

July 2023

To Whom It May Concern,

My Husband and I moved into our home [REDACTED] Golf Course Road on April 1st, 2019. We have been delighted with the neighborhood and our good fortune at starting over again this close to nature.

This rezoning of land development will not only cause problems with our well water but all of us along this road will have catastrophic water constrictions with the addition of newer homes to the road, if this land is altered in anyway is PRRD going to provide the upgraded water infrastructure, including a new sewer system to support not only new development but all the existing homes within this area to FSJ and not use the existing Charlie Lake system?

The neighborhood itself does not have the infrastructure to manage the population increase and we are not interested in paying more taxes to accommodate the necessary adjustments.

Not only will our quality of life be impacted but our largest and most important investment will depreciate.

The entire ecosystem of this area will also be destroyed. The extensive tree removal will erode the soil and create the flooding of our property and our neighbors. The noise will not only disturb us but will significantly disrupt the rare and fragile bat population that is currently thriving in this area.

We are unhappy and do not intend to accept this situation without expressing our concerns.

We support our local community in whatever actions they pursue to hinder and stop the development from progressing.

Sincerely,
Paul Lynne Steinburg,

Jacqueline Burton

From: Planning Department
Subject: FW: Wade Subdivision Application

To: Director Brad Sperling
Subject: Wade Subdivision Application

CAUTION: This email originated from outside of the organization.

Brad,

Good morning. It is to my understanding that the Wade's are once again re-applying once again to develop another subdivision on the Golf Course Rd. At what point do you tell them "NO" and no more applications? Here are issues further to the development of Wade subdivisions.

- 1). The intersection at Mile 54 to turn onto the Golf Course Rd. is an absolute accident waiting for a place to happen. With the increased traffic it will add to the possibility of something serious happening. I have contacted the government to install a convex mirror for the truckers coming from the scales approaching the stop sign by park to ensure no traffic instead of rolling through stop sign and blocking traffic entering Golf Course Rd. I did this 3 months ago nothing done. With the increased Oil & Gas Activity this intersection needs some serious attention before something serious happens. This should be the responsibility of the highways and developer if major intersection changes should occur.
- 2). They have consistently shown that they say or ask for one thing at one end of the application then do what's allowed at the other end and not what they convinced the public they were going to do. This has happened at each stage of this process from the very first proposal.
- 3). The PRRD is supposed to be bound to the communities wishes and wants for development in their area and not just what the developer puts forward even if it meets the PRRD criteria.
- 4). They do not have any acceptable form of water and soil erosion control. As we know in this area we are prone to large and sudden rain squalls that can cause small flash runoff issues.
- 5). They have not provided any form of acceptable fire control provision with this or the previous applications. They are thinking that they don't need to do it for each of their small add on developments because each one is below a threshold.
The cumulative effect though needs proper fire protection.
- 6). Strata Development rules should apply. No possible large truck traffic, no farm animals, houses of certain sizes. Criteria's must be meet.

I trust you understand my concerns as being a resident in Deerfield Subdivision for 27 years. Thanks for your time.

Dave Turchanski,




PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 23-006N Applicant: L and M Engineering Ltd

Comments or Concerns:

With respect, we would like to record our strong opposition to the approval of the proposed Zoning Amendment.

This proposal has come before the Regional District many times before and consistently been rejected. We feel that that issues that led to the previous rejections are still relevant and have not been resolved. Those issues include at least the following:

- *Road access: joining the Alaska Highway at the WeighScales is already quite risky
- *Schooling: Charlie Lake School is over capacity
- *Fire Services
- *Sewage line capacity

The application may only be for 8 parcels of land, but our concern is that one the precedent is set, further applications will follow as the area gets developed in a piecemeal fashion. Based on the previous record any assurances by Mr Wade that this is not his vision would have to be viewed with scepticism. At a meeting in the past Mr Wade assured those present that this parcel of land would never be subdivided by him.

Unfortunately neither of us is available to attend the meeting in person.

Janet and Richard Moody

Name: Janet and Richard Moody Date: Aug 11, 2023

Address: [REDACTED]

Email/phone number (optional) [REDACTED]

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fsj@prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 23-006 ZN **Applicant:** L&M Engineering Ltd. Agent for Larry Wade

Comments or Concerns:

Please see the attachments provided.

Thank you.

Name: Ross and Julie Bannerman **Date:** Aug 11, 2023

Address: [REDACTED]

Email/phone number (optional) [REDACTED]

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Ross and Julie Bannerman


Charlie Lake, BC

August 10, 2023

To: The PRRD Board
Subject: Wade Subdivision Application 23-006 ZN

As a member of the Golf Course Road community, here we once again are registering our objection to further development on the Wade property.

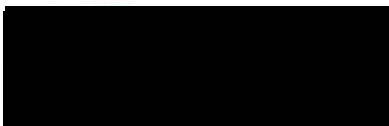
From the beginning of Wade applications our community expressed the fact that any application the PRRD Board chooses to approve will only lead to another application seeking more with greater exceptions. This application again proves that our community is right. Now they wish to convert more productive agricultural land to residential lots – now 1 ¼ acres, before they have even developed and sold the lots already approved. Nothing will ever be enough so the only way to control and protect the community and the precious sensitive Charlie Lake recreational area is to say no.

Attached you will also find the letter we submitted in 2015 outlining concerns that our community has shared about this development from the outset. We can now comfortably submit that these issues are now worse, not better:

- The condition of Charlie Lake regarding algae and weeds is worse than ever and the community continues to pursue action to address this growing problem including blue/green algae.
- Vehicle traffic on Golf Course road continues to increase and the congestion at the Alaska Highway Charlie Lake Provincial Park and Ministry Weigh Scale intersection is very congested.
- ATV, side by side and dirt bike activity has definitely increased and the resulting usage impacts are very evident.
- Fire risk is increasing yearly as the community experienced an evacuation order earlier this season. No fire protection and control systems have been provided in this development.
- Expanded development further stresses water supply – a concern to all residents.
- Climate change evolves, ever increasing worries about rainfall run-off erosion. This entire development is at the top of the hill. Runoff runs directly through the community and into the lake taking anything in its path with it.

From the outset of this nearly a decade long effort, our community has asserted that density is the issue and density continues to be the issue today. The Wades continue to prove that they will not stop pursuing opportunities to increase development density. Our community sincerely requests that the PRRD Board again listens to the submissions we have provided and recognizes that this development application is not in the best interest of the community and any approval to go forward will only jeopardize the community, not benefit it.

With respect and appreciation,





Ross and Julie Bannerman

June 23, 2015

Peace River Regional District
Board of Directors
9505 100 St.
Fort St. John, BC V1J 4N4

Via E-mail – prrd.fsj@prrd.bc.ca

Subject: Wade Group Application for Land Use Density Amendment

Mme Chair Ackerman and members of the Board,

The second Wade Group application to have the North Peace Fringe Area OCP amended to rezone their land on Golf Course Road to R2 HDR from R3 MDR was again very disappointing news to our community.

To our community it has been clear to us from the outset of this development application that The Wade Group wants nothing short of high density housing on this property. Our community of residents strongly opposes high density because as residents we know that high density will change the entire character of the community and bring with it many detrimental impacts environmentally.

Despite the clear medium density designation in the OCP for this property and the strength of the PRRD Board on two prior occasions in supporting the OCP designation, The Wade Group continues to challenge this decision. Our wish is to reaffirm our opposition to any application to increase density on this property and to join a large number of passionate property owners urging rejection of this application by the PRRD Board.

The opposition from our entire community to the density of development of this property has been clearly documented. The very significant majority of home owners in this community outlined the detrimental impacts a high density development would have on the community. Objections presented were supported by the PRRD Board when the high density application was rejected just a year ago.

Any decision to approve the application and modify the property density as designated on the OCP from medium density to high density would inappropriately contradict the Board's already documented commitment to maintaining the integrity of the established OCP. An approval of this application would challenge the credibility of the PRRD Board and the OCP process that was reinforced with the earlier decisions.

Without elaborating in more detail on all of the negative impacts this application will have on our community, the community collectively fears the following impacts if the density expands in any way over the currently approved plan:

- Run-off impacts on an already environmentally challenged lake as noted by the Charlie Lake Conservation Society
- Damage to recreational and residential property bordering the lake
- Impacts to wildlife
- Sewage treatment still failing to get on track and even support the residences already in the community
- Vehicle traffic and congestion

- Noise
- Ground water well contamination and supply risk
- Recreational vehicle use impacts
- Infrastructure – schooling, policing and fire
- Negative impacts on property values

In reviewing the Wade Group application, the Wade Group continues to try and rationalize why their proposal is appropriate for this property. Our community residents applaud the PRRD Board for rejecting the prior application and respecting the substantial work of the PRRD in the development of the OCP and the designation of this property for medium density. This designation appropriately provides property owners the opportunity to develop their land but it also respects the rural nature of the community and the need to protect against permanently damaging this community in a way that cannot be reversed.

We also reject any argument that suggests that higher density is better because it will block congestion in the development from shops being built on lots. Additional housing in a rural community attracts residents who enjoy the outdoors and in many cases the short access to Charlie Lake. They will definitely bring with them all of their toys – boats, RV's, ATV's, snowmobiles, golf carts, trailers, dirt bikes, motorcycles, skid steers and multiple vehicles. The problem with high density is that they will all do just the same but there will be twice as many. We can't criticize people for having these toys because we have them also, but it is all about density. Density of housing, vehicles and recreational power toys will have a significant impact.

This is a rural property that the OCP designated as medium density in its entire view of the district. The application by the Wade Group does not work for this community and therefore application should be rejected. If the Wades did in fact argue for this density during the development of the OCP, then after thorough design and consultation it was rejected and it was rejected in 2014 also. It is our strong view that this Board should again reject the argument for the same reasons it has in the past.

The only reason omitted by the Wade application for moving to high density is to make more profit. We do not oppose anyone making more profit but they must not do so to the detriment of the community and the environment. Development cannot be for development's sake so we therefore must rely on our regional authority to appropriately manage and control development in accordance with the overall community plan.

We, along with the rest of our community, urge the PRRD Board to reject this application in favour of maintaining compliance with the guidelines set out in the original OCP.

Thank you again for your consideration.

Yours very truly,


Ross Bannerman


Charlie Lake, B.C.


Julie Bannerman

cc. Mr. Bruce Simard