

Regional District of Fraser Fort George
155 George St
Prince George BC
V2L-1P8

Attention Heather Meier Senior Planner.

For presentation to the Regional Directors.

Re:
Zoning Bylaw No. 2892, Amendment Bylaw No. 3195, 2020
1216590 B.C. Ltd., (Global Union Investment Group)
North 1/2 of NorthEast 1/4 of District Lot 2415, Cariboo District
PID # 015-048-152

Dear Heather

My name is Gordon Bliss of Bliss Consulting and I am representing 1216590 B.C. Ltd. (Global Union Investment Group) in their request for a rezoning application for 13 Bare Land Strata lots located off of Pilot Mt Rd and adjacent to Ferguson Lake. We are requesting to rezone the property to RR2 to accommodate the 13 individual strata lots.

In a previous application by Global Union Investment Group in early spring to have this property rezoned to RR2 was withdrawn due to strong opposition. The company recognized that their application needed to be relooked at and thus we have come up with an improved option to lessen the impact on surrounding property and the Ferguson Lake reserve.

We are proposing a 13 lot Bare Land strata with each individual lot 2 -2.5 acre in size. The lots would be serviced by a treatment plant and shared water wells, "if quality and quantity are acceptable to service two households and to the RDFFG Bylaws"

With this type of development the subdivision only requires one road in and only one creek crossing. This would be a gated community with a portion of the property having a fenced compound for the owners to park their RV's. Part of the vision is to have walking trails plus greenery, possibility a small park for the strata owners.

The purpose of this Bare Land Strata is to create a sense of community within the compound but still have that rural feel to it. We also believe this will be an affordable community as there will not be any of the large wasteful acreages that are costly to build and maintain on the site.

Another positive with this proposal is that up to 25 acres will be left undisturbed as a "buffer zone" that will be between the Ferguson Lake reserve and the 13 lot subdivision. This "buffer zone will be part of the strata but will have a covenant that no development of any kind will be allowed in the "buffer zone"

In conclusion Global Union Investment Group is not a company that is here today and gone tomorrow, they want to be part of the community and are committed to hiring local and want to invest more within the Prince George region. This “regrouping” of the rezoning application shows their commitment to working with residents and neighbours in the area. This Bare Land Strata concept allows for smaller lots in a rural setting and leaves the majority of the land untouched which is something that Global supports and encourages.

Finally in discussions with local Realtors comments of a need for this type of development is the constant theme and rural lots for sale of any size is scarce within the region. There is a need for more lots to bring back some affordability to purchasers.

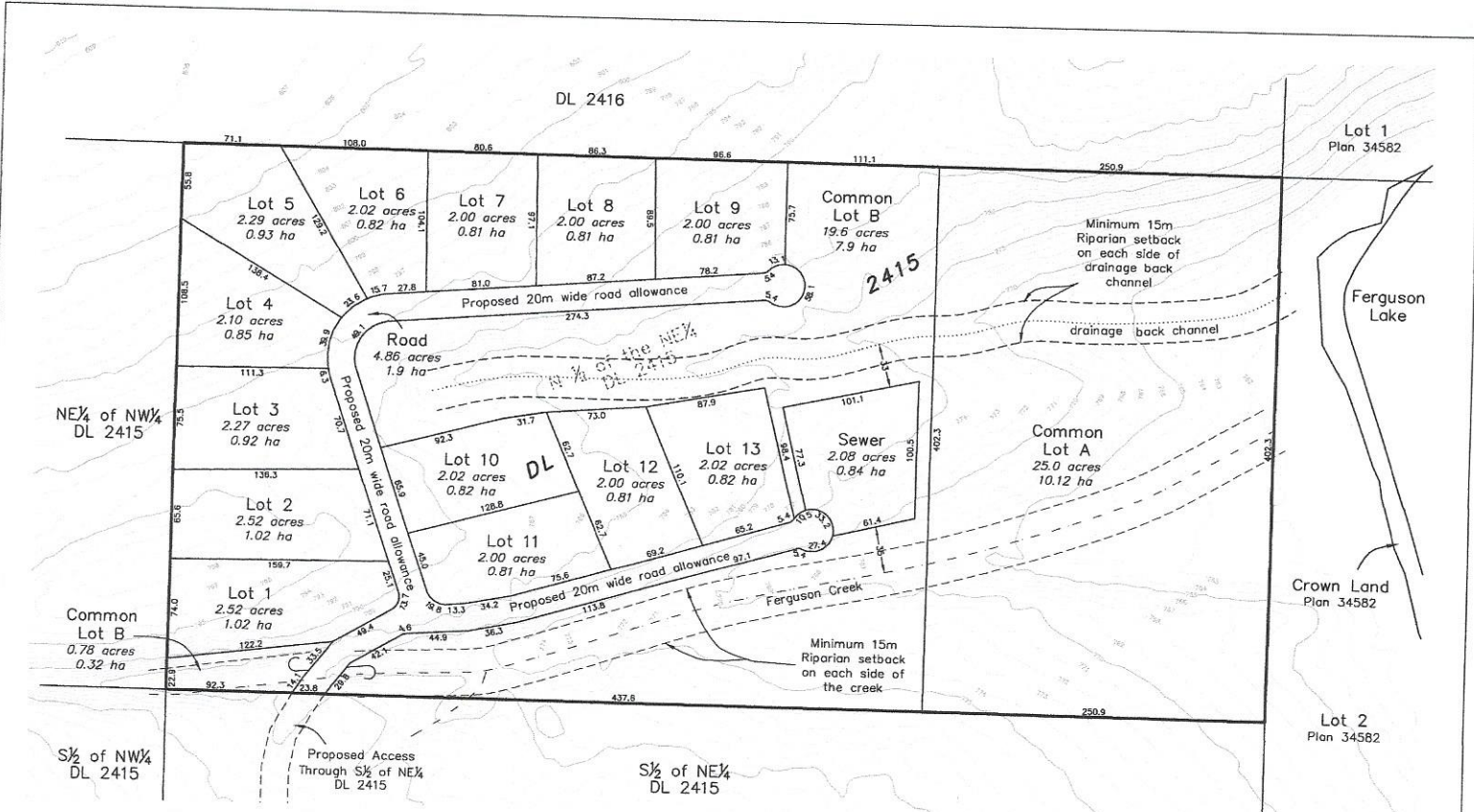
Please find attached our conceptual drawing and letters of support from Carrie Nicholson Realtor and Ken Jennings Manager Blackstone Homes.

