

May 12, 2024

Regarding OCP amendment Nkwukwma Sub Area Plan

To mayor and council-

I don't support this OCP amendment. Here are some of my concerns with enshrining this development in the Official Community Plan:

Lack of a secondary access. All traffic from this development will be funnelled through the village, across the tracks and around the roundabout, which is already perceived to be an increasingly congested area during the busy times. I am certain that the value of living in our town will be diminished as traffic pressures continue to mount. Traffic jams are not a good look for Pemberton.

Wildfire concerns. This development is very much in a fire interface zone. The proposed amendment contains the following comment: ... *the question of whether the lands should be developed has been long resolved (4.3.2 page 7)*. But things have changed! Imagine having to evacuate all of us on one road through town. And should we be pushing further into wildfire territory?

Cumulative impacts. The Sub Area Plan does not address the cumulative impacts of all developments current and proposed in the Village. Does it make sense to enshrine a massive development in the old OCP when the OCP review process has been halted along with the community feedback process and development impact on infrastructure analysis?

Thank you for all the time you have put in to reviewing the volume of documentation that I am sure has accompanied this process. As a taxpayer, I am so grateful to have a council willing to do this work. I encourage you to continue to put what's best for our community ahead of development pressures. Please vote no to this OCP amendment.

Thank you,

Anna Helmer

