



1210 Fourth Avenue
Prince George, B.C. V2L 3J4
Tel. (250) 562-1977
Fax (250) 562-1967

City of Prince George
1100 Patricia Boulevard
Prince George BC V2L 3V9

Date: February 1st, 2021
L&M Project: 1509-22

Community Meeting Summary Report

<u>Public Consultation Period:</u>	January 14 th , 2021 – January 29 th , 2021
<u>Subject Property:</u>	4114 Balsum Road
<u>Number of Notices Delivered:</u>	62
<u>Planner from the City of PG:</u>	Nicole Fraser

Background

The subject property is approximately 0.61 hectares (ha) in size and is located within the municipal boundaries of the City of Prince George. The subject property is currently designated as a Parks and Open Spaces Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011* (OCP) and is currently zoned P1: Parks & Recreation in the *City of Prince George Zoning Bylaw No. 7850, 2007*. The subject property is presently vacant.

The following table summarizes the existing land uses that surround the subject property:

	OCP Future Land Use	Zoning Bylaw	Existing Use
North	Neighbourhood Residential & Neighbourhood Centre, Residential	Rs2m: Single Residential (with manufactured housing) & RM1: Multiple Residential	Residential
South	Parks & Open Spaces	RS1: Suburban Residential and P1: Parks and Recreation	Residential and Park space
East	Neighbourhood Centre, Residential & Business District, Community Facility	P2: Minor Institutional	Heritage Free Presbyterian Church
West	Neighbourhood Residential	RS1: Suburban Residential and RS2m: Single Residential (with manufactured housing)	Residential

Description of Project

The subject property is presently vacant and underutilized in its current state. Although it is zoned in the Zoning Bylaw and designated in the OCP for park, the property has been privately owned for the known history of the lot. As such, the property presents an ideal opportunity for infill development, which will increase the housing options and availability within the area. The proposed RS2: Single Family/ RT1: Two-Family zoning districts and the Neighbourhood Residential OCP designation are consistent with the surrounding area. Further, the potential residential density has been carefully and strategically considered within the context of the existing built form and the identified need for new housing opportunities in the Hart community. The proposed zoning would support two new duplexes and up to 4 single family homes, which will provide new lifestyle options for people at all life stages and mobility levels.

The subject property is less than 500 m to the Hart Save-on Foods and less than 700 m to the Hart Mall. Further, being less than 400 m to a bus stop that provides public transit access to the greater transit system of Prince George, future residents of the proposed development will have multiple transportation options to various institutions and amenities both locally and throughout Prince George.

Community Meeting

This public consultation opportunity was advertised by invitations delivered via Canada Post to homes surrounding the subject property. The consultation area included 62 homes as identified on the enclosed Distribution Map of Appendix A. The City of Prince George's standard for delivery of notice is 30 metres and in this case, we delivered invitations to neighbours more than 200 metres from the subject property.

Due to the evolving COVID-19 public orders and the current restrictions on public gatherings, the public consultation process for this application was completed via mail-out with multiple options for neighbours to provide feedback as outlined in the Invitation to Neighbours provided in Appendix B. During the consultation period L&M received 8 comment submissions from 6 different neighbours (4 email and 4 phone submissions). Correspondence with all neighbours has been documented and included in Appendix C of this summary.

The feedback received from the neighbours was varied, with some neighbours expressing their support and encouragement for the development, while others had concerns about the change to the park designation. The most common comment was that neighbours were under the impression that the subject property was parkland. L&M explained that the property is zoned

and designated in the OCP for a park or other outdoor recreation type uses; However, that when we inquired with the City about the history of the property, we were unable to trace the ownership back to the City. Instead, it appears that the land has remained privately owned, yet undeveloped and vacant for so long that it was to be public land due to the zoning and OCP designation.

When considering the use of the word park or parkland, L&M explained that it can be used as a description of public land for the purpose of public enjoyment and recreation or it can be used within the context of the City's land use policies, the latter use being the situation for this property. L&M further explained what the process would look like if the property actually was owned by the City and included in the City's Park Inventory, which would require additional public consultation prior to the removal from the Parkland Inventory and subsequent sale of the land. Since the land is not owned by the City and is not maintained for public use or included in the City's Parkland Inventory, that public process was not required; instead, this Rezoning and OCP process is the appropriate course of action for Administration and Council to consider the proposed land use amendment and residential infill project.

Summary

Overall, this consultation process met its intended goal of sharing key project information with the neighbours and collecting their feedback. Neighbours were advised that their comments and concerns would be documented and included in this summary to Administration for Council's information and consideration.

Yours Very Truly,

L&M ENGINEERING LIMITED



Ashley Elliott, MCIP, RPP
Community Planner

Copies To: Bruce Kidd, President Kidd Real Estate Holdings Ltd.
Terry Fjellstrom, President L&M Engineering Limited
Enclosures: As Noted.