I look forward to your reply regarding dates to appear before the directors.

Respectfully

Gordon Bliss

Bliss Consulting



Proposed Bare Land Strata of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of District Lot 2415 Cariboo District

Zoning: Rural 1 (Ru1)
 minimum parcel size 15.0 ha (37.06 acres)
 Proposed Zoning: (RR2)
 minimum parcel size 1.6 ha (3.95 acres)

Total Area of Proposed Roads: 1.9 ha (4.8 acres)
 Total Area of Proposed 13 Lots: 11.2 ha (27.7 acres)
 Total Area of Proposed Sewer: 0.8 ha (2.1 Acres)
 Total Area of Proposed Common Area A: 10.1 ha (25.0 acres)
 Total Area of Proposed Common Area B: 8.2 ha (20.4 acres)

All distances are at horizontal ground level, approximate and represented in metres.
 Final dimensions and areas to be defined by field survey.

Proposed road dedication has not been assessed for constructability.

Creek location is approximate from aerial imagery. Exact location to be defined by field survey.

Ferguson Creek Stream Assessment completed by Triton on May 14, 2020.
 15m minimum leave strip around stream recommended.

Engineering design or consideration has not been done at this stage.

Contour Mapping from City of Prince George Open Data website.
 (In contours from 2014 LIDAR point cloud)

Aerial Image from Google Earth.

NOT FOR CONSTRUCTION
 ISSUED FOR INFORMATION
 NOT TO BE USED FOR PRESALE

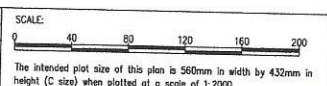


Prince George
 203-1320 1st Ave.
 Prince George, BC V2L 2Y3
 250.640.2287
 www.HBHLandSurveying.com

Smithers
 3750 1st Ave. PO Box 536
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 250.847.3908

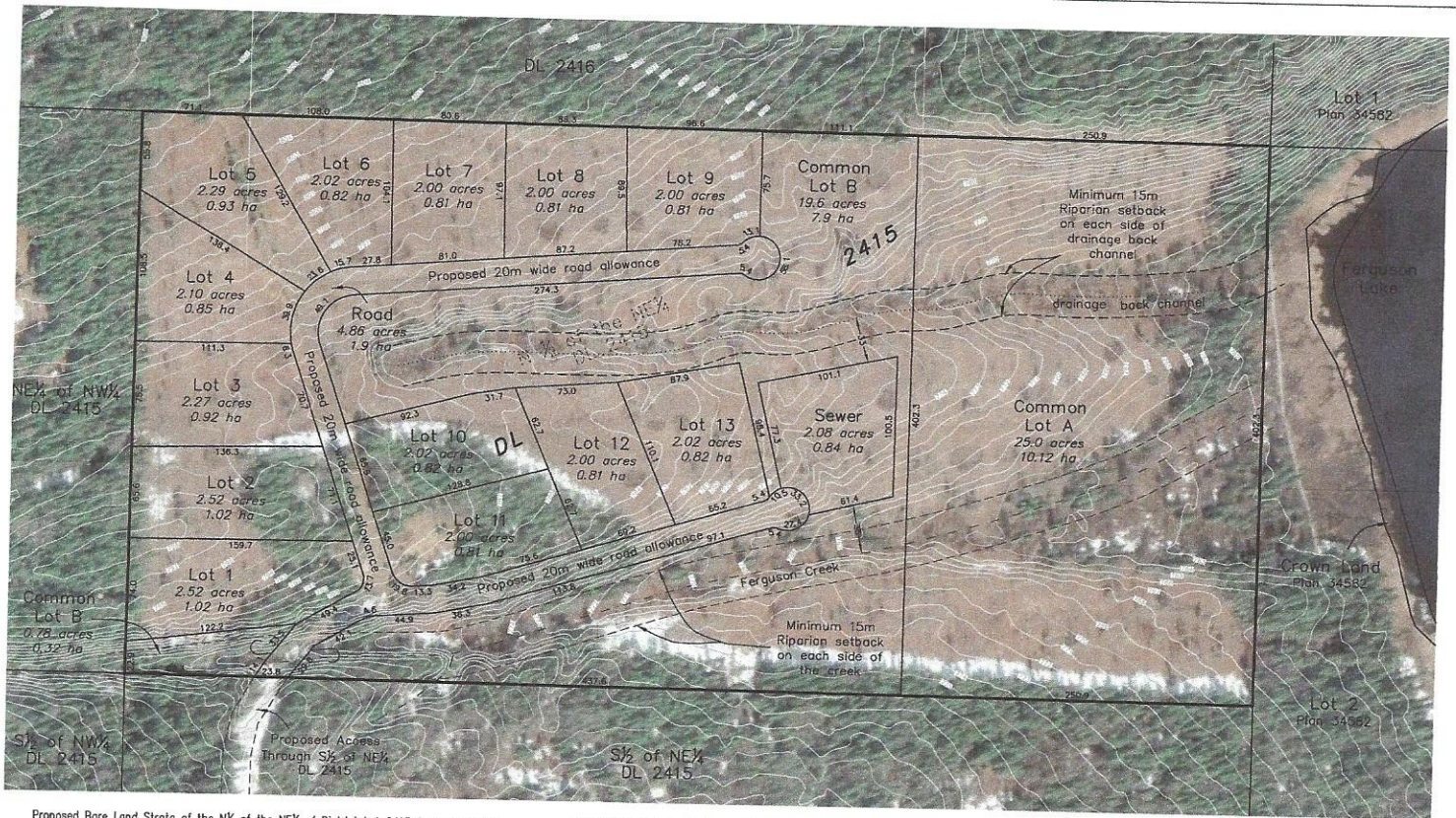
Drawn By: JO
 Checked By: JO
 Drawing Date: 21/07/30
 HBH File No.: VAN2102

No.	Revisions	Date	By
0	Initial Submission to Gordon Bliss - Bliss Consulting	21/07/30	JO



Conceptual Development Design
 N $\frac{1}{2}$ of the NE $\frac{1}{4}$ DL 2415
 Pilot Mountain Road
 Prince George, BC

Sheet
 1 of 2



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 (in contours from 2014 LIDAR point cloud)

Aerial Image from Google Earth.

