
From: cityclerk
Subject: Temporary Use Permit Application No. TU000086 submitted by MPI Magnolia Properties Inc.

From: Gerry Pettersen [Redacted]
Sent: Friday, November 17, 2023 12:54 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Temporary Use Permit Application No. TU000086 submitted by MPI Magnolia Properties Inc.

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To Mayor and Council,

I have several points to make in opposition to the City granting a Temporary Use Permit (TUP) for Youth Mental Health Care Centre on Grouse Road which violates the Official Community Plan.

Problems with notices of the Application for Temporary Use Permit not being mailed to residents of Grouse Road.

-Not everyone received a notice.

-One didn't get their notice until Nov. 10th (was postmarked Nov. 8)

-Another notice came marked "occupant" which many people may file in the garbage can.

This lack of or late notice could result in little or late or no response from those impacted by this serious change which would make it easier for the TUP to be approved.

As it stands now, nearly 100% of the residents on Grouse Road are opposed to this TUP.

Zoning - Community Care MINOR changed to Community Care MAJOR

Because a Community Care Facility MINOR must have a permanent resident living in the house, which the applicant won't have, they had to apply for Community Care Facility MAJOR and for that they needed the help of the City to issue this temporary use permit. Staff Report to Council is recommending that Council APPROVE temporary use permit which already is all prepared, ready to sign even before receiving any input from the impacted residents on Grouse Road and surrounding Haldi area..

What this switch from Minor to MAJOR means:

Community Care, Minor allows for up to 6 children cared for in a homelike atmosphere who cannot be cared for at home due to their medical or social needs. A permanent resident must be in the home.

Community Care Facility, MAJOR allows for 6 OR MORE adults (no limits) who may be treated in a staffed institution.

With this MAJOR TUP, the door is wide open for the applicant who may decide in the future, that they want to switch to having more people to provide care for which would be more profitable for them. This could result in having a facility for various types of treatment, i.e. drug and alcohol treatment for adults, halfway house, etc. in our neighborhood. I am not in favor of this.

TEMPORARY VS. PERMANENT TUP:

Staff Report to Council states:

"The applicant would like to permanently establish a "Community Care Facility, Major" use on the subject property. The applicant has applied for a TUP for a two-year term to better understand the impacts of "Community Care Facility, Major" in the neighbourhood prior to applying to rezone".

I AM VERY CONCERNED THAT THIS IS NOT JUST A TEMPORARY USE PERMIT--IT IS OBVIOUSLY A FIRST STEP TOWARDS A PERMANENT USE AND IT SHOULD NOT BE APPROVED.

Impact on neighbourhood:

As far as the impact on the neighbourhood, I am concerned about:

- the huge drain on the water aquifer which is already strained to supply the existing residents -- how will the aquifer survive such a heavy additional load.
- will the sewage system support the 15-20 staff plus youth being housed when it was designed for a family with 5 bedrooms,
- noise and traffic hazard created by the 15-20 full and part time staff (late night shift changes) as well as the service vehicle traffic disturbing residents close to the road on Grouse Road. This would be in addition to the fair amount of recreational traffic already on Grouse Road by residents accessing the forests in the area.
- safety of children walking to catch bus avoiding the above traffic on way to school
- is the property adequately fenced to protect children playing in the area from those possibly violent in care?
- increased theft and vandalism in area by "visitors" to the older teenage children.
- snowclearing is not prioritized by the City on Grouse Road which at times makes it impossible -- how will emergencies be dealt with then?

These are my concerns regarding the TUP for the Grouse Road Community Care Facility, MAJOR which I trust council will evaluate before impacting our community in such a negative way and changing it from what the OCP states it should be: "To foster a rural lifestyle". I have serious doubts about the statement in the "Staff Report to Council" that "The proposed Community Care Facility, Major" is not anticipated to have negative impacts on the surrounding neighbourhood, as the number of youths proposed under care (i.e. five) is currently permitted under AR2 zoning".

My big question still is: What happens if the applicant in future decides to switch their use from the stated 5 youth facility to the limits of the Community Care Facility, Major (6 or more adults -- no limits) and eventually rezoning it for permanent use, which they would be able to do? We definitely don't want that but by then it would be too late to do anything about it.

Sincerely,
Geraldine Pettersen
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