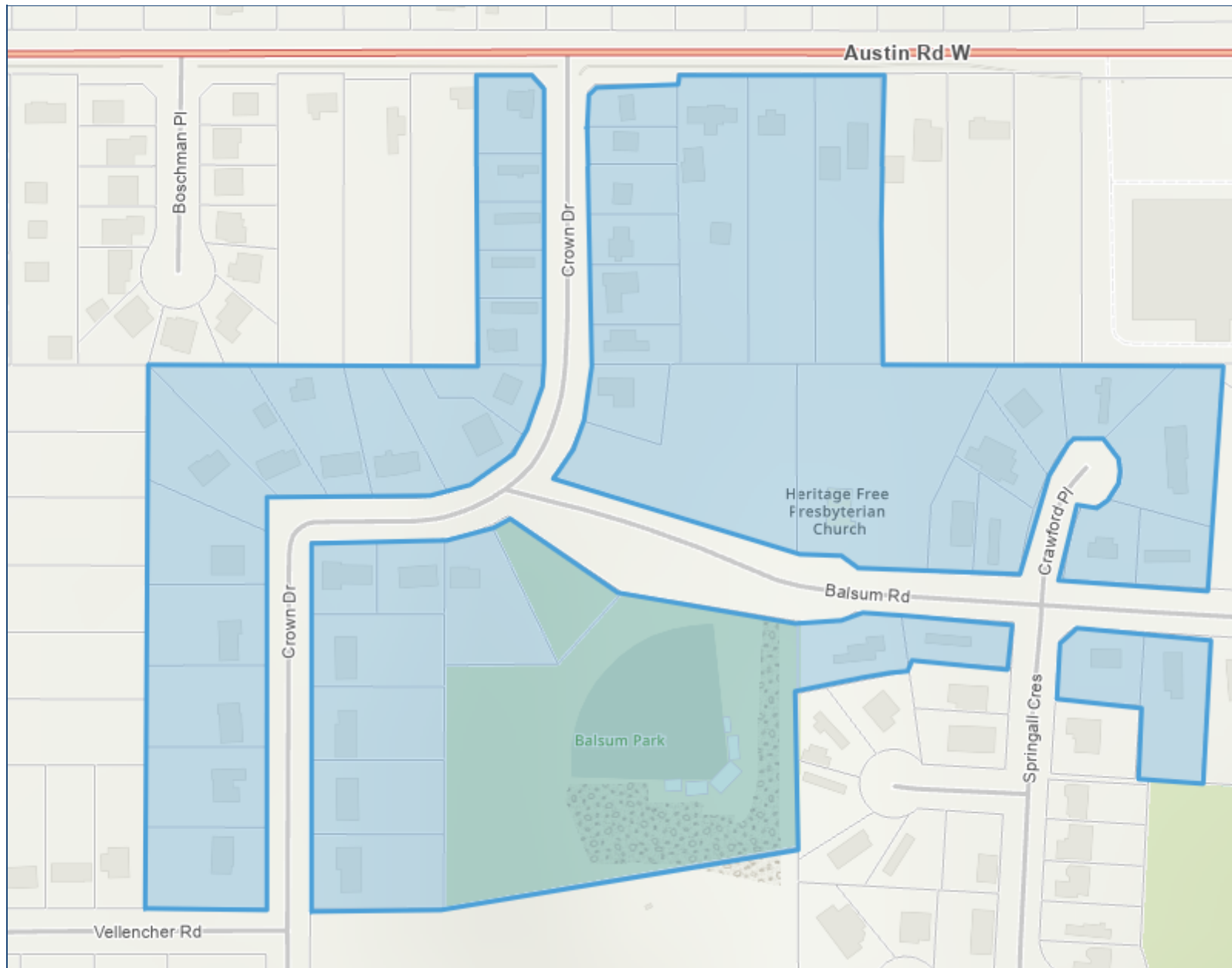
APPENDIX A

Public Consultation Distribution Map

Exhibit "A" to CP100162



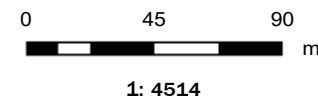
CITY OF
PRINCE GEORGE



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for: navigation, a plan of survey, routes, nor locations.

Notes:

Printed: December 23, 2020 11:04



APPENDIX B

Invitation to Neighbours and Enclosures

Please Respond by January 29th, 2021

Attention: Neighbour | Property Owner

**Reference: Request for Feedback on Proposed Land Use Change
4114 Balsum Road**

Dear Neighbour,

Please consider this letter as your opportunity to participate in a public consultation process for a proposed land use change to the property at 4114 Balsum Road. A new Official Community Plan Amendment and Rezoning Application to support the change is presently being reviewed by the City of Prince George. The change would allow the existing property to be subdivided to create a mix of new single (RS2 zone) and two-family homes (RT1 zone) on the property at the corner of Crown Drive and Balsum Road as shown in the image below:



This proposed land use change will require a rezoning application that will rezone a portion of the subject property from P1: Parks and Recreation to RS2: Single Residential and RT1: Two-Unit Housing. An amendment to the City of Prince George Official Community Plan will also be required in order to take a portion of the property from a Parks and Open Space Future Land Use to a Neighbourhood Future Land Use. The application drawings that were provided to the City have been included with this letter for your review and information. The application process is in its beginning stages. The application has moved to Council for the first two readings, giving Council the opportunity to move to the next step, which is a Public Hearing so that they can receive feedback from the surrounding neighbours. The information received as a result of this letter will be summarized in a report and provided to Council as part of the Public Hearing package and you will be notified of when the Public Hearing is scheduled so that you can participate and provide your feedback directly to Council either in person or by written submission.

The property is privately owned and is not recognized by the City of Prince George as public or parkland property. This property was not previously owned by the City, and the origin of the original Zoning and OCP designations are unknown. The applicant purchased the lot from a private property owner for the sole purpose of infill development due to the closeness of the amenities located along Austin Road and Kelly Road. The development is expected to add more housing inventory to the Hart community to provide more flexibility for people interested to downsize, age-in-place or for young families looking for starter homes.

Typically, an in-person community meeting would be held where this information would be shared with the neighbourhood; however, due to the evolving COVID-19 situation and the public orders restricting public gatherings we will need to be flexible in how feedback is received and included with the application to the City. As such, L&M Engineering is open to multiple forms of feedback including the following:

- Socially distanced one-on-one in person meetings in the L&M Engineering board room, where masks and hand sanitizer will be provided to ensure that your health and safety is prioritized while following national and local guidelines for the mitigation of risk and prevention of the spread of COVID-19;
- Virtual Meetings by Zoom or Microsoft Teams;
- Phone calls; and/or
- Written submission (received by email, Canada Post, fax or hand delivered to the L&M Office).

Any surrounding residents who are interested in this proposed development are invited to participate. Please feel free to extend an invitation to any individuals that would like to provide

their feedback on the proposed land use change but did not receive copy of this letter. If, for any reason, you are unable to respond by January 29th, 2021, please feel free to contact the undersigned via the contact information provided below to find alternative methods to support your participation. We look forward to hearing from you.

Sincerely,

L&M ENGINEERING LIMITED



Ashley Elliott, MCIP, RPP

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

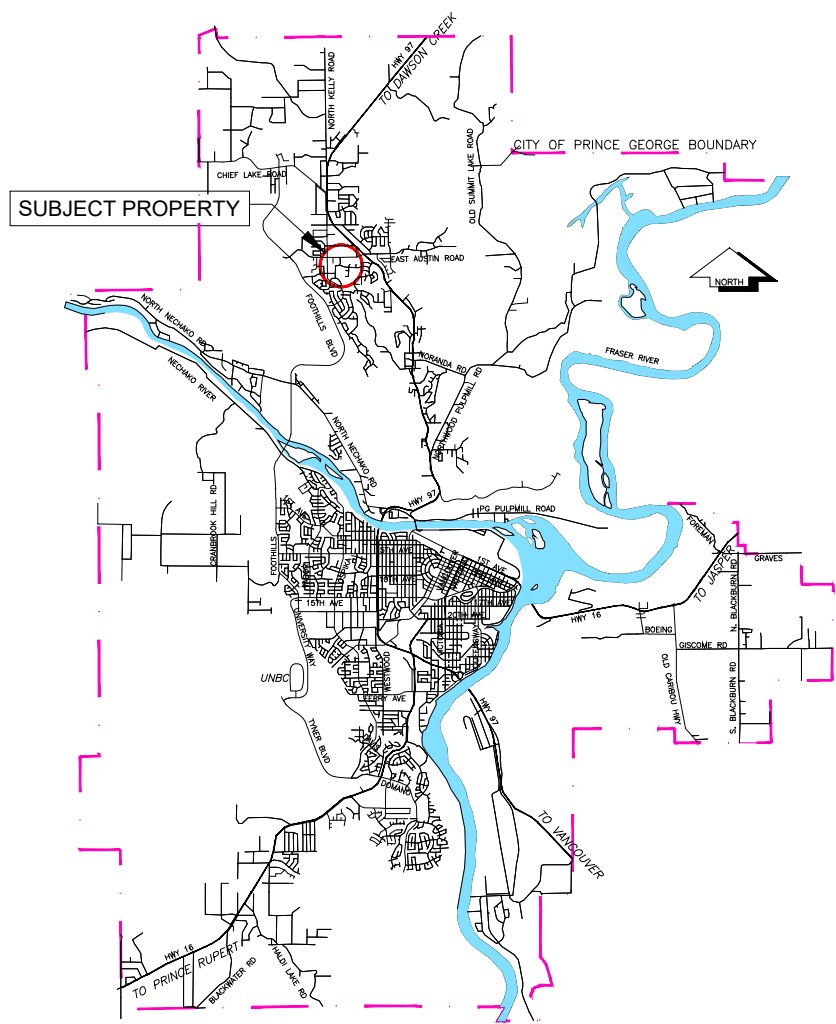
Fax: 250-562-1967

Email: aelliott@lmengineering.bc.ca

KIDD REAL ESTATE HOLDINGS

BALSUM ROAD DEVELOPMENT

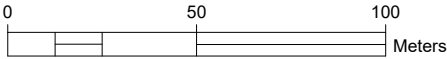
REZONING & OCP AMENDMENT APPLICATION DRAWINGS



LOCATION MAP
N.T.S.



