

To: Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8

From: Donn Glen Giesbrecht, Allison Lynn Giesbrecht


Re: Notice of Public Hearing on Monday July 13, 2026
Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3421, 2026

Proposal: Riding Stable on a Residential Property at 5945 Frenkel Rd
Lot 10 District Lot 1595 Cariboo District Plan 2631
Request made by Chelsea Jagodnik, Russell Jagodnik

Date: July 1, 2026

To Whom It May Concern,

We are writing to you with regards to the proposal for a Commercial Riding Stable to be established at 5945 Frenkel Rd. We are opposed to this request, as we do not want any commercial operations in our residential neighbourhood.

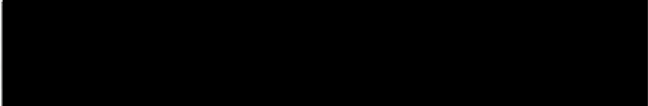
Our biggest concern with this request is that there are already four residential properties who share a well which supplies all of our water needs, including ourselves. These properties are at 5945, 5995, 6085 and 6175 Frenkel Rd. We all share equally in the cost of running this well. We are very insecure at the thought of adding the demand for extra water needed for the horses, public washrooms, cleaning and so on. We are just not sure of what kind of burden that this will place on our water pump and system, and we really don't want to find out that we run out of water because of this! We also do not believe that we should be subsidizing a business with our 25% share in the well. Whether it be for day-to-day running expenses, or an eventual breakdown due to over-use of the system, the cost would be borne by all four parties on our well account, and that isn't right. Given the close-knit relationship that we have with the well, it is unfortunate that we were unaware of this proposal until the notice came in the mail from the Regional District of Fraser-Fort George.

Our secondary concerns are the extra noise, the extra smell, and the extra back-and-forth traffic that this will bring to our quiet, peaceful, dead-end road.

We sincerely ask that you give serious consideration to these concerns and do not pass this bylaw.

Thank you very much for your time and attention to this matter,


Don Giesbrecht


Lynn Giesbrecht

FROM: Frank & Diana VanderZande -Owners of lot 9
[REDACTED] Electoral Area C
Prince George BC

June 30, 2026.

TO: Chair and Directors
Regional District of Fraser-Fort George

Your file: REZ 1595/26314/10

Proposed Zoning Bylaw No.2892,2014, Amendment Bylaw 3421, 2026 for owners Chelsea & Russell Jagodnik
[REDACTED]

We live on the lot 9 which is next to the applicant's lot 10 and **VERY STRONGLY OPPOSE** the passing of **Amendment Bylaw 3421, 2026.**

We ask that this application for a zoning amendment not be passed for the following reasons:

1. There are restrictive covenants on all 11 lots in the part of the subdivision that state in section 3 **"No buildings other than a dwelling unit, and out-buildings incidental to the use thereof, shall be built or maintained on any of the lots"** A copy of this covenant titled Schedule A – Schedule of Restrictions is attached.

This covenant is a private contractual agreement registered on the property title under the Land Title Act and establishes what cannot be done. The Rule of the Strictest Rule is a standard principle applied to covenants and bylaws. If a zoning bylaw and a covenant conflict, both must be satisfied. If the zoning bylaw allