

Nov 19, 2023

To Mayor and Council,

I am writing this letter in reference to the proposed Temporary Use Permit TU000086 to allow a Community Care Facility Major at the subject property, 4321 Grouse Road submitted by Magnolia Properties Inc. and Andrew Middleton.

There are a number of reasons I am concerned about regarding this application.

- 1) I find it hard to believe that a real estate company based out of Nova Scotia whom have purchased properties in other communities for the purpose of establishing a 'Care Facility' would not have researched Prince George City bylaws before purchasing this property and are now requesting City Council for a Temporary Use Permit for a Community Care Facility Major as there would not be a permanent resident residing at this residency. A Community Care Facility Major would allow for more clients in the facility and more clients in business means more money. This is a work around to avoid a community consultation process and get a program up and running that would have adverse effects in a quiet rural neighbourhood.
- 2) Due to climate change causing heat domes, droughts and wild fires to name a few all-rural areas' aquifers have had depleted reservoirs. This is a huge concern for any residents living and residing in the Haldi area. As we do not have access to City water, we rely on our aquifers for our water supply. On my property on Haldi Road we have a 650 foot well which is a low producing well. When the well is turned on the 2 gallons per minute only last 15 minutes before running dry. It takes 2 hours to refill. As a result, we have a water cistern and have our water delivered once a month. My family of 5 use 4200 gallons of water very conservatively each month. A Care Facility Major will have a profound strain on an already stressed aquifer. A Care Facility Major would not be conservative in their water use. There would be an increased use of water from showers, drinking, laundry, flushing the toilet, cleaning etc. which in turn will adversely affect other 'Families' wells. As a result, and I know how much water a family of 5 goes through conservatively and this proposed facility may occupy more than 6 clients plus a rotating staff my conservative prediction of water use per month will almost double my water usage of 4200 gallons per month to total between 6500 – 8000 gallons per month of water. I also have concerns what type of affect is dumping that amount of water per month going to have on the septic field on this property. Geologically the Haldi community is mostly on clay and rock. Our percolation to displace septic water on to a field is very slow. I do not believe that the current system in place would be adequate to handle that mush monthly discharge.

Recently our province and city has gone through record months for lack of precipitation. We are now in the middle of November and there is very little snow or precipitation to replace the water supply within our aquifers.

Council may already know that on Grouse Road City Council denied a former resident from subdividing their property due to the strain another residence would have on the aquifer.

I have not read nor have been informed of the City bringing water and sewage to the Haldi Community at least up to Grouse Road which would solve this concern.

Neighbors' existing wells cannot be re-drilled deeper in hopes of accessing more water if their wells run dry due to the aforementioned points.

3) I would like to draw Council's attention to Bylaw No. 3848, 1982 (xii)

No Person being the owner, occupier or tenant of Property shall allow or Permit or be a party to vice, drunkenness, profound swearing or indecent, obscene blasphemous or grossly insulting language or other immorality or indecency which disturbs or tends to disturb the Quiet, Peace, Rest or Tranquility of the Neighbourhood or of persons in the vicinity.

I quote this bylaw due to my experiences in working with youth with mental health issues in School District 57. I am a retired administrator who oversaw educational programs for youth at the Prince George Youth Custody Centre, Camp Trapping, Nechako Youth Treatment, Adolescent Psych Unit and Center for Learning Alternatives.

When a youth (or adult for that matter) losses their temper they yell, scream and shout profanities mainly directed at persons in authority or those trying to help and guide them. This behaviour is directly linked to a person's mental health disordered. Parents take the brunt of this verbal abuse for years while the youth resides with them and over time parents will require a much needed break which may result in the youth being admitted to a hospital, treatment center, or Community Care Facility Major.

Sound carries far in this neighbourhood and according to the aforementioned bylaw comes with a no less than \$100 and up to \$2000 fine for each complaint.

4) I have a huge concern for a company operating a Community Care Facility Major within a neighbourhood that has a low emergency response time. When my Red had a seizure it took 45 minutes for the ambulance to arrive. When my wife and I had an unplanned birth at home in January 2009 it took 30 minutes for the Fire Fighters to be first on the scene and 45 minutes for the ambulances. Police randomly patrolling our streets rarely occurs.

Youth whom suffer from Mental Health Disorders traditionally exhibit two types of behaviour when they are triggered these being, Self Harm or Harm Others. If a staff member or other client becomes injured resulting from a triggering event of a client or the client decides to harm themselves Emergency Services will have 30-45 minutes response time. This time is vital for treating an injured individual.

This response time will be longer in the winter as although Haldi Road gets plowed as it's on a bus route Grouse Road does not. They have to wait for their road to be plowed as it's not a priority route.

- 5) A more suitable location for a short/long term Care Facility major would be for this Real Estate Group to purchase Bowron House. Bowron House sits on the lands of the PGYCCS site. It was designed for incarcerated youth whom have an 'Open' custody clearance sentence meaning the custody center needed a facility to rehabilitate youth and to protect them from coming into contact with other youth whom have 'Secure' custody sentences for more violent offences. This house has many advantages as it does not resemble a jail what so ever. It has all of the infra structure all ready in place. It even has the ability to separate the living quarters of a males and females which a coed facility operating on Grouse Road may find challenging.
- 6) Youth with Mental Health issues may become involved in suicide pacts. Unfortunately and tragically when one person whom has been suffering from Mental Health disorders commits suicide others whom relate to that person soon afterwards try to attempt as well. This was evident when I lived in Mackenzie as well as Prince George. Recently when I was still working for the district one youth whom had Mental Health issues committed suicide. By the end of the 2018-19 school year 4 youth had committed suicide and there were many other attempts on one's own life. I don't believe that the residents of the Haldi Community are equipped to handle such tragedy. I myself personally do not want to go looking for a youth in the bush area/trail system around this property when a youth goes missing from this site. I do not want to find or have my children find a young person hanging from a tree or whom have cut themselves. If you don't believe that this will/may happen then you need to Google 'Maples Deaths'. From this site you will be able to read newspaper articles of youth whom have left this facility and gone missing, youth whom have committed suicide at this facility and parents looking for answers, youth whom have become violent and have attacks their staff to name a few.

In conclusion I hope that City Council has the knowledge to provide an informed decision when this Temporary Use Permit is brought forward at tonight's board meeting and unanimously turn it down. I will be quietly sitting in the chambers of tonight's meeting with others in hopes that the Mayor and Councilors have read our concerns.

Sincerely;
Peter Goudal
10280 Haldi Road