AERIAL PHOTO
SCALE 1:2000



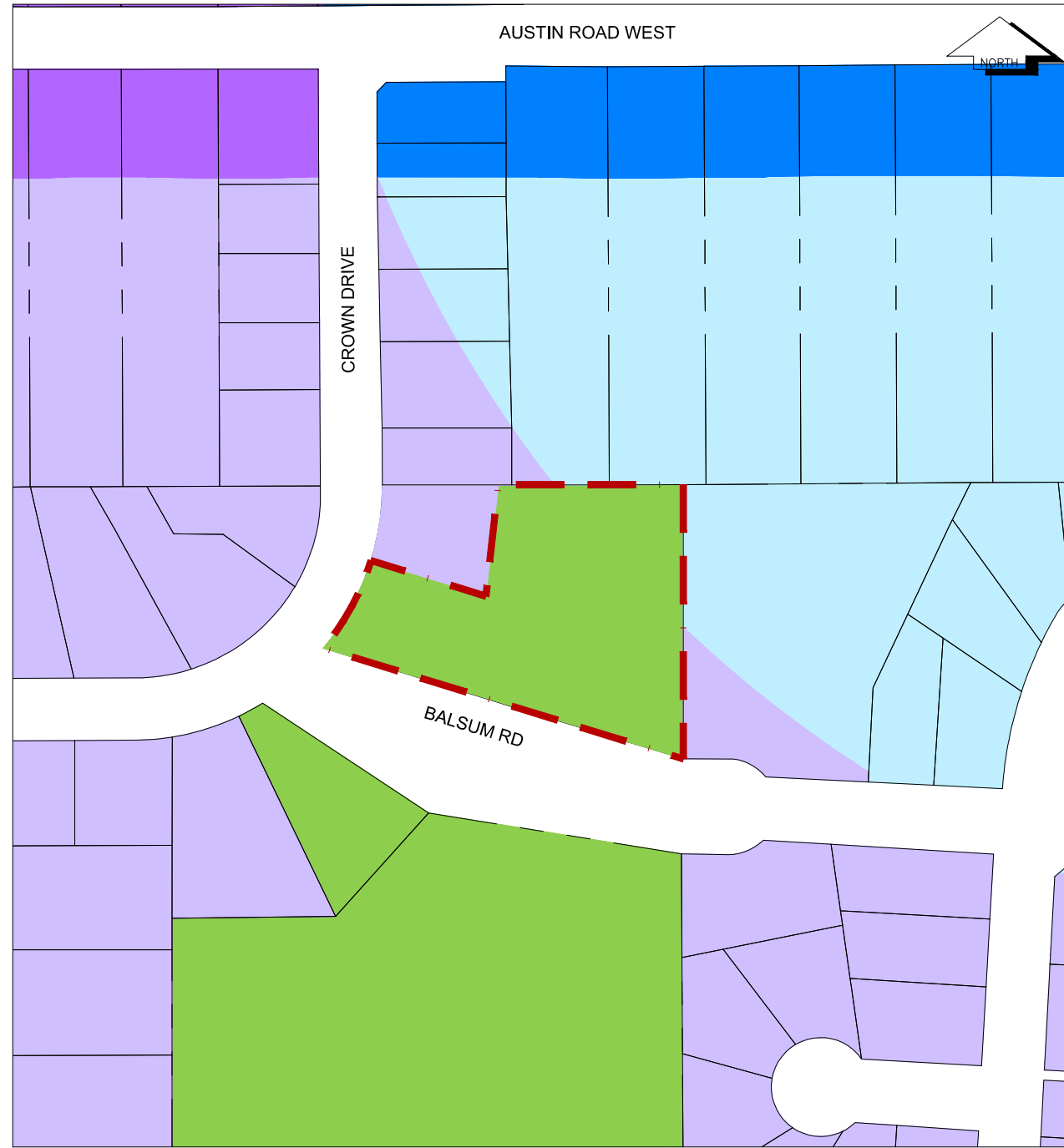
DRAWING INDEX

Dwg No.	Rev.	Description
RZ:01	1	TITLE PAGE, LOCATION MAP & AERIAL PHOTO
RZ:02	1	EXISTING & PROPOSED OCP
RZ:03	1	EXISTING & PROPOSED ZONING
RZ:04	1	PROPOSED LOT PLAN

