

## Ashley Murphey

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**From:** Gladysz, James [REDACTED]  
**Sent:** Monday, May 30, 2022 10:17 AM  
**To:** Ashley Murphey  
**Cc:** [REDACTED]  
**Subject:** RE: Marguerite Gladysz Old Hope Road Subdivision - Submission from the Applicant

**CAUTION:** This email originated from outside of the organization.

Good morning Ashley,

As discussed at the public meeting please see the following submission from the Applicant.

### **Summary - Purpose of Application:**

1. To establish a separate 6.76 ha lot (Proposed Lot 1) for the existing home of the elderly applicant, Marguerite Gladysz, in preparation of a future move of Mrs. Gladysz vs needing to sell or rent the full quarter section. The applicant has already constructed a new driveway to allow the Lot 1 to have separate access vs passing through the existing Parcel A (F2774). This wasn't clear in the meeting as it was stated by a member of the public who lives in the area that there already was a home lot when in fact there is not.  
  
If for some reason the application is not approved by the PRRD as submitted we would at a minimum request that Lot 1 be approved for re-zoning.
2. To allow for at least a portion of the land to be divided among the children and grandchildren vs selling full quarter sections to allow for either the option of a place to settle and build a home, or to sell to invest in a home at a different location.
3. The North Peace Fringe Area OCP includes the subject quarter section as currently designated for minimum 10 acre lots, and in fact an amendment has been drafted and is close to approval to reduce this same quarter section to 4.5 acre lots. This is based on facts such as the marginal capability of the Class 5 designation of the soils as per the bylaw amendment background details, and the fact that there is existing access and existing 10 acre lot development immediately to the east and north.
4. Sixty years ago the land that is immediately to the east of the subject quarter section was subdivided by the applicant's husband, and the desire to create parcels of land for the enjoyment of families still remains as a purpose of the family.

## **Summary of Feedback Regarding the Fire Suppression System Requirement:**

The Applicant has concerns with, and is not willing to construct a fire suppression system for the proposed 6 new lots, or to sign a covenant to construct the system, for the following reasons:

1. The application for the subdivision was filed August 13, 2021, so why is this requirement being asked of the applicant prior to any specific bylaw being passed even to the present day.
2. The requirement is new for small rural subdivisions, and the commitment to construct with only limited requirements stipulated is not acceptable, and too risky in regards to unknown costs and liabilities. This is more sustainable for a development corporation not an elderly woman with limited funds trying to divide land amongst children and grandchildren.
3. The requirement brings into question the current ability of the Charlie Lake Fire Dept. to adequately provide fire protection services to the existing homeowners beyond the proposed lots. For example, the relatively new Hall Ave subdivision has homes further from the fire station and there is no added fire suppression system in place for these lots, most already with homes. Why is the present 8 km fire protection zone deemed insufficient? If so, are the residents within this 8 km radius of the Charlie Lake Fire Station aware that they are presently at risk?
4. The requirement will add the burden of PRRD maintenance to multiple such fire suppression systems if this precedent becomes normal practice within the PRRD vs a more easily managed addition of increased support fire water from a tank truck filled with water and ready to be used anywhere within the fire protection area and limited maintenance.

Thank you for your ongoing help in this process.

Kind regards,

Marguerite Gladysz

Robert Gladysz

James Gladysz

