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**From:** cityclerk  
**Subject:** FW: Rezoning amendment City of Prince George Zoning Bylaw No. 7850,2007 / Amendment Bylaw No. 9370,2023  
**Attachments:** re-zone.pdf; re-zone 2.pdf; zoning.pdf

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**From:** Tina Gorham <\*Redacted\*>  
**Sent:** Saturday, March 18, 2023 5:18 PM  
**To:** cityclerk <cityclerk@princegeorge.ca>  
**Subject:** Rezoning amendment City of Prince George Zoning Bylaw No. 7850,2007 / Amendment Bylaw No. 9370,2023

To The City Council of Prince George,

We recently received a notification of a zoning amendment change in my subdivision. The property in question 9153 Twinberry Dr, the South East ¼ of District Lot 2432, Cariboo District, by L&M Engineering. I have included the copy of the notice. This amendment change to our neighborhood from a RM1 to a RM9 in our area is totally unacceptable. When we purchased our property we did so in good faith that there would not be allowed in our subdivision any mobile homes at all. In fact the real estate listing said no mobile homes allowed. When we first moved here 17 years ago we could not believe the poor planning in this city where mobile homes were allowed to be put everywhere and where bylaws were not being enforced to keep the properties in well maintained condition, and this is why we decided to purchase the property we have on 9286 Twinberry Dr where we were guaranteed that this would not happen in our subdivision. This change in rezoning will not only detract from our neighbourhood where there are many nicely kept homes but will also de-value all of our properties. We all know full well what eventually happens with mobile home parks where they all become dilapidated eye sores in the neighborhoods they belong to. The owner of the property knew full well what the zoning for this area was when they purchased this property, and they should not be allowed to change the rezoning since there are issues with the construction of single family dwellings due to geological issues, or because of the costs associated with infrastructure that are needed to proceed for this subdivision. If this is allowed to go ahead this will be considered a breach of trust between the residents of the Meadow Park Subdivision and the City of Prince George and may have to be pursued through the legal system. We are counting on you the City Council to do the right thing and leave the zoning the way it currently stands, and the owner and developer of this property should proceed with original plan of single family homes. After all would you personally allow this to happen in your own backyards?

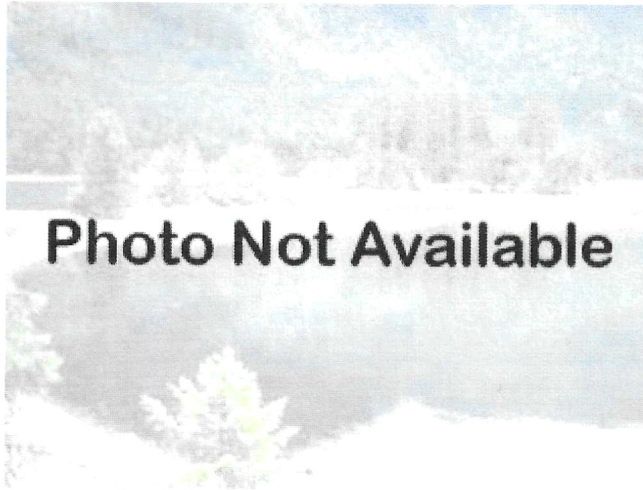
Sincerely

Richard and Tina Gorham  
9286 Twinberry Dr

Sent from [Mail](#) for Windows

**The Subject Property - 9286 TWINBERRY DR**

- Price SOLD: 34,500



<b>Area :</b>	PG City North (Zone 73)	<b>Sub Area :</b>	Hart Highway
<b>Finished SF :</b>		<b>Lot Acres :</b>	0.16
<b>Basement :</b>		<b>Age :</b>	
<b>Foundation :</b>		<b>Taxes :</b>	\$427
<b>Bedrooms :</b>		<b>Property Type :</b>	Lots/Acreage
<b>Bathrooms :</b>		<b>Water :</b>	City/Municipal
<b>Remarks:</b>	Nice level lots in newer subdivision, very affordable, fully serviced. Nice homes in quiet area. No mobiles allowed. Building scheme. Enjoy the clean fresh air on North side of city.		



# REZONING AMENDMENT APPLICATION

## PROPOSAL:

“City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9370, 2023”

## APPLICANT:

MM Engineering Ltd.,  
or Westcan Property Ltd., Inc. No. BC1036637

## SUBJECT PROPERTY:

**9153 Twinberry Drive**  
The South East 1/4 of District Lot 2432, Cariboo District, Except  
Plans 20571, PGP39486, PGP40491 and BCP28538

## WHEN:

12:00 p.m., Monday, March 27, 2023

## WHERE:

Council Chambers of City Hall, 2<sup>nd</sup> Floor  
1100 Patricia Boulevard, Prince George, BC

The purpose of this application is to amend “City of Prince George Zoning Bylaw No. 7850, 2007” by rezoning a 0.5 hectare portion of the subject property from RM1: Multiple Residential and RM3: Multiple Residential to AG: Greenbelt, and an 11.0 hectare portion of the subject property from RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential, AG: Greenbelt, and AF: Agriculture and Forestry to RM9: Manufactured Home Park, to facilitate development of a mobile home park on the subject property.