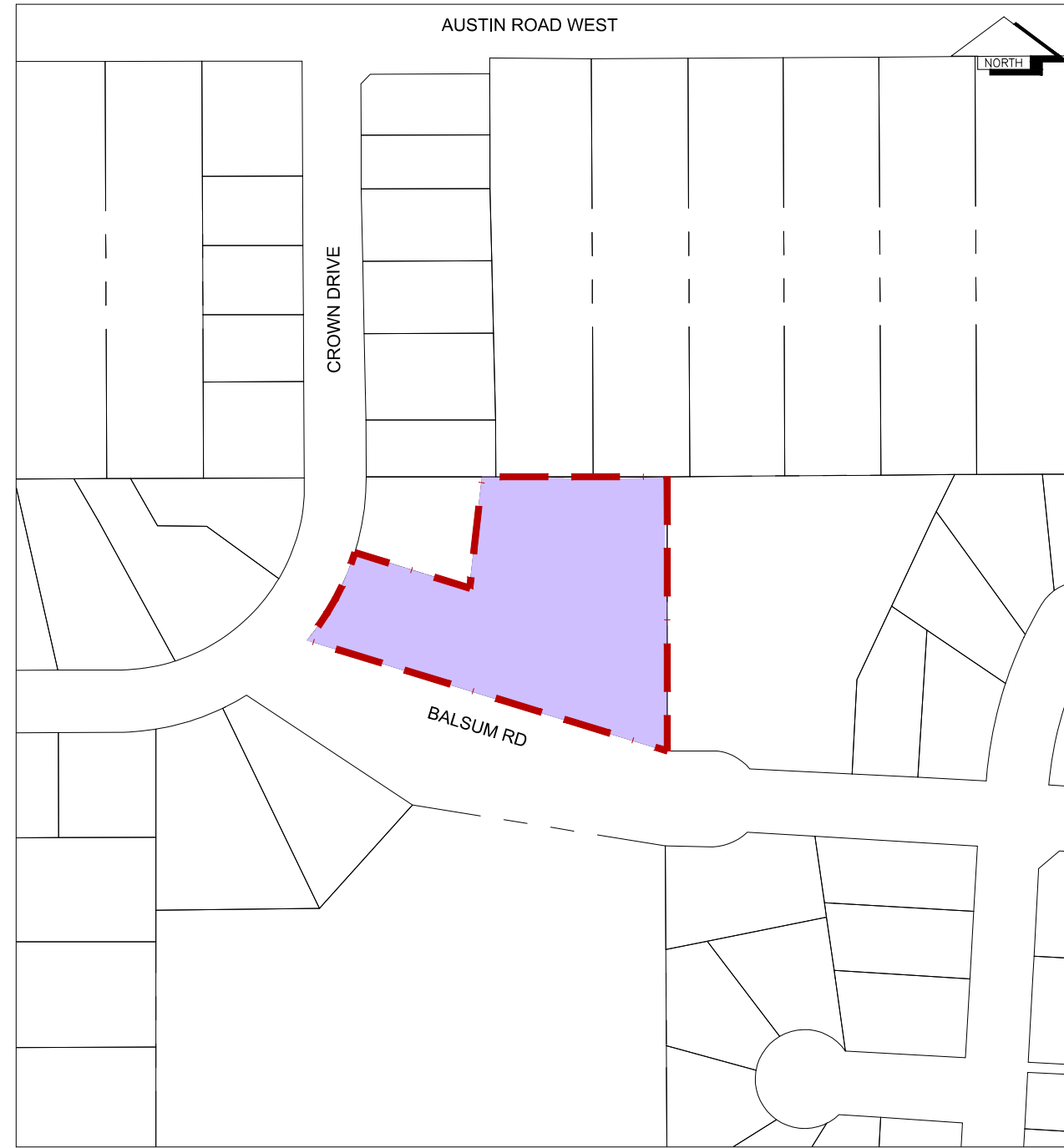


1210 Fourth Avenue
Prince George, B.C. V2L 3J4
Tel. (250) 562-1977
Fax (250) 562-1967

PROJECT No.:	1509-22
DATE:	JANUARY 2020
PLANNER:	ANE
ENGINEER:	KP
DESIGNER:	KP



EXISTING FUTURE LAND USE
SCALE 1:2000

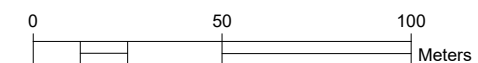


PROPOSED FUTURE LAND USE AMENDMENT
SCALE 1:2000

OCP AMENDMENT SUMMARY CHART

PID	LEGAL	TOTAL AREA	AMENDMENT AREA	EXISTING FUTURE LAND USE*	PROPOSED FUTURE LAND USE
008-411-590	LOT A DL 4047 CARIBOO DISTRICT PLAN 23955	6145 m ² (0.61 ha)	6145 m ² (0.61 ha)	PARKS & OPEN SPACE	NEIGHBOURHOOD RESIDENTIAL

* CITY OF PRINCE GEORGE OFFICIAL COMMUNITY PLAN BYLAW No. 8383, 2011



LEGEND
 SUBJECT AREA
 BOUNDARY

CoPG FUTURE LAND USE
 NEIGHBOURHOOD CENTRE
 RESIDENTIAL
 CORRIDOR
 NEIGHBOURHOOD
 RESIDENTIAL
 CORRIDOR
 OTHER
 PARKS AND OPEN SPACE

NO.	DATE	REVISION	DR.
1	05/10/20	UPDATED REZONING	MM



DRAWN:	KP
CHECKED:	ANE
ENGINEER:	TAF
PLANNER:	ANE
DRAWING FILE:	1509-22_RZ_Base.dwg
DATE:	JANUARY 2020
SCALES:	AS NOTED

KIDD REAL ESTATE HOLDINGS
BALSUM ROAD DEVELOPMENT
OCP AMENDMENT & REZONING
EXISTING & PROPOSED
OCP

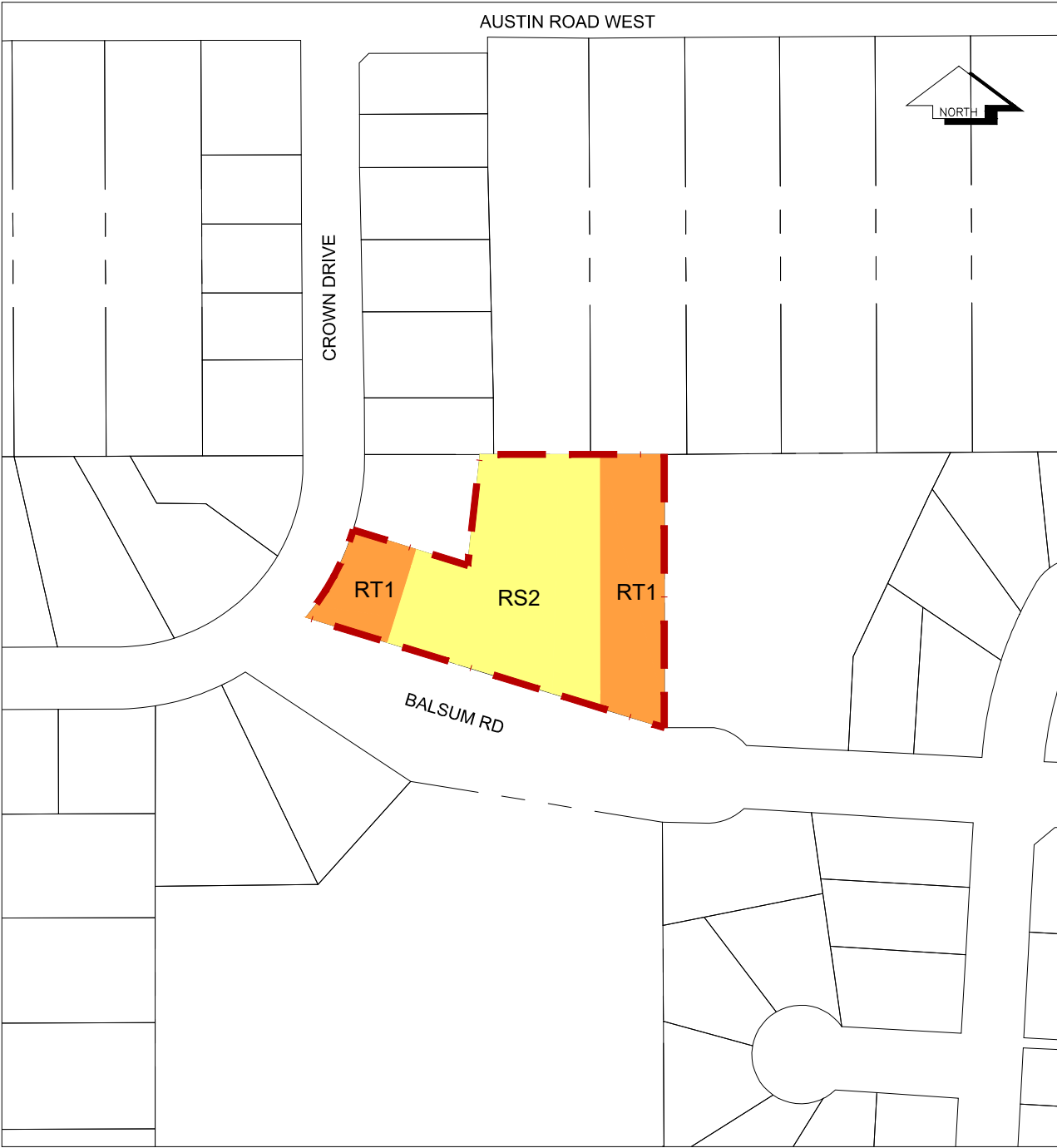
L&M PROJECT No.
1509-22
DRAWING No.
RZ:02