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 250.847.3808

No.	Revisors	Date	By
0	Initial Submission to Cariboo Office - Blue Consulting	21/07/30	J0

SCALE:
 0 40 80 120 160 200
 The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:2000.

Conceptual Development Design
 N $\frac{1}{2}$ of the NE $\frac{1}{4}$ DL 2415
 Pilot Mountain Road
 Prince George, BC

Sheet
 2 of 2



2033 First Avenue - Prince George, BC - V2L 2Z1
Telephone: (250) 562-2338 Fax: (250) 562-1969
Toll Free: 1-888-484-HOME

July 24 2021

To Whom it may concern.

Prince George has always had a strong market for Modular Homes. The sales for these homes has been increasing more and more every Year as the quality of these homes has drastically increased for the better.

The biggest challenge we are experiencing is the lack of developed property to put the homes.

The percentage of people coming to our lot looking for property to put the homes is increasing every Year and is starting to put a damper on our sales due to lack of places to put them.

I strongly support anyone that would be developing property for modular homes as it would help enhance the sales and get people into a home and property.

Regards

[Redacted Signature]

Ken Jennings
General Manager
Blackstone Homes



To whom it may concern,

My name is Carrie Nicholson. I am a local Realtor with eXp Realty. I have been licensed since 2011. I have had my Managing Brokers Licence since 2017, and have been licensed as an Associate Broker since that time.

I have been an MLS Award winner 2015, 2016, 2017, 2018, 2019 and 2020. This puts me in the top 10-15% of my peers across the whole Northern Region. I have achieved the highest level of sales achievement "Icon Agent" within my community at eXp Realty for 3 years consecutively since I joined the company. My passion is in Selling and I specialize in rural residential Real Estate.

For years I have been passionate in my belief that Prince George lacks simplified rural living. We are in desperate need of rancher bungalow style homes with all of the living space on one floor (laundry etc), no stairs and an attached or detached garage on a small plot of land. Our city is full of baby boomers and others including new buyers and people with mobility issues who desire the rural lifestyle. People in the north put a lot of value on maintaining their freedom and enjoying their time with atv's, boats, snowmobiles etc. Homes on these lots in the proposed bare land strata that were kept modest but affordable would sell very quickly in my professional opinion. Not having to worry about a septic system and having the gated community for security are also huge pluses.

There are currently only 17 active listings in rural north Prince George. Of those 17, eight of those are over \$800,000. Of the 9 remaining, two have accepted offers.

I am attaching the active listings for your review.

If you have any questions/comments please don't hesitate to reach out. I am very excited to see this project come to fruition.

Best Regards,



CARRIE NICHOLSON - PREC
250-614-6766
EXP REALTY
833-817-6506
Prince George, BC V2N 7A3
carrie.nicholson@exprealty.com

	23770 CHIEF LAKE RD - V2K 5L1		MLS#: R2597145	
	Area	PG Rural North (Zone 76)	Bedrooms	2
	Sub Area	Nukko Lake	Bathrooms	2
	City/Town	Prince George	Ensuite	1
	Property Type	Single Family	Kitchens	1
	Listing Status	Active	List Price	\$214,900
	Taxes	\$935 (2020)	Sale Price	
	Complex/Subdiv	Nukko Lake	Sale Date	
	Prop. Disclosure			
	Title	Freehold, Registered Owner		
Possession				

Total # Rooms	6	Age	61	Style of Home	Rancher/Bungalow
Municipal Charges		Year Built	1960	Exterior Finish	Vinyl
Renovations	Additional	Fin. Levels	1	Roof	Asphalt
Year of Reno	9999	Price per Sqft		Flooring	Laminate, Tile, Wall/Wall/Mixed
Fireplaces		R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel				Foundation	Concrete Block
Suite	None			Water Supply	Well - Drilled
Crawl/Bsmnt Hgt	5'6"			Heating/Fuel	Forced Air, Natural Gas
Bsmnt Area	Crawl				

Amenities Storage
Features Incl. Fixtures Not Leased, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Pantry, Smoke Alarm, Storage Shed
Site Influences Flood Plain - No, View Property, Paved Road, Recreation Nearby, Rural Setting
Outdoor Area No Rainscreen, Fenced Yard, Sundeck(s)
Services Elec-Avail, Nat Gas-Avail, Sewer-Septic, Water-Avail
Legal Desc LOT A DISTRICT LOT 2498 CARIBOO DISTRICT PLAN 4078, EXCEPT: PLANS 10871 AND 23867
Restrictions

Sqft Fin.	1,060	Sqft Un/in.		PID Number	015-127-095	Zoning	C4
Grand Total	1,060			Frontage (metric)	35.66	Lot Size (Sqft)	23,958
ROOMS				Frontage (ft)	117	Lot Size (acres)	0.55
	Bsmnt	Main	Above	Lot Depth (ft)	240	Dist to Trans	
Fin. Sqft		1,060		Directional Exp.	Rear Yard-East	Dist to School	
Bathroom		3pc		View Desc.	Partial view of Nukko Lake		
Bathroom		3pc		Out Buildings	Wrkshp/Shed Sz:8'x10'		
Bedroom		7'11x13'5"		Total Pring	6		
Dining Room		8'8x13'10"		Covered Pring			
Kitchen		9'0x13'10"		Parking	Open, RV Parking Avail.		
Laundry		6'10x4'9"		Driveway	Gravel		
Living Room		11'9x14'6"		Pring Access	Front, Side		
Master Bedroom		11'7x17'4"		Mortgagee	Amount	Payment	Interest Rate
				1st			Due Date
				2nd			


Number Of Units	Bach./Studio	Financial	
1 Bdrm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdrm	Other Units	Income Per Year	Net Oper. Inc.

