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Subject: FW: Webform submission from: Written Comments Submission Form
Attachments: Letter regarding TU000086.pdf

From: City of Prince George <noreply@princegeorge.ca>
Sent: Saturday, November 18, 2023 9:11 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Webform submission from: Written Comments Submission Form

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CITY OF
PRINCE GEORGE

Written Comments Submission Form

Submitted on Sat, 11/18/2023 - 21:10

Contact Info

Contact Info

Byron Silver
Haldi Rd
Prince George

Redacted

Comments

For which application would you like to provide comments? (One form per application)

TU000086 - (4321 Grouse Road) - Meeting Date: November 20, 2023

Comments

Please see my attached comments regarding this application.

Supporting Documents

- [Letter regarding TU000086.pdf](#)

Dr. Byron Silver
Haldi Rd. Resident
Cell: Redacted

November 20, 2023

Regarding: Application for Temporary Use Permit Application No. TU00086

Dear Mayor Yu and Council Members,

My name is Dr. Byron Silver. I am a local physician, proudly working and living in Prince George. I am also a proud member of the Haldi community. I purchased my property in 2016 and subsequently built a home which my family and I have resided in since October of 2021. My family and I love the rural lifestyle that the Haldi area offers. We have become friends with many of our neighbours and find it to be a great community with many good people. As a downtown business owner I deal with the issues that plague or downtown on a daily basis. My reprieve is going home every evening and enjoying our quiet neighbourhood where I can go for a walk down the road or hang out in my yard while enjoying the tranquility and safety that this rural lifestyle offers.

I became aware of the intentions for the property at 4321 Grouse Rd when the Temporary Use Application Permit was posted on the City of Prince George website. I find it unfortunate that the applicant made a request for a temporary use permit to convert the current home into a mental health facility (**major**) without consulting any members of the community. I believe this speaks to a lack of transparency on the matter and brings into question the applicants true intentions for long-term use. One would expect, that with the potential for significant impact on the community, the applicant would have tried to reach out and involve the community in consultations.

I want to go on the record as declaring I am against allowing this permit to be approved. Rural neighbourhoods are for families and individuals seeking a particular lifestyle. Rural neighbourhoods should not be for **major** medical, mental health, correctional facilities or any other business that is not home based. I do not believe there is any reason why this facility must be located in a rural residential neighbourhood.

As per the application the permit is to allow for a Community Care Facility, Major. This would allow for expansion of the facility to what could be a large scale commercial operation.

Community Care Facility, Major:

*a) the residential care of **seven or more persons** who are not related by blood or marriage, in a facility licensed under the Community Care and Assisted Living Act, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty, and are dependent on caregivers*

for continuing assistance or direction in the form of three or more prescribed services as defined in the Community Care and Assisted Living Regulation

As per the current zoning this property is zoned AR2, which does not allow for such a facility. The AR2 zone lists a Community Care Facility, Minor as a Principal use, however that type of facility limits the size to 6 or less individuals.

Section 9.4.1 of the zoning bylaw states:

The purpose of this zone is to foster a rural lifestyle on properties larger than 2.0 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area.

A **major** mental health facility is in no way compatible with the rural character of the area, especially one that could become a major commercial business. One of my concerns is the increase in traffic down our already poorly maintained road. During the winter months our road is plowed less than others due to the poor quality of the sealcoat. Additional traffic will not only damage the road more, but will bring additional vehicle hazards from people that do not live in our neighbourhood and do not have the same vested interest in it's safety.

As a medical professional, who sees and treats youth with co-morbid mental health concerns, I understand the potential positive impact that such a facility could have on its clients, however such a facility will likely change the rural character that all of us community members love. I feel the applicant should explore other options, perhaps similar to the Baldy Hughes facility, which has placed itself in a location with minimal impact on surrounding properties. I ask Mayor Yu and the Council members to oppose this application.

Sincerely,

Redacted

Dr. Byron Silver B.Sc. M.Sc. MD. FRCSC