This notice is provided in advance of Council’s consideration of first and second reading of the proposed bylaw. In accordance with the *Local Government Act*, as the proposed bylaw is consistent with the City’s Official Community Plan, a public hearing will not be held.

## WAYS TO PARTICIPATE:



Email: [cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)  
Fax: 250.561.0183

Mail/Deliver Written Comments: Corporate Officer, City Hall, 5<sup>th</sup> Floor  
Submit Comment Form: [www.princegeorge.ca/CommentForm](http://www.princegeorge.ca/CommentForm)

Written comments received by the corporate officer before **12:00 p.m., Monday, March 27, 2023**, will be provided to Council for their consideration during the meeting.

For detailed information on providing submissions to Council, please visit [www.princegeorge.ca/publichearings](http://www.princegeorge.ca/publichearings).

By submitting written comments, you are consenting to the disclosure of any personal information that you provide and understand that all written comments will be published on the City’s website as part of the official public record of the council meeting and broadcasted for viewing by the public.

## MORE INFORMATION:

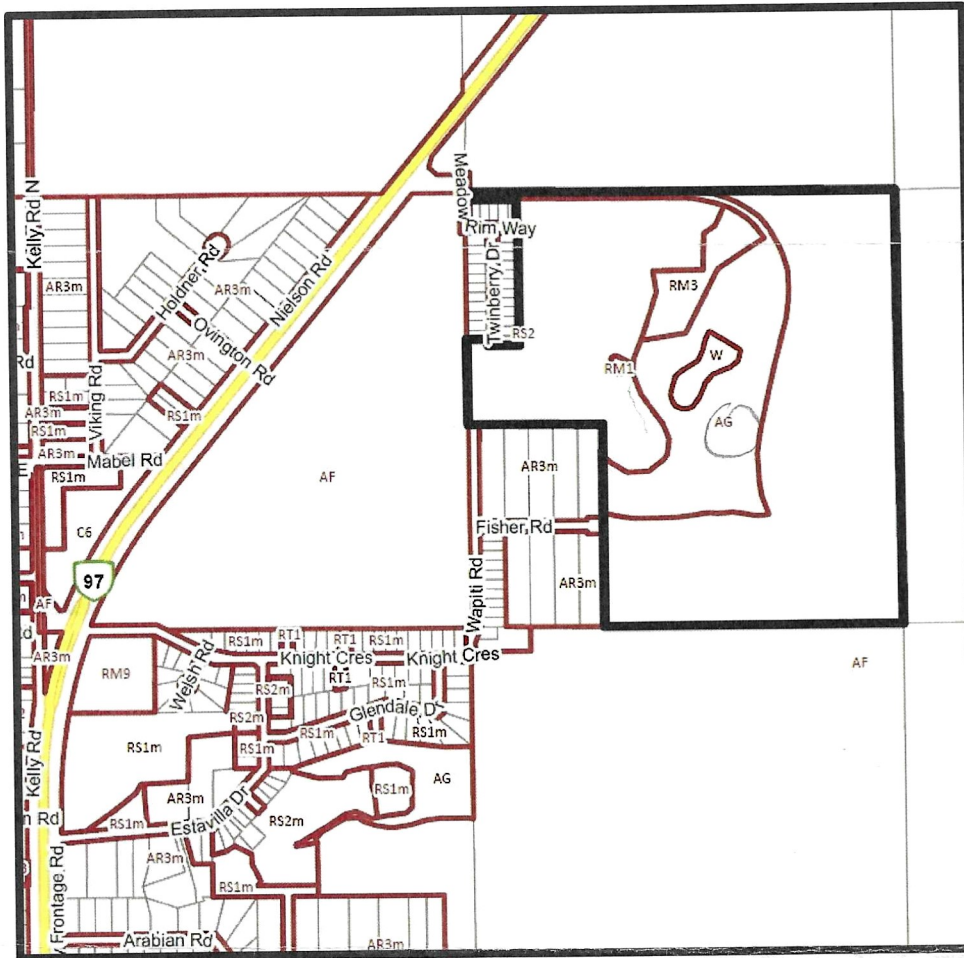
A copy of this notice will be available on the City’s website [www.princegeorge.ca/PublicNotices](http://www.princegeorge.ca/PublicNotices) beginning **Friday, March 17, 2023**. A copy of the application and related documents are available for review at the Development Services Office on the 2<sup>nd</sup> Floor of City Hall on **March 17, 20, 21, 22, 23, 24, and 27, 2023** between the hours of **8:30 a.m. and 4:00 p.m.**

## QUESTIONS?

Contact: Development Services: [devserv@princegeorge.ca](mailto:devserv@princegeorge.ca) | 250.561.7611 | 2<sup>nd</sup> Floor, City Hall

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Subject Property: 9153 Twinberry Drive