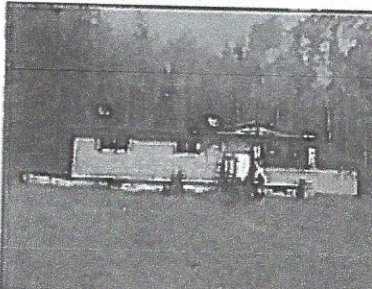
NUKKO LAKE COUNTRY CHARMER! Nukko Lake Elementary School and Playground is across the road from home. Just across the street in the other direction are the Rodeo Grounds, and the Nukko Lake Community Hall with public access to Nukko Lake Beach & Picnic Area. This 2 Bedroom / 2 Bathroom Rancher/Bungalow's updates include kitchen with oak cabinets and granite tile countertops, tile flooring in the kitchen, dining room and bathrooms. Other updates include siding and some windows. Must see Insl Listed By: ROYAL LEPAGE ASPIRE REALTY

Available

This listing information is provided to you by:
CARRIE NICHOLSON - PREC
 ☎ 250-614-6766 ✉ carrie.nicholson@gmail.com
EXP REALTY
 ☎ 833-817-6506 ✉ peter.pfann@exprealty.com
 Prince George, BC V2N 7A3

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation, Aug 3, 2021.





8400 SALMON VALLEY RD - V2K 5W4

MLS®: R2594822

Area	PG Rural North (Zone 76)
Sub Area	Salmon Valley
City/Town	Prince George
Property Type	Single Family
Listing Status	Active
Taxes	\$1,397 (2020)
Complex/Subdiv	Salmon Valley
Prop. Disclosure	
Title	Freehold, Registered Owner
Possession	

Bedrooms	3
Bathrooms	2
Ensuite	1
Kitchens	1
List Price	\$269,900
Sale Price	
Sale Date	

Total # Rooms	7
Municipal Charges	
Renovations	
Year of Reno	
Fireplaces	
Fireplace Fuel	
Suite	None
Crawl/Bsmt Hgt	
Bsmt Area	Crawl, Unfinished

Age	49	Style of Home	Rancher/Bungalow
Year Built	1972	Exterior Finish	Wood
Fin. Levels	1	Roof	Metal
Price per Sqft		Flooring	Wall/Wall/Mixed
R/I Fireplaces		Construction	Frame - Wood
		Foundation	Concrete Perimeter
		Water Supply	
		Heating/Fuel	Forced Air, Natural Gas

Amenities
Features Incl. Clothes Washer/Dryer/Fridge/Stove/DW, Fixtures Not Leased
Site Influences
Outdoor Area None
Services Nat Gas-Avail, Sewer-Septic
Legal Desc LOT 5 DISTRICT LOTS 3829 AND 7697 CARIBOO DISTRICT PLAN 16476
Restrictions

Sqft Fin.	1,056	Sqft Unfin.	0
Grand Total	1,056		

PID Number	011-799-081
Frontage (metric)	92.0
Frontage (ft)	301
Lot Depth (ft)	336
Directional Exp.	Rear Yard-North
View Desc.	

Zoning	RR1
Lot Size (Sqft)	327,135
Lot Size (acres)	7.51
Dist to Trans	
Dist to School	

Fin. Sqft	ROOMS			
	Bsmt	Main	Above	Below
Entrance Hall	0	1,056	0	0
Living Room		14x18		
Dining		7x10		
Kitchen		7x10		
Master Bedroom		10x15		
Bathroom		4pc		
Ensuite		2pc		
Laundry		5x7		
Bedroom		9x10		
Bedroom		7x9		

Out Buildings	
Total Pricing	6
Covered Pricing	
Parking	Open, RV Parking Avail.
Driveway	Gravel
Pricing Access	Front
Mortgagee	Amount Payment Interest Rate Due Date
1st	
2nd	

Number Of Units	Bach./Studio
1 Bdrm	3 Bdrm
2 Bdrm	Other Units

Financial	Less Oper. Exp.
Income As At	Net Oper. Inc.
Income Per Year	

Come view this solid rancher style manufactured home on just over 7 acres in Salmon Valley! Large master bedroom with it's own ensuite and 2 additional bedrooms. Plenty of room to build a shop, or put in a road to access all the property has to offer! Currently a great hobby farm with plenty of animals. Big ticket items already updated and ready for you to add the personal touches. Listed By: CENTURY 21 ENERGY REALTY (PG)

Available

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20810 NESS LAKE RD - V2K SL9

MLS#: R2599849

Area PG Rural North (Zone 76)
 Sub Area Ness Lake
 City/Town Prince George
 Property Type Single Family
 Listing Status Active
 Taxes \$1,220 (2020)
 Complex/Subdiv
 Prop. Disclosure
 Title Freehold, Registered Owner
 Possession

Bedrooms 3
 Bathrooms 2
 Ensuite
 Kitchens 1
 List Price \$449,900
 Sale Price
 Sale Date

Total # Rooms 6
 Municipal Charges
 Renovations
 Year of Reno
 Fireplaces
 Fireplace Fuel
 Suits None
 Craw/Bsmt Hgt
 Bsmt Area Full, Partly Finished
 Amenities
 Features Incl. Fixtures Not Leased
 Site Influences
 Outdoor Area None
 Services Elec-Avail, Nat Gas-Avail, Sewer-Septic, Water-Avail
 Legal Desc LOT B DISTRICT LOT 973 CARIBOO DISTRICT PLAN 24338
 Restrictions

Age Unknown
 Year Built
 Fin. Levels 2
 Price per Sqft
 R/I Fireplaces
 Style of Home
 Exterior Finish Stucco
 Roof Metal
 Flooring
 Construction Frame - Wood
 Foundation Concrete Perimeter
 Water Supply Well - Drilled
 Heating/Fuel Forced Air, Natural Gas, Wood

Sqft Fin. 1,580
 Grand Total 1,580
 Sqft Unfin. 0

PID Number 008-260-877
 Frontage (metric)
 Frontage (ft)
 Lot Depth (ft)
 Directional Exp.
 View Desc.
 Out Buildings Garage Sz: 32' X 46'
 Zoning SH
 Lot Size (Sqft) 816,750
 Lot Size (acres) 18.75
 Dist to Trans
 Dist to School

Fin. Sqft	ROOMS			
	Bsmt	Main	Above	Below
Entrance Hall	0	1,180	0	400
Living Room		20x12		
Dining		12x11		
Kitchen		14x9'6"		
Master Bedroom		13x11		
Bathroom	3pc	4pc		
Bedroom		11x10		
Bedroom		11x10		

1st	2nd	Amount	Payment	Interest Rate	Due Date
Total Prkng Covered Prkng Parking Open, Other, RV Parking Avail. Driveway Prkng Access Mortgagee					

Number Of Units
 1 Bdrm
 2 Bdrm

Bach./Studio
 3 Bdrm
 Other Units
 Financial
 Income As At
 Income Per Year
 Less Oper. Exp.
 Net Oper. Inc.

