

March 14, 2021



Peace River Regional District
Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Dear Sir/Madam:

**RE: Zn 20-002. . . Arsen Hocha as Agent for Peace Way Trucking re
Proposed Zoning Amendment from Residential to Commercial at 8912 Highway
97N, Charlie Lake, BC**

I am very OPPOSED to this property being rezoned from
Residential to Commercial.

WATER:

Commercial businesses usually use more water than a family.

Right now this application is for a trucking outfit, . . . but once rezoned to Commercial,
who knows what kind of commercial enterprise could be established on it in the
future ????

Could the amount of water that a Commercial establishment needs EFFECT the water
level of the Residential housing in the area?

SEWER SYSTEM:

THE CHARLIE LAKE SEWER SYSTEM IS ALREADY OVERLOADED, which has caused many problems; . . . sometimes costing residents thousands of dollars in repairs.

Rezoning to Commercial could mean adding MUCH MORE water to our sewer lines. . . . And sometimes not just water.

AS RESIDENTS WE DO NOT NEED THIS ADDED PROBLEM.

TRAFFIC:

The Alaska Highway is a very busy highway, especially in the proposed area. We already have the Charlie Lake Weigh Scales for big trucks right on top of the Charlie Lake Provincial Park entrance.

Across the road from that, . . . traffic, which includes big trucks, are making turns to go to Hudson Hope.

I cringe sometime when having to make a left hand turn to go into the Aspen subdivision, . . . as there is a double lane of traffic going up the hill on my right, and a lane of traffic going down the hill on my left, . . . with my waiting patiently in the middle of all of this.

WE DIFINETLY DO NOT NEED TO ADD another hindrance to this proposed area of the highway.

RESIDENTIAL QUALITY OF LIFE:

The residents of Charlie Lake have worked hard, saved their money, and dreamed of living out here out in the country. We have finally purchased our homesteads. We want to be able to look out of our windows, and go out in our yards and see the BEAUTIFUL NATURE that Charlie Lake offers.

WE DO NOT WANT NOISE, BUSY CONSTANT MOVEMENT ALL DAY, BRIGHT LIGHTS GLARING ALL DURING THE NIGHT, with the possibility of DUST and FUMES floating through the air.

I am NOT AGAINST Commercial developement. We need it. I am for it. I am for progress; . . . but there are plenty of Commercial Zoned properties for lease and for sale elsewhere; and the City of Fort St. John even has Industiral Park areas. We do not want Commencial properties boardering our yards.

WE MOVED OUT HERE FOR PEACE, QUIET, AND THE BEAUTY.



Karen Falkenberg

