
From: cityclerk
Subject: FW: In opposition of Grouse Rd Application No. TU000086

From: Travis Smaaslet Redacted
Sent: Friday, November 17, 2023 6:36 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: In opposition of Grouse Rd Application No. TU000086

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Temporary Use Permit Application No. TU000086

Dear City Council,

I write in opposition of Temporary Use Permit Application No. TU000086 submitted by MPI Magnolia Properties Inc. and their spokesperson Andrew Middleton in Nova Scotia. Approval of this permit would allow for short-term housing in this neighbourhood, which violates the Official Community Plan, and which would require the City, as a first step, to amend the OCP

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.
- 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 I have 4 children that ride there bikes up and down that Rd multiple times a week because it is a dead end street and has less traffic.
- 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 impassible -- 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.

We are absolutely opposed to the approval of this permit. Respectfully, we ask council to refuse the permit.

Thanks

Travis Smaaslet