SHEET No.	REV. No.
2 of 3	1

G:\Data Files\1509\1509 - Kidd Real Estate Holdings\1509-22_RZ_Base.dwg



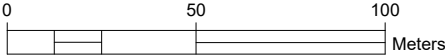
EXISTING ZONING
SCALE 1:2000



PROPOSED ZONING AMENDMENT
SCALE 1:2000

ZONING AMENDMENT SUMMARY CHART					
PID	LEGAL	TOTAL AREA	AMENDMENT AREA	EXISTING ZONING**	PROPOSED ZONING
008-411-590	LOT A DL 4047 CARIBOO DISTRICT PLAN 23955	6,146 m ² (0.61 ha)	3,714.7 m ² (0.37 ha)	P1 - PARKS & RECREATION	RS2 - SINGLE RESIDENTIAL
			2,431.1 m ² (0.24 ha)	P1 - PARKS & RECREATION	RT1 - TWO-UNIT RESIDENTIAL

** CITY OF PRINCE GEORGE ZONING BYLAW No. 7850, 2007



LEGEND

SUBJECT AREA BOUNDARY

CoPG ZONING

RM1 MULTIPLE RESIDENTIAL

RS1 SUBURBAN RESIDENTIAL

RS1m SUBURBAN RESIDENTIAL

RS2 SINGLE RESIDENTIAL

RS2m SINGLE RESIDENTIAL

RT1 TWO-UNIT RESIDENTIAL

P1 PARKS AND RECREATION

P2 MINOR INSTITUTIONAL

P3 MAJOR INSTITUTIONAL

C7 TRANSITIONAL COMMERCIAL

1	05/10/20	UPDATED REZONING	MM
NO.	DATE	REVISION	DR.

CITY OF
PRINCE GEORGE
Planning & Development

DRAWN:	KP
CHECKED:	ANE
ENGINEER:	TAF
PLANNER:	ANE
DRAWING FILE:	1509-22_RZ_Base.dwg
DATE:	JANUARY 2020
SCALES:	AS NOTED

KIDD REAL ESTATE HOLDINGS
BALSUM ROAD DEVELOPMENT
OCP AMENDMENT & REZONING
EXISTING & PROPOSED
ZONING

L&M PROJECT No.
1509-22

DRAWING No.
RZ:03

SHEET No. 3 OF 3	REV. No. 1
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APPENDIX C

Neighbourhood Correspondence

Ashley Elliott

From: Chris Borisoff <Redacted>
Sent: January-14-21 2:51 PM
To: aelliott@lmengineering.bc.ca

As residence right on the corner of crown dr we are completely opposed! .. the city crookedly selling off park land for building by using its from a privately owned buyer and not actually under any jurisdiction. But then right there its says you need a rezoning because it park land . !! Which one is it you cunts . .liars . I like taking on liars.. I like embarrassing the fuck outta them especially Bruce kidd. . See you at the meeting if it gets that far ..

Ashley Elliott

From: Chris Borisoff <[Redacted]>
Sent: January-15-21 1:32 PM
To: Ashley Elliott
Subject: Re: Balsum Road Rezoning Application

It be waiting to see those signs lol.. legitimate process. .. sounds like it.. bout as legitimate as the school board in the kelly road school fiasco . Or the retarded overages on city council budget that forced them to sell off parks to contractors to pay for there atrocities . Get that sign up so I can reserve that day .. not two days before hand like they did on houghtaling rd either

On Fri., Jan. 15, 2021, 8:58 a.m. Ashley Elliott, <aelliott@lmengineering.bc.ca> wrote:

Good Morning Mr. Brorisoff,

Thank you for your interest in the Balsum Road Rezoning Application and for your prompt response that will be included in the consultation summary for this application.

The property owner acquired the land through a private sale and as far back as we could tell, the land has not been under the ownership of the City. Sometimes land will be zoned for park use, but never formally designated to the City or maintained for public use. That is the case with this property on Balsum Road. Therefore, we have two different interpretations of the word "park" to consider. First, "park" can be considered in the context of public space, owned and maintained by the City for the purpose of public recreation and use. The second context is the "P1: Parks and Recreation" zone within the City of Prince George Zoning Bylaw No. 7850, 2007.

In this case, the land is not publicly-owned property; however, it is zoned for park and outdoor recreational uses so it does not currently support a residential subdivision. This is why we are applying to the City to change the zone so that it is more consistent with the surrounding land uses and would support a new residential development. If the park was owned by the City and used for public recreation then a different public consultation process would be required to remove it from the park inventory so that the land could be sold, but since it's already privately owned, the standard Rezoning and Official Community Plan Amendment application process is the path forward.

This is all part of a transparent and legitimate process that ultimately Council will be able to consider. We will post signs on the property in the coming future that will notify you of your opportunity to participate in the Public Hearing so that you may address Council with your concerns directly. In the meantime, if you would like to discuss the application in greater detail or if you have any additional questions, please don't hesitate to contact us at your convenience. L&M respectfully remains available to discuss the application, the process, or any additional information that you would like forwarded to Council as part of the public consultation summary for this application.

Have a good day.

Yours Truly,

Ashley Elliott

Ashley Elliott, MCIP, RPP

Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977 (ext. 123)

Fax: 250-562-1967

Cell: 250-981-2558

Email: aelliott@lmengineering.bc.ca

From: Chris Borisoff [mailto:Redacted]

Sent: Thursday, January 14, 2021 2:51 PM

To: aelliott@lmengineering.bc.ca

Subject:

As residence right on the corner of crown dr we are completely opposed! .. the city crookedly selling off park land for building by using its from a privately owned buyer and not actually under any jurisdiction. But then right there its says you need a rezoning because it park land . !! Which one is it you cunts . .liars . I like taking on liars.. I like embarrassing the fuck outta them especially Bruce kidd. . See you at the meeting if it gets that far ..

Ashley Elliott

From: Chris Borisoff [Redacted]
Sent: January-15-21 1:42 PM
To: Ashley Elliott
Subject: Re: Balsum Road Rezoning Application

Furthermore id be interested in who filed for the amendment on the bylaw in dec 2020 ... that bylaw sounds pretty loose , with lots of room for self gain for those who will grease the processes .

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In this case, the land is not publicly-owned property; however, it is zoned for park and outdoor recreational uses so it does not currently support a residential subdivision. This is why we are applying to the City to change the zone so that it is more consistent with the surrounding land uses and would support a new residential development. If the park was owned by the City and used for public recreation then a different public consultation process would be required to remove it from the park inventory so that the land could be sold, but since it's already privately owned, the standard Rezoning and Official Community Plan Amendment application process is the path forward.

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Have a good day.

Yours Truly,

Ashley Elliott

Ashley Elliott, MCIP, RPP

Planner

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Work: 250-562-1977 (ext. 123)

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Email: aelliott@lmengineering.bc.ca

From: Chris Borisoff [mailto:Redacted]

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As residence right on the corner of crown dr we are completely opposed! .. the city crookedly selling off park land for building by using its from a privately owned buyer and not actually under any jurisdiction. But then right there its says you need a rezoning because it park land . !! Which one is it you cunts . .liars . I like taking on liars.. I like embarrassing the fuck outta them especially Bruce kidd. . See you at the meeting if it gets that far ..

Record of phone conversation with neighbour for Balsum Road Application No.: CP100162 and RZ100657

Neighbour's Name: Helen Watson

Address: Redacted (please redact)

Date: January 15th, 2021

Time: 3:48-4:10 pm

General Comments:

Ms. Watson's father originally owned all the lands in the area and subdivided it off. She has a long knowledge of the area and has seen so much change over the years. It will be nice to see this parcel developed.


Concerns:

NONE.

Ms. Watson explained that she is very supportive of the proposed development because there is so much land that has just sat empty for years.

Ms. Watson explained that she lives kitty-corner to the subject property and walks by it every day. She said that the property is just weeds and that no one uses it as a park. Ms. Watson expressed multiple times how nice it would be to see something there and to see some new development in the neighbourhood.

I thanked her for taking time to express her support in the application and she said she just wanted to call and let me know because she thinks it would be great for the neighbourhood.



Ashley Elliott

From: Ashley Elliott
Sent: January-28-21 3:45 PM
To: Lou Kertesz
Cc: Megan Hickey; Ashley Elliott
Subject: RE: response proposed land usage at 4114 Balsum rd

Good Afternoon Mr. Kertesz and Ms. Ross,

Thank you very much for expressing your support for the Balsum Road application in response to the public consultation invitation we delivered to your house. My apologies for the delayed response, we just wanted to extend our gratitude for your feedback. We will provide you with a full copy of the Public Consultation Summary that will be provided to Council for your records. Have a great night and please don't hesitate to reach out if you have any questions or would like to discuss the application in greater detail.

In response to the evolving COVID-19 situation, I will be working from home until further notice. During this time, please contact me via email or at the cell phone number listed below. Thank you for your understanding

Yours Truly,

Ashley E.

Ashley Elliott, MCIP, RPP
Community Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4

Work: 250-562-1977 (ext. 123)
Fax: 250-562-1967
Cell: 250-981-2558
Email: aelliott@lmengineering.bc.ca

-----Original Message-----

From: Lou Kertesz Redacted
Sent: January-20-21 10:04 AM
To: aelliott@lmengineering.bc.ca
Subject: response proposed land usage at 4114 Balsum rd

Florence M Ross and myself Lou Kertesz are the property owners of 4089 w Austin rd backing unto the proposed rezoning application on 4114 Balsum rd. Our residence has been in our family since 1959.

We both fully support the application and hope for its success.

Respectfully Yours

Florence M Ross and Louis A Kertesz

Record of phone conversation with neighbour for Balsum Road Application No.: CP100162 and RZ100657

Neighbour's Name: Jim Davidson

Address: Redacted (please redact)

Date: January 20th, 2021

Time: 1:45 pm – 2:00 pm

General Comments:

Mr. Davidson said that his property overlooks the subject property and he has lived on his property since 1975.

Concerns:

Mr. Davidson expressed his concerns about developing houses on the subject property due to placement of fill that has occurred in the past. We explained that a required part of all subdivision applications in the City is to include a geotechnical assessment to ensure that the structure of the soil can support the proposed development. We explained further that depending on the outcome of the geotechnical investigation, site-specific assessments can be conducted at the building stage for building footings etc.

When prompted about the proposed density or housing forms he said he did not really have any concerns other than the stability of the site.



Record of phone conversation with neighbour for Balsum Road Application No.: CP100162 and RZ100657

Redacted (please redact)

Neighbour's Name: Bill Taylor

Address: Redacted (please redact)

Date: January 28th, 2021

Time: 1:30 pm – 2:22 pm

General Comments:

Was interested to know about the future lot layouts. Was told that the existing zoning boundaries would support two duplex lots and 4 single family lots. I explained that the corner duplex lot (on the corner of Crown and Balsum) is proposed to have one driveway access off Crown Drive and one off Balsum Road in an effort to align with the single-family nature of the surrounding neighbourhood.

Concerns:

Mr. Taylor has concerns that the subject property essentially wraps around his lot. They purchased in the area after moving from a larger rural lot in the country and this lot was the next best step with lots of surrounding trees.

Mr. Taylor feels frustrated that he was told the lot was zoned/OCP for Parkland when he purchased his property. He takes issue with the stance that the City can't trace the history of when the property became privately owned or what happened to the park. Mr. Taylor purchased the property in 2006 after purchasing it from his in-laws who had relocated the house from the island cache area in the 80s. He said when he purchased his property, the realtor provided the documentation of the surrounding area to show how it was a planned subdivision that included a building scheme for the area. He still has a copy of the building scheme he was given when he purchased the lot but it doesn't say anything about a park. He said that the subject property has been privately owned since at least 2006 because a previous property owner tried to put a trailer on it but that is not allowed under the building scheme.

It is Mr. Taylors feeling that this is why we have an OCP so that as areas develop there's a future plan for a park, but now we're changing the OCP.

Mr. Taylor explained that the corner near the Crown Drive and Balsum intersection is treacherous. He has to pull people out of their yard every year who lose control of their vehicle and slide off the road. In a typical winter, 2-3 vehicles end up in their yard and it gets quite slippery. The City is pretty good to sand it but it's not a primary road so those winters where we get a lot of snow we can go 2-3 snowfalls without being plowed. It is a problem.

Mr. Taylor explained that he is familiar with the developer and his other projects, and while he doesn't mind the way the houses look in the other subdivisions he has concerns about the size of the lots. The houses are too close together with not enough trees. Those lots are too small and would not fit within the existing neighbourhood that has larger lots and more space.



Record of phone conversation with neighbour for Balsum Road Application No.: CP100162 and RZ100657

Neighbour's Name: Darren Andreych

Address: Redacted (please redact)

Date: February 1st, 2021

Time: 10:28 am – 10:35 am

General Comments:

Mr. Andreych was calling on behalf of his rental property at the above-referenced address. He presently resides in Vancouver but maintains his rental property on Crown Drive.

Concerns:

NONE.

Mr. Andreych confirmed that he had no concerns about the land use change or development. He was just calling for more information about when the buildings would begin construction.

I thanked him for taking time to provide his feedback about the application and he said he didn't mind, he just wanted that information about timing of construction.

A handwritten signature in blue ink, appearing to read "D. Andreych", is located at the bottom of the page.

Fraser, Nicole

To: Fraser, Nicole
Subject: RE: Addendum for Public Consultation Summary for Balsum Road RZ100657

From: Ashley Elliott <aelliott@lmengineering.bc.ca>
Sent: Friday, February 5, 2021 10:13 AM
To: Daryl Wilkins [Redacted]
Subject: Re: Proposed land use change

Good Morning Mr. Wilkins,

Thank you for your response on behalf of the Heritage Free Presbyterian Church. We have submitted the public consultation summary to the City of Prince George, but I will forward your response to the City for inclusion as an addendum if they will include it.

We always appreciate hearing from neighbours about a proposed land use change or development and would like to thank you for the time you have invested to consider the information and provide your response to us. If, at any time you would like to discuss the application or proposed development we remain available at your convenience.

Have a great day!

Yours Truly,

Ashley Elliott, MCIP, RPP
Community Planner, L&M Engineering Limited

From: Daryl Wilkins [Redacted]
Sent: Friday, February 5, 2021 10:07 AM
To: Ashley Elliott <aelliott@lmengineering.bc.ca>
Subject: Proposed land use change

Dear Ashley Elliott,

I am writing on behalf of Heritage Free Presbyterian Church, regarding the land change proposal at 4114 Balsum Road. I apologize that our response is past the requested date for reply. We have discussed the proposal, and are in favor of the proposed change.

Thank you for sharing the information concerning this development.

Sincerely,

Daryl Wilkins
Treasurer
Heritage Free Presbyterian Church