

June 2nd, 2018

Trevor and Sandi Dorie

Mile 41 Alaska Hiway. Fort St. John, BC

To; Peace River Regional District

Re; Application for change to Land Use from Residential to Light Industrial on **File 2016-110 (Mel Stewart)**.

We refer you to the **North Peace Fringe Area Official Community Plan Bylaw #1870, 2009**. Specifically Section #4 Residential areas 4.2 Objectives. Subsection 6 wherein it states;

Spot zoning is not supported by this Plan, therefore Industrial or Commercial scale business will not be allowed in the residential designations and should be directed to appropriate designated areas.

The present zoning of this area is Medium Density Rural Residential.

Permitted uses within Light Industrial zoned property include; Gravel extraction & processing facility including screening and asphalt plants. Transportation depots, contracting shop & storage yard for trucking, construction & oilfield service, machine shop, welding shop and oil and gas pumping station. All of which have the potential to create an environment which will not only make the quiet enjoyment of the residences in this neighbourhood very difficult for the existing owners, but will very adversely affect their property values going forward.

We ask that you heed the many hours of input by the Regional District staff and Advisory Committee members and other community members in developing the afore mentioned Community Plan Bylaw and leave this property zoned Residential.

Thank you,



Trevor Dorie



Sandi Dorie