18.75 acres of horse lover's paradise! home is modest but WOW, this set up is sure to please! 46' x 32' shop, historic barn, hayfields galore. Water and power to barn. This won't last long. Listed By: EXP REALTY

Accepted offer

This listing information is provided to you by:
CARRIE NICHOLSON - PREC
 ☎ 250-614-6766 ✉ carrie@nicholson@gmail.com
 EXP REALTY
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	4140 MUERMANN RD - V2K 5K1		MLS®: R2594912	
	Area	PG Rural North (Zone 76)	Bedrooms	4
	Sub Area	Hobby Ranches	Bathrooms	2
	City/Town	Prince George	Ensuite	
	Property Type	Single Family	Kitchens	1
	Listing Status	Active	List Price	\$469,900
	Taxes	\$2,062 (2020)	Sale Price	
	Complex/Subdiv		Sale Date	
	Prop. Disclosure			
	Title	Freehold, Registered Owner		

Total # Rooms	7	Age	26	Style of Home	Rancher/Bungalow w/ Bsmt.
Municipal Charges		Year Built	1995	Exterior Finish	Vinyl
Renovations		Fin. Levels	2	Roof	Asphalt
Year of Reno		Price per Sqft		Flooring	
Fireplaces		R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel				Foundation	Preserved Wood
Suite	None			Water Supply	Well - Drilled
Crawl/Bsmt Hgt				Heating/Fuel	Baseboard, Electric, Forced Air
Bsmt Area	Full				

Amenities	
Features Incl.	Fixtures Not Leased
Site Influences	
Outdoor Area	Sundeck(s)
Services	Elec-Avail, Sewer-Lagoon, Water-Avail
Legal Desc	LOT 36 DISTRICT LOT 2429 CARIBOO DISTRICT PLAN 21989
Restrictions	

Sqft Fin.	1,120	Sqft Unfin.	1,120	PID Number	009-137-491	Zoning	RR1
Grand Total	2,240			Frontage (metric)		Lot Size (Sqft)	221,720
ROOMS				Frontage (ft)		Lot Size (acres)	5.09
Fin. Sqft	Bsmt	Main	Above	Below	Lot Depth (ft)	Dist to Trans	
Entrance Hall	0	1,120	0	0	Directional Exp.	Dist to School	
Living Room		14x16			View Desc.		
Dining		12x11			Out Buildings		
Kitchen		11x13			Total Prking		
Master Bedroom		12x13			Covered Prking		
Bathroom	3pc	4pc			Parking	Open	
Bedroom	11x9	9x10			Driveway		
Bedroom	8x9				Prking Access		
				1st	Mortgagee	Amount	Payment
				2nd			Interest Rate
							Due Date

Number Of Units	Bach./Studio	Financial	
1 Bdrm	3 Bdrm	Income As At	
2 Bdrm	Other Units	Income Per Year	Less Oper. Exp.
			Net Oper. Inc.

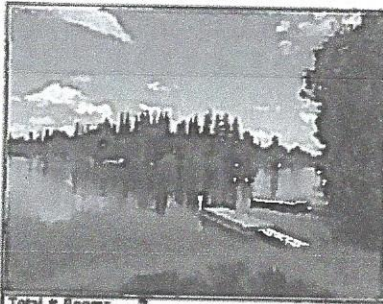
Beautiful country home on a private 5.09 acres with a 3 bay pole barn. Updates in recent years include, large chef's kitchen, brand new bathroom (2021), roof, vinyl siding and more. Listed By: TEAM POWERHOUSE REALTY

Available

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EXP REALTY
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 Prince George, BC V2N 7A3



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27340 NESS LAKE RD - V2K 5M9 MLS®: R2603266

Area	PG Rural North (Zone 76)	Bedrooms	2
Sub Area	Ness Lake	Bathrooms	1
City/Town	Prince George	Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$519,900
Taxes	\$1,710 (2020)	Sale Price	
Complex/Subdiv	Ness Lake	Sale Date	
Prop. Disclosure			
Title	Freehold, Registered Owner		
Possession			

Total # Rooms	7	Age	35	Style of Home	1 Storey, Rancher/Bungalow
Municipal Charges		Year Built	1986	Exterior Finish	Vinyl
Renovations		Fin. Levels	1	Roof	Asphalt
Year of Reno		Price per Sqft		Flooring	Laminate, Vinyl/Linoleum
Fireplaces	1	R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel	Wood			Foundation	Other
Suite	Other			Water Supply	Other
Crawl/Bsmnt Hgt				Heating/Fuel	Baseboard, Electric, Wood
Bsmnt Area	None				

Amenities: Guest Suite
Features Incl.: Fixtures Not Leased, Other - See Remarks, Refrigerator, Stove,
Site Influences: View Property, Private Setting, Private Yard, Rural Setting, Treed, Waterfront Property
Outdoor Area: Balcony, Patio or Decks
Services: Elec-Avail, Sewer-Septic, Water-Avail
Legal Desc: LOT 10 DISTRICT LOT 2726 CARIBOO DISTRICT PLAN 16656
Restrictions:

Sqft Fin.	704	Sqft Unfin.		PID Number	004-155-114	Zoning	R3
Grand Total	704			Frontage (metric)	30.48	Lot Size (Sqft)	29,185
ROOMS				Frontage (ft)	100	Lot Size (acres)	0.67
	Bsmnt	Main	Above	Below	Lot Depth (ft)	Dist to Trans	
Fin. Sqft		704			Directional Exp.	Dist to School	
Bathroom		3pc			View Desc.		
Bedroom		8'8x10'4			Out Buildings		
Dining Room		10'10x7'9			Total Prkng		
Flex Room		15'4x15'4			Covered Prkng		
Kitchen		15'3x7'1			Parking	Open	
Living Room		15'4x12'5			Driveway	Gravel	
Master Bedroom		8'8x12'8			Prkng Access	Front	
Workshop		11'5x7'4			Mortgagee	Amount	Payment
					1st	Interest Rate	Due Date
					2nd		


Number Of Units	Bach./Studio	Financial	
1 Bdrm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdrm	Other Units	Income Per Year	Net Oper. Inc.

