at risk.

Again, our residential neighbourhood is not the proper placement for a this type of business institution with its increased traffic, increased safety risks, large water consumption demands, potential sewer output issues and interjection of transient non-residents in a private and strictly residential neighbourhood.

Moreover, at the end of the day, the long term permanent residents of Haldi will bear the full brunt of any detriments arising from this development, long after the quick buck Business Developer, the short term employees, the even shorter term transient residents and the City Council members themselves go home. Quite simply, the short term benefits to a select and transient few do not outweigh the long term risks to an entire committed neighbourhood.

Given the foregoing, we are asking Council to refuse the above noted Application without further discussion as it is clearly not in the best interests of your Haldi Road neighbourhood constituents. We are counting on Council to protect our neighbourhood from business projects with only very limited short term benefits and not in keeping with our existing OCP and governing Bylaws.

**Ralph and Tracy Chretien
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