
From: cityclerk
Subject: Opposition to Temporary Use Permit Application No. TU000086, Subject Property, 4321 Grouse Rd

From: Jan Sevin Redacted
Sent: Monday, November 20, 2023 10:37 AM
To: cityclerk <cityclerk@princegeorge.ca>
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Dear Mayor and Council:

This letter is in **opposition** of Approval of this permit allowing for short-term housing at 4321 Grouse Road in the Haldi Neighbourhood for a youth facility. Among other things which violates the Official Community Plan, and which would require the City, as a first step, to amend the OCP and possibly opening a can of worms for other developers looking at this area. There is a lack of infrastructure in the area proposed.

The applicant mentioned in his letter to the city there will not be a permanent resident in the building and there will be at least 15-20 employees coming and going from the facility. This will add to the named property approximately equivalent to 2-4 households on a 5 acre lot. What will happen when the facility cannot be staffed appropriately? Mr. Middleton stated in his August 10th letter there will always be 3 staff on, but no one permanent living there. This brings another concern in regards to the roads to the property. Haldi Road and Grouse Road are not fully maintained roads during the winter. It can take a few days before there is sufficient snow removal on those roads making driving conditions impassable for various emergency crews, such as ambulances, fire trucks and the RCMP. Schools buses over the years have had to stop driving their routes on Haldi Road as the roads have been too dangerous. Along with poor road conditions there is a problem with extra traffic, there are no sidewalks or proper lighting in the areas. There is no city bus service going up Haldi and Grouse and despite what was put into the August 10 letter to city there is no close city bus service within at least 2 kilometers from the said property.

Zoning and bylaws have been put in place to protect residents. Over the years, studies have been done in regards to small subdivisions 3-4 houses for Grouse Rd and areas on and close to Haldi Road and another on Leslie Road (West) and were not supported by the city because of insufficient water. There was also another project that was turned down by the city not long ago for a campsite across Hwy 16 due to the Haldi area Aquifer. I believe L&M was involved and it was not recommended. There is limited water in the area and many have and are experiencing low table waters. We are all pulling water from the same aquifer. I personally have lost a well due to ongoing development in the area since I have moved to the Haldi area over 30 years ago and depend on water being hauled. I do not wish this on any of my neighbours in the Haldi area.

Mr. Andrew Middleton owns and leads the Middleton Group Companies which includes the Magnolia Properties that brags itself with many real estate services to name a few and offers "expert guidance for individuals navigating the real estate market in Canada." according to his website. I find it hard to believe with this expertise that Mr. Middleton has been truthful in regards to his statements in his letter to the city dated August 10, 2023. With this type of expertise and years of experience and did not look into current zoning laws

before purchasing property for his business plan. Facilities like this are not planned in 3 months. There is too much red tape to go through with various levels of government and health bodies as Mr. Middleton and his associates are aware as they state on his website. He has expertise in the area, offering over 25 years of experience and has opened four youth residential care centres. I have a hard time believing that this is something that has not had much thought put into. It is my understanding the property was purchased on August 3, 2023. The property was sold as a 4 bedroom, 3.25 bathroom unit. A letter was sent to the city from the applicant on August 10, 2023. Renovations have already started. Yet only a couple of people received notices on August 10th that were post marked on the 8th???

Finally, Due to Mr. Middleton's "expertise" I am very disappointed in the lack of community engagement with the Haldi Road residents. A reconsideration of this endeavour would be more suitable as areas such as the Bowron House on Gunn Road .

Thank you,
Jan Sevin
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