

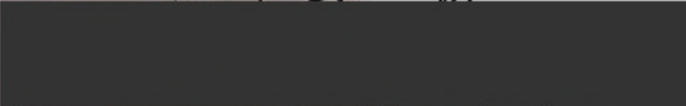
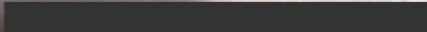
We are writing to express our strong opposition to File No. 16-110 OCP ZN, the proposed rezoning of Lot 2, PLn PGP 47112.



This is a quiet residential area with very little traffic; the only heavy traffic is that needed to provide services or amenities for residents. Working from home for most of the pandemic, I can attest that this area is quiet even during peak traffic hours, and air traffic and train noise is minimal. Seven straight weeks of nightshift on a 6 on/1 off schedule were worked beginning in April and no noise disturbances noted during the daytime hours. A commercial business in our backyard would take away from the privacy and quiet surroundings we have enjoyed since moving in. We also note the following:

- **North Peace Fringe Area Official Community Bylaw #1870, 2009, Section 4 Residential Areas: Objective 4.2.6 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 proposed use of the subject property does not fit within the MDR designation, is incompatible with surrounding residential uses and contrary to the current NPFA OCP and DRAFT version available online.
- All three residences on the south boundary have changed ownership within the last year. Knowledge of the 2018 application would have affected decisions by new owners – either lower offers or decision to purchase elsewhere. Rezoning will affect property values.
- **Development Application Procedures and fees, Bylaw No. 2165, 2016, 8. Public Notice Sign Requirements.** No sign has been observed since residents of 5986 Jade Avenue first viewed the home in October 2019.
- **FOR SALE sign was placed in March/April 2021** and a call made on May 8th to inquire about pricing. The caller was told the lot is listed as commercial and bids are being accepted. The sign was blown down September 30th during high wind event. **photo of sign on next page.*
- Jade Avenue and Alcan Frontage are the only paved roads and are without sidewalks, crosswalks or streetlights. Frequently used by all residents, including children without adult supervision, they are ideal for biking, scooters, or skateboards. Seasonal conditions frequently render nearby trails near railway muddy or inaccessible and signs of wildlife or encounters are frequent (moose, bear, deer, coyote, and fox). Options for safe areas to enjoy outdoor activities are limited. Increased traffic will adversely affect pedestrians and further limit safe options for recreational activity in the neighborhood.

As the pandemic changes the way we work and live, properties like Lot 2, PLn PGP 47112 will be in high demand people seek more space and quick commutes. We urge you to disapprove the proposed rezoning so current residents can continue to enjoy a rural residential lifestyle and in the future other families might do the same. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have written letters or emails or are in attendance at the public hearing.

Thank you for your continued service and support of our communities.


Sarah Murray & Trevor Serack



Debbie Means


File No. 16-110