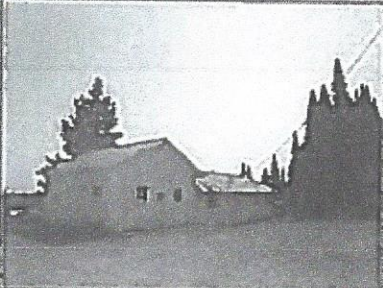
This nicely updated home on Ness Lake boasts a brand new septic field, has a guest bunk house, and over 100 feet of gentle slope lake frontage. The home takes full advantage of glorious lake views with a large open concept living-dining-kitchen area that has vaulted ceilings and floor to ceiling windows. Covered veranda at the front overlooks beautiful Ness Lake. Lake approach is ideal with only 12 steps down to large grass area and beach. Dock and bunk house in excellent condition. Price Includ Listed By: MAXSAVE REAL ESTATE SERVICES

Available

This listing information is provided to you by:
CARRIE NICHOLSON - PREC
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EXP REALTY
 ☎ 833-817-6506 ✉ peter.pfann@exprealty.com
 Prince George, BC V2N 7A3

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23180 WRIGHT CREEK ROAD - V2K 5T3 MLS®: R2602768

Area	PG Rural North (Zone 76)	Bedrooms	3
Sub Area	Hobby Ranches	Bathrooms	2
City/Town	Prince George	Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$550,000
Taxes	\$627 (2021)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	Freehold, Registered Owner		
Possession			

Total # Rooms	12	Age	42	Style of Home	Rancher/Bungalow
Municipal Charges		Year Built	1979	Exterior Finish	Wood
Renovations		Fin. Levels	1	Roof	Metal
Year of Reno		Price per Sqft		Flooring	
Fireplaces	2	R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel	Wood			Foundation	Concrete Perimeter
Suite	None			Water Supply	Well - Drilled
Crawl/Bsmt Hgt				Heating/Fuel	Forced Air, Propane Gas, Wood
Bsmt Area	Crawl				

Amenities	
Features Incl.	Fixtures Leased
Site Influences	View Property
Outdoor Area	None
Services	Elec-Avail, Sewer-Lagoon, Water-Avail
Legal Desc	PART1 NW DISTRICT LOT 3803 LAND DISTRICT 05
Restrictions	

Sqft Fin.	1,452	Sqft Unfin.		PID Number	015-235-181	Zoning	RU3
Grand Total	1,452			Frontage (metric)		Lot Size (Sqft)	6,969,600
				Frontage (ft)		Lot Size (acres)	160.00
				Lot Depth (ft)		Dist to Trans	
				Directional Exp.		Dist to School	
				View Desc.	MOUNTAIN, PANORAMIC, VIEW		
				Out Buildings			

ROOMS				
	Bsmt	Main	Above	Below
Fin. Sqft		1,452		
Bathroom		4pc		
Bathroom		2pc		
Bedroom		10'8x7'8		
Bedroom		10'8x8'3		
Dining Room		8'x9'		
Family Room		11'6x12'1		
Flex Room		15'4x5'7		
Kitchen		8'6x7'10		
Laundry		9'6x7'10		
Library		15'2x14'4		
Master Bedroom		12'1x10'8		
Mud Room		7'2x4'3		
Recreation Room		18'8x16'7		
Storage		8'7x4'3		


Number Of Units	Bach./Studio	Financial	
1 Bdrm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdrm	Other Units	Income Per Year	Net Oper. Inc.

23180 Wright Creek Road is all about wide open spaces, and privacy only 30 minutes from town. This cute 3 bed, 2 bath rancher sits on 160 gently rolling acres with excellent horse and x-country ski trails for you to enjoy and features 123 acres of partially fenced hay production. Fully set up for livestock the property features 3 watering hydrants, 4 automatic heated stock waterers, 6 paddocks previously used for horses and sheep, and a large dog run. Property boasts a huge 52' x 80' barn with 6 Listed By: ROYAL LEPAGE ASPIRE REALTY

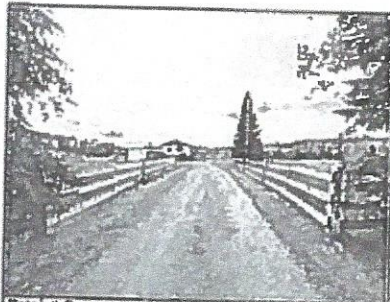
Accepted offer

This listing information is provided to you by:
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		27890 JOELLEN ROAD - V2K 5N1		MLS#: R2593740	
		Area	PG Rural North (Zone 76)	Bedrooms	3
Sub Area	Ness Lake	Bathrooms	2	Ensuite	
City/Town	Prince George	Kitchens	1	List Price	\$589,800
Property Type	Single Family			Sale Price	
Listing Status	Active			Sale Date	
Taxes	\$2,142 (2020)				
Complex/Subdiv	NESS LAKE				
Prop. Disclosure					
Title	Freehold, Registered Owner				
Possession					
Total # Rooms	11	Age	999	Style of Home	Rancher/Bungalow
Municipal Charges		Year Built	9999	Exterior Finish	Vinyl
Renovations		Fin. Levels	1	Roof	Asphalt, Fibreglass
Year of Reno		Price per Sqft		Flooring	Wall/Wall/Mixed
Fireplaces	2	R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel	Gas - Natural, Wood			Foundation	Concrete Perimeter
Suite				Water Supply	Other
Crawl/Bsmt Hgt				Heating/Fuel	Baseboard, Hot Water, Natural Gas
Bsmt Area	Crawl				
Amenities	Workshop Detached				
Features Incl.	Fixtures Not Leased				
Site Influences	View Property, Waterfront Property				
Outdoor Area	Sundeck(s)				
Services	Elec-Avail, Nat Gas-Avail, Sewer-Septic, Water-Avail				
Legal Desc	LOT 2, PLAN PGP42138, DISTRICT LOT 2733, CARIBOO DISTRICT, AKA L 11 PL 14413 (ALSO PT OF L B PL 25538 INCLUDED IN LOT 2)				
Restrictions					
Sqft Fin.	1,880	Sqft Unfin.		PJD Number	024-061-654
Grand Total	1,880			Zoning	R3
ROOMS			Frontage (metric)	Lot Size (Sqft)	48,787
	Bsmt	Main	Above	Below	Lot Size (acres)
Fin. Sqft		1,880			1.12
Bathroom		2pc			Dist to Trans
Bathroom		4pc			Dist to School
Bedroom		12'0x9'5			
Bedroom		10'7x6'9			
Dining Room		17'0x8'8			
Eating Area		11'0x7'0			
Foyer		8'0x4'8			
Kitchen		11'0x9'0			
Laundry		10'1x8'5			
Living Room		12'2x19'0			
Living Room		17'0x11'7			
Master Bedroom		10'6x11'0			
Office		7'9x9'0			
Number Of Units	Bach./Studio		Financial		
1 Bdrm	3 Bdrm		Income As At		
2 Bdrm	Other Units		Income Per Year		
			Less Oper. Exp.		
			Net Oper. Inc.		
<p>131 ft water front (approx) on 1.12 acres... Big time potential with one of the larger lots on this part of Ness Lake at 1.12 acres. Very flat lot. Home is awaiting your updates and design renovations. A true rancher with partial crawl space on concrete foundation. Newer shingles and sundeck. Out buildings for storage. Check out the video link of this property. Listed by: ROYAL LEPAGE ASPIRE REALTY</p>					
<p><i>Available</i></p>					
<p>This listing information is provided to you by CARRIE NICHOLSON - PREC ☎ 250-614-6766 ✉ carrie.nicholson@gmail.com EXP REALTY ☎ 833-817-6506 ✉ peter.pfann@exprealty.com Prince George, BC V2N 7A3</p>					
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30755 SAXTON LAKE RD - V2K 5N2

MLS#: R2587223

Area	PG Rural North (Zone 76)	Bedrooms	3
Sub Area	Ness Lake	Bathrooms	1
City/Town	Prince George	Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$625,000
Taxes	\$1,637 (2020)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title Possession	Freehold, Registered Owner		

Total # Rooms	9	Age	40	Style of Home	Split Entry
Municipal Charges		Year Built	1981	Exterior Finish	Wood
Renovations		Fin. Levels	2	Roof	Asphalt
Year of Reno		Price per Sqft		Flooring	Mixed
Fireplaces		R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel				Foundation	Concrete Perimeter
Suite	None			Water Supply	Well - Drilled
Crawl/Bsmnt Hgt				Heating/Fuel	Electric, Forced Air, Wood
Bsmnt Area	Full				

Amenities: Fixtures Not Leased
Features Incl.: View Property, Private Setting, Rural Setting, Treed
Site Influences: Patio(s) & Deck(s)
Outdoor Area: Elec-Avail, Sewer-Septic, Water-Avail
Services: THE SOUTH WEST 1/4 OF DISTRICT LOT 8775 CARIBOO DISTRICT EXCEPT PLAN 20224
Legal Desc:
Restrictions:

Sqft Fin.	1,584	Sqft Unfin.		PID Number	013-950-851	Zoning	RU3
Grand Total	1,584			Frontage (metric)		Lot Size (Sqft)	6,734,376
ROOMS				Frontage (ft)		Lot Size (acres)	154.60
	Bsmnt	Main	Above	Lot Depth (ft)		Dist to Trans	
Fin. Sqft	792	792		Directional Exp.	Open Fields	Dist to School	
Bathroom		4pc		View Desc.			
Bedroom	13'5x10'9"	9'1x10'2"		Out Buildings			
Cold Room	8'11x7'5"			Total Pricing			
Kitchen		11'3x14'2"		Covered Pricing			
Laundry	23'1x11'0"			Parking	Carport; Multiple, Open		
Living Room		16'6x11'4"		Driveway			
Master Bedroom		10'2x11'7"		Pricing Access			
Storage	8'1x14'6"			Mortgagee	Amount	Payment	Interest Rate
Storage	8'1x10'5"			1st			Due Date
				2nd			

Number Of Units	Bach./Studio	Financial	
1 Bdrm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdrm	Other Units	Income Per Year	Net Oper. Inc.

Hold your horses, it's time to leave the city and come begin a life worth living in the rolling fields of Saxton Lake. 154 acres to build you dreams on. Complete with 6 independent water stands throughout the property, a year round creek for watering your livestock, and numerous outbuildings. A barn with two stalls, chicken coop, animal shelters, and much more. Approx. 36.5 ac in hay with the capability of producing approx. 1.5 tons to the acre. In past year the land has supported approx. 50 cow Listed By: TEAM POWERHOUSE REALTY

Accepted offer

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2995 CHRISTOPHER DRIVE - V2K 5W7

MLS®: R2568489

Area PG Rural North (Zone 76)
 Sub Area Hobby Ranches
 City/Town Prince George
 Property Type Single Family
 Listing Status Active
 Taxes \$3,403 (2020)
 Complex/Subdiv Hobby Ranches
 Prop. Disclosure
 Title Freehold, Registered Owner
 Possession

Bedrooms 5
 Bathrooms 3
 Ensuite 1
 Kitchens 1

List Price \$899,900
 Sale Price
 Sale Date

Total # Rooms 12
 Municipal Charges
 Renovations Partly
 Year of Reno
 Fireplaces 2
 Fireplace Fuel Gas - Natural
 Suits
 Crawl/Bsmnt Hgt
 Bsmnt Area Fully Finished, Full, Separate Entry

Age 27
 Year Built 1994
 Fin. Levels 3
 Price per Sqft
 R/I Fireplaces

Style of Home 2 Storey, 2 Storey w/Bsmnt.
 Exterior Finish Vinyl
 Roof Asphalt
 Flooring Wall/Wall/Mixed, Hardwood, Tile
 Construction Frame - Wood
 Foundation Preserved Wood
 Water Supply Well - Drilled
 Heating/Fuel Forced Air, Natural Gas

Amenities
 Features Incl. Fixtures Not Leased, Oven-Built In, Range Top, Security System
 Site Influences View Property, Paved Road, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed
 Outdoor Area No Rainscreen, Sundeck(s)
 Services Elec-Avail, Sewer-Lagoon, Nat Gas-Avail, Water-Avail
 Legal Desc LOT 25 DISTRICT LOT 2430 CARIBOO DISTRICT PL 24838
 Restrictions

Sqft Fin. 3,355
 Grand Total 3,355

Sqft Unfin.
 PID Number 008-113-050
 Frontage (metric)
 Frontage (ft)
 Lot Depth (ft)
 Directional Exp.
 View Desc Nature
 Out Buildings Garage Sz: 32' x 40'

Fin. Sqft	ROOMS			
	Bsmnt	Main	Above	Below
Bathroom	1,086	1,279	990	
Bathroom		3pc	4pc	
Bedroom			4pc	
Bedroom	11'x12'6"		10'x13'10"	
Bedroom	7'9'x13'		10'x10'6"	
Dining Room		10'9'x12'		
Family Room		15'x15'		
Kitchen		12'x14'		
Living Room		15'x18'		
Master Bedroom			15'x23'	
Other	11'5'x11'9"			
Recreation Room	11'x15'10"			
Solarium		12'x15'		

Total Prking 4
 Covered Prking 4
 Parking Carport; Single, Garage; Double, RV Parking Avail.
 Driveway
 Prking Access
 Mortgagee
 Amount
 Payment
 Interest Rate
 Due Date
 1st
 2nd

Number Of Units
 1 Bdrm
 2 Bdrm

Bach./Studio
 3 Bdrm
 Other Units
 Financial
 Income As At
 Income Per Year
 Less Oper. Exp.
 Net Oper. Inc.

Wonderful, private place to call home on 5.08 acres in the desirable Hobby Ranches area. Fully finished on all 3 levels. Features include: huge chef's kitchen with centre island, hardwood/tiled flooring, 3 bedrooms up & 2 bedrooms down, huge master suite, fresh paint, updated roof, heated sun room, 3 bathrooms, private well and 2 great sundecks (including one off the master bedroom). Park-like setting with many gardens and trees. Includes a 32' x 40' detached shop, attached single garage and is listed by:

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Re Pilot Mt rezoning application.

September 9, 2021

Attention Heather Meier Planning Leader

Please accept this letter as clarification regarding the rezoning application for the Pilot Mt rezoning application to change the zoning from Ru2 to RR2 as per our conceptual plan sent to the Regional District.

We wish to emphasize and clarify that the plan shows a Common lot A which is 25 acres created as a "buffer zone" between Ferguson Lake nature reserve and the proposed bare land strata subdivision.

My client Global Union Investment Group has indicated that this Common lot A will have a Section 219 restrictive covenant registered on title in favor of the Regional District to limit development on Common lot A.

The covenant will state that no development such as buildings or land development in relation to any subdivisions or other uses will be allowed on Common lot A. This will ensure that this "buffer zone" of 25 acres stays in a park like condition in perpetuity under the guidance and enforcement of the Region District of Fraser Fort George.

On behalf of Global Union Investment Group

PS (Just to clarify it is the intention of the rezoning application to rezone the entire property to RR2 including Common lot A which will then have the restrictive covenant registered against it as indicated in the third paragraph.)

Yours truly


Gordon Bliss

Bliss Consulting

Attention: Heather Meier, Planning Leader

Please accept this letter as additional remarks to be included in the director's package regarding rezoning of Pilot Mt rezoning from RU2 to RR2.

The present zoning of RU2 allows this 80 acre parcel to be subdivided into two (2) 40 acre parcels.

Global Union Investment Group is applying to rezone this property into 13 bare land strata residential lots as per previous letter of August 04, 2021.

Some additional thoughts regarding our application for consideration:

- Recent events are showing indication of municipalities across Canada considering rezoning older single family lots within their jurisdiction to build other residences on their property. The purpose is to work towards more affordable housing.
- A novel idea and thinking "outside the box" so to speak to help with affordable housing needs across the country. This concept will also increase tax revenue as infrastructure cost are increasing.
- Could this be a concept that the Regional District of Fraser Fort George may consider in the future?
- Another indicator, as the pandemic recovery started coming back from the COVID restrictions in the province, Prince George had the highest recovery per capital throughout the province as per PG Citizen "PG leading province in pre-pandemic job recovery trend" article dated June 7, 2021. This news is exciting and indicates that our city and surrounding area is in a substantial growth pattern, which indicates a need for more housing and more building lots.

Global Unions application for rezoning the Pilot Mt property from two large lots to 13 Bare Land Strata lots is a novel idea, although not a new concept it is an idea that can also address affordable housing.

In this author's opinion, allowing a more structured concept of bare land strata's within rural properties not only addresses diversity within rural areas, but also helps to address environmental concerns of land use. Strata rules can address property appearance such as derelict vehicles, unsightly debris, unfinished buildings etc.

In conclusion, by rezoning is considering at a better way to utilize rural properties within a subdivision while allowing a more structured way of land use in rural areas. Instead of 4 to 10 acre lots that are under-utilized, which in turn limits housing to a select few also impacts the affordability issue for purchasers of homes. The bare land strata concept not only addresses affordability by allowing for more residential properties within a confined area but also addresses the environmental considerations such as less roads, less disruption to surrounding vegetation, no more large lagoons (an unpleasant impact on the land).

The lots will address the need for more rural properties, a tax base for the Regional District of Fraser Fort George, and an environmental friendly, community involvement area to reside.

Respectively

Gordon Bliss

Bliss Consulting