
From: cityclerk
Subject: FW: Opposition to TUPA # TU000086 - 4321 Grouse Rd

From: Tiffany Rebinsky [Redacted]
Sent: Monday, November 20, 2023 3:40 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Opposition to TUPA # TU000086 - 4321 Grouse Rd

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Dear Mayor and City Council of Prince George,

I am writing to you to express my deep concern and ultimate opposition to the proposed Temporary Use Permit Application No.TU000086, regarding 4321 Grouse Rd.

I live at 4361 Grouse Rd, directly next door to the property involved.

There is no doubt that the city of Prince George is in great need of a youth mental health care facility. I have immense empathy and compassion for such youth and their families, and I understand the intended benefits for troubled youth to have access to a wholesome, rural environment. I wonder though if Andrew Middleton has been ill-informed or is just unaware of the multiple drawbacks and potential dangers of putting one right in the middle of a neighbourhood such as Haldi.

Is the Applicant aware that potable water is a finite resource out here and that our supply has been steadily declining over the past few years?

The aquifer that supplies our wells is much leaner now under the pressure of the recurring drought conditions. There is also a higher demand on it due to normal residential development. These costly wells are privately acquired and maintained and when they run dry, we will all be forced to collect rainwater, purchase water, and install our own cisterns. These subsequent costs might not be of consequence to a big corporation, but for a lot of us, it would be a significant added financial and infrastructural burden. A building with 5 patients that has to meet the sanitary standards of a care facility would use much more water than a simple family of 5.

Is the Applicant aware that his property is right ON a major wildlife corridor? The topography of the area channels a variety of wildlife right through his yard. Cute when you get to watch rabbits and foxes at play. Not so much when it includes FEARLESS resident black bears, moose, big cats, and packs of coyotes. All with young in tow, or actively breeding, they are EXCEPTIONALLY DANGEROUS. We've even had a grizzly bear cause significant damage in the neighbourhood. On multiple occasions, I've had both bears and moose actually park on my front and back doorsteps, leaving me unable to open the doors without hitting them.

Can you see a group of young teens coping with significant mental health issues, happily and safely co-existing with highly unpredictable and dangerous wildlife in such close proximity?

Is the Applicant aware that although Haldi Rd is considered a priority for maintenance because of the public transit and school bus, Grouse Rd is not.

What are they going to do in winter when we get two feet of fresh snow overnight and won't see a plow truck for another couple of days? The plow truck even gets stuck out here. This means 4x4 truck traffic only. Even an all-wheel-drive car still can't make it through.

The culvert between his property and Haldi Rd has significantly flooded the road in spring before.

It is also not uncommon for trees come down on the road, where we have to wait at least a few hours for the city to come clear them.

Does this sound like a good situation to be in when requiring 24/7 access to a healthcare facility for staffing and safety reasons? This seems like it would pose a significant risk to staff and patients, and be a major liability.

Another point worth taking into consideration is that we don't seem to be high on the priority list when it comes to restoring power after an outage either. With the last big wind storm we had just a couple of weeks ago, we were without power for almost 22 hours.

There are some points that the Applicant cited when applying for the exception to our zoning that I would also like to address.

There will most definitely be an impact on traffic in the area if there are 15-20 staff on rotating shifts. And will there be visitors too? The property is located past the most heavily populated areas in the neighbourhood. Areas where houses are close to the road, there are no sidewalks, and children and pets are commonly at play.

Not located close to any neighbours? Maybe to downtown standards. We are all still close enough to be well within earshot of each other. If he takes out a few trees I will have no problem seeing his house. Our shared property line is just over 80' from my deck. There is no fencing in place.

I have purposefully bought acreage out here rather than a lot measured in square feet.

I find it highly improbable that a professional real estate developer with over 25 years of experience, along with his entire legal team, would have had any trouble researching and interpreting a simple land use contract, its OCP, or the city zoning and bylaws. He would also already know that the onus is on him, as a purchaser, to ensure that his plan for the property is pursuant to any already existing restrictions, BEFORE he finalizes the purchase.

I would also like to touch on the safety of the Haldi community.

It is no secret that mental illness does in fact have a causal connection to youth engaging in criminal activity (~ 1 in 5). I have included links to just a few examples of the abundant documentation supporting this. Early delinquent behaviour is also typically followed by more serious criminal acts. Please note that this includes violent crimes.

Having worked in healthcare for over 10 years myself, I have seen first hand the situations that tragically come part and parcel with youth mental health patients.

I am not willing to allow someone else to gamble the odds at my expense. The possible expense of my (OUR) security, safety, emotional well-being, livelihood, and investment.

There are more suitable vacancies elsewhere where all infrastructure is already in place and they can still obtain a rural feel. Zoning, water, septic, security, close proximity to healthcare, etc. Bowron House on Gunn Rd is a great example.

I urge you to please carefully consider all of these points. There is no need to jeopardize the rare treasure that Haldi is just for the convenience of one faceless out-of-town corporation.

Please make the safety and well-being of a facility's staff and patients a priority.

Please consider the MAJOR, LONG-LASTING detrimental impact this would have on the huge number of families and residents of the Haldi neighbourhood.

Please help your citizens to preserve the way of life that we have sacrificed and worked so incredibly hard to maintain. We are not just another subdivision. We are a dedicated community based on shared family values.

Thank you very much. Sincerely,

Tiffany Rebinsky

4361 Grouse Road

Redacted

<https://arcabc.ca/islandora/object/jibc%3A3248/datastream/PDF/view>

<https://ir.lib.uwo.ca/cgi/viewcontent.cgi?article=6085&context=etd>

[https://sites.bu.edu/daniellerousseau/2023/02/28/juvenile-delinquency-and-mental-illness/#:~:text=For%20most%20of%20these%20juveniles,and%20Delinquency%20Prevention%2C%202017\).](https://sites.bu.edu/daniellerousseau/2023/02/28/juvenile-delinquency-and-mental-illness/#:~:text=For%20most%20of%20these%20juveniles,and%20Delinquency%20Prevention%2C%202017).)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4137504/>

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