
To: cityclerk
Subject: RE: Webform submission from: Written Comments Submission Form



Written Comments Submission Form

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Contact Info

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Comments

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

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

Comments

Letter of opposition of Zoning Bylaw Amendment at 7277 Bear Road/Hwy 16w (PID: 015-001-431):

I am writing to express our OPPOSITION of the proposed rezoning and urge the city counsel to vote against the proposal due to the negative impact it would have on the neighborhood, school, highway and surrounding community.

This greenbelt area has served as a playground for the children at the school for generations. I often hear of children talking about the area which is right across the street from their school and the vast range of animals, birds and toads along with many marsh birds which are very common at the swamp on the NW part of the lot.

Of the many concerns, one would be the negative impact and congestion of traffic in the school zone. Currently the area has a narrow road with a sharp corner and gets very congested at certain times during drop off and pickup and at school functions and a safety concern is very high.

The highway 16 is on the opposing side also which speeds of traffic can be very high and the removal of this greenbelt buffer would create even more of a safety concern for the children who generally frequent

the area before and after school and on days off. The flat land to the north between it next to Bon Voyage is currently being developed as a U-Haul storage facility and nobody in the area has opposed of the currently development (Zoned C6) in the surrounding community.

Questions regarding the infrastructure of the aging water/sewer structure in the area is something to mention of concerns and if can endure large development.

Potential development of this lot would be an increase in highway noise as the trees are a buffer for the community and school.

As we know more development of the city is inevitable we feel its important to protect the integrity of our community by ensuring proper development takes place that safely nurtures the growth of our community and schools. There are many ongoing developments in the city of multi unit rental buildings such as condos/apartment that we fear this area is not compatible with the existing neighborhood (Policy 8.2.10).

Thank you for your time regarding of this proposed zoning amendment,
Ian.

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