
From: cityclerk
Subject: FW: Letter in opposition of the Temporary Use Permit Application No. TU000086 for Council Meeting Nov 20, 2023

From: Jill Donnelly [Redacted]
Sent: Monday, November 20, 2023 9:03 AM
To: cityclerk <cityclerk@princegeorge.ca>
Cc: jill donnelly [Redacted] briangrosas [Redacted]
Subject: Letter in opposition of the Temporary Use Permit Application No. TU000086 for Council Meeting Nov 20, 2023

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To Mayor and Council,

We are writing this letter in opposition to the proposed Temporary Use Permit Application No. TU000086, Subject property 4321 Grouse Road, Lot 3, District 1597, Cariboo District, Plan 25922 submitted by MPI Magnolia Properties Inc. and Andrew Middleton, to allow a Community Care Facility Major in the Haldi Road Community. We are asking the City Council to deny this application.

Listed below, in no particular order of importance, are the reasons for our opposition.

- Accessibility to the property in winter months - The switch back leading to Grouse Road was not build to current standards and considering the increase in traffic with the proposed facility, this would lead to further issues for the residents and caretakers. Countless times, 2-wheel drive vehicles have been stuck in the snow on the switch back. Grouse Rd is not on a bus route so snow removal is on a delayed priority system which would create safety concerns as well.
- Haldi Road Water concerns – Ever since the Haldi Road area was developed, it has had limited water supply in the aquifer and with last summer’s drought, it has been strained even more. Each property in the area, affects the amount of water accessible to each neighbour. Currently, some residents require cisterns and wells in excess of 600ft to access water. In recent years, one of the 5 acre lots on Grouse Rd proposed to have the property subdivided, and it was declined because of water concerns. The potential of operating a Community Care facility in this area would be a further strain on the water supply much greater than that of a family dwelling.
- Bus Route, Access to City Services – As mentioned Grouse Road is not on a bus route and the property is located at a dead end road. The public transit bus stop is 2-3km away. There are no sidewalks, a partial paved road and minimal street lights along Grouse and/or Haldi Road. The property is located in a rural area with no connection to city water or sewer services. This lack of City Services in the area meets the needs of rural minded citizens but not a business model for a Community Care Facility.
- Lack of Transparency and Concern for Citizens Input – It is disheartening to find out about the proposed change to our neighbourhood by chance through hearsay and without formal notification. This proposal has the potential to change the livelihood and safety of the many young families and seniors living in the area. As a close knit community, we want to be engaged in the decision-making process of our neighborhood to continue to keep the lifestyle the way it was intended when it was developed.
- Haldi Road School - We went through the same type of proposal with the Haldi Road School being rezoned to accommodate a Women’s Addiction Center and none of the concerns presented at the time

have been rectified or addressed. Fortunately, the proposal was rejected and the current business operating from the property has been a great fit for the community and welcomed and utilized by the neighborhood.

- Purchasers lack of understanding of bylaws – All purchasers need to be due diligent and read the fine print prior to purchasing property. There is the Bowron House facility in Prince George that is functional in this capacity which is being closed by the Government to my understanding. Why does our community need to change to accommodate this business model?

In closing, I don't feel the purchaser understands the neighborly concerns of our community and is trying to change our community to accommodate their business model. We work hard to maintain our properties and build a welcoming community for the families and seniors who make this area their safe home to live and retire. There are far better areas within Prince George to accommodate this Community Care Facility that would not require a rezoning application and disruption to the neighborhood which I ask that you consider and deny this application.

Thank you,

Brian Grosas & Jill Donnelly
10139 Haldi Road
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Redacted