

April 17, 2024

To The Peace River Regional District Board of Directors,

RE: Temporary Use Permit Application 24-001 - Extreme Mud Fest, Riverside Road Pouce Coupe

We are writing today to once again express our deep opposition to the Temporary Use Permit Application 24-001 - Extreme Mud Fest.

We are the property owners straight south of the application area. Our home is situated less than 100M from the subject property's southern property line. Our driveway is directly across then road from the subject property's driveway. Our home located at 186 Riverside Rd. is our primary residence where we also actively farm.

Our concerns are focused around several key issues:

- 1) Safety: The emergency plan submitted by the proponent leaves much to be desired. It provides no detail as to how emergencies such as medical, environmental, vehicular or criminal will be planned for, handled or mitigated at all. There is no indication that these types of emergencies have even been considered. We have some fundamental questions,
 - a. How does the proponent propose to ensure the access and egress provided by our driveway will be secured and maintained?
 - b. How will the proponent ensure that our property, livestock, home and assets are protected from wildfire, vandalism and conflict?
 - c. How will we be compensated for the loss of said security?
 - d. Is there a detailed safety plan that has been approved by MOTI, Wildfire and RCMP?
 - e. The Ovirtiv Sour Gas well site had only a week and a half ago a third blow-out and leak, indicating that the site is not as secure as we would all have hoped and posing a tremendously huge risk to residents of the road.
 - f. Sunday April 14th saw our first wildfire 1 mile south of the subject property and it is suspected that it was started by an ATV of which there will be many (as advertised on the website) using the Gundy trails during the event .. posing a significant risk to the safety of residents and security of properties.
- 2) Environmental: There was no environmental impact mitigation plan included with the application to discuss how the proponent will manage the impact to the surrounding area with the significant influx of people into the area.
 - a. How will waste be managed?
 - b. How will the proponent manage the increased risk of wildfire?

- c. How will the proponent justify the use of water in what is proving to be a record drought year? (Decoding Drought BC Water. Lands and Resources Stewardship)
 - d. How will the proponent manage the significant impact to wildlife caused by the 'access to the backcountry', as advertised on their website, that is expected from high volumes of all-terrain vehicles that are expected?
- 3) Increased Crime: There is no denying that events that attract large amounts of people, also attract a high amount of crime, including violent crime.
- a. How is the proponent proposing to ensure that crime will not increase in the area for both the near and long-term?
 - b. How will the proponent ensure the safety and well-being of the residents living on Riverside Rd. both in the near and long-term?
- 4) Peaceful Enjoyment and Compatible Land Use: This is largely a quiet farming rural residential area that is not designed to accommodate events such as the one proposed. Further, the application states that the proponents wish to host the event annually which will serious impacts to peaceful enjoyment, is not a compatible land use and will change significantly the dynamics and culture of the area.
- 5) Decreased Property Value: One does not have to think hard about the long-term implications of creating a venue for annual event such as the one proposed on the value of surrounding land. We have invested our entire lives in our property and farm and to think that all the gains we have achieved may be lost due to this is frankly terrifying. I would welcome the board to think about how they may feel if they were in the same position.

At no point did the proponent approach us to discuss the proposed event. The PRRD signage went up two days prior to the board meeting which is in direct contravention to the bylaw. We have spoken to many of our neighbours who have expressed many of the same concerns, many of whom had not heard or been informed of the proposed event.

We echo the comments and concerns from our friend and neighbour Ed Renick in regard to policing as well as those of Kevin McCleary in regard to safety and the Ovintiv Sour Gas well site.

The above outlined issues are simply the beginning of a very long list of substantive problems and concerns we have with the proposed Temporary Use Application activities. To this end we are in complete opposition. There are spaces and places where this event could be held successfully and safely, it is just not on suitable to be held on Riverside Road.

I wish to have this letter read out and into the minutes of the April 18th PRRD Board Meeting in Fort St. John.

Respectfully,

Tamara Grantham and Lloyd Lintott

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Pouce Coupe, BC