
From: cityclerk
Subject: FW: Opposition to Twinberry Dr Rezoning Application
Attachments: Toads.zip

From: hannaHbella Lil [Redacted]
Sent: Tuesday, April 11, 2023 9:39 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Opposition to Twinberry Dr Rezoning Application

Please accept this letter for the city council meeting, Wednesday, April 12, 2023.

I am Hannah Schmaus, I reside at 9165 Twinberry Dr. Myself and my husband Kris, are opposed to the rezoning of our area to an RM9.

I would ask that you oppose this rezoning for a number of reasons. I'd like to list a couple of mine for your consideration:

My first concern is with the pond located directly behind our houses (where the mobile park would be located). This pond is part of a series of waterways that feed into McMillan Creek. Disturbance in this area (especially to the magnitude suggested in this proposal) could potentially lead to disruption or damage to the waterways leading into McMillan Creek. As you may or may not know, McMillan Creek is 'an important habitat for rainbow trout and provides valuable spawning beds' (see Regional Parks online). This area is already semi-protected via age restrictions for sport fishing, as it is a major part of several ecosystems. Has there been an environmental impact study done to review potential disasters to this pond and the tributaries it feeds?

Secondly, and probably most concerning, is that this pond and our entire neighborhood is home to the Western Toad (*Anaxyrus boreas*). The Western Toad is listed as a species of Special Concern by COSEWIC and is on Schedule 1 of the federal Species at Risk Act (see Canada.ca). Before any development is done in this area, there needs to be a study done on this species, specifically here, and the potential impacts to its future. These toads wander a fair ways from the pond itself, and are often found on our front lawn. I have attached two pictures of the Western Toad, taken with my child, at this pond, on Twinberry Dr. I am also aware that many of my neighbors have similar photos.

Another troubling aspect of this development is traffic. Adding approximately 400 vehicles to this neighborhood (assuming that each household usually has 2 or more vehicles) means that our one lane street that we have in the wintertime would not be sufficient, and would be even more dangerous than it already is. Even if another road was made to the highway, the major surge in traffic would mean some restructuring needing to be done to the highway itself. What sort of traffic study has been done to prove that this would not cause further issues going onto and off of this busy single lane highway? And at a section that is known for animal MVIs, no less? Someone suggested a through road to this development via Fisher and Wapiti. I think it highly unlikely that the majority of this traffic will enter the neighborhood via Estavilla Dr (which is the only other access off the highway even close to here) and wind their way through other neighborhoods to get

home, rather than drive the highway and turn directly in. Meaning, the majority of traffic would be centered on our main entrance, on a bad stretch of highway.

Another major issue is the lack of amenities or public transit this far towards the city limits. In fact, did the city not just cancel more Hart busses for the summertime? The closest grocery store to our street is over 3km away and the closest bus stop is 1km away. We do not have sidewalks here, let alone a crosswalk or any safe way across the highway.

Lastly, this development goes against a number of the policies and objectives of the Official Community Plan of Prince George including, but not limited to, attributing to urban sprawl and that growth in urban areas not centered to already existing developments 'in town' is causing infrastructure issues and higher maintenance costs. What study has been done to determine what these infrastructure changes are and how much the taxpayers will be on the hook?

I am not opposed to development (as long as it doesn't affect the toads), but I do, vehemently oppose this rezoning.

Thank you for considering all of this. Please vote NO.

Hannah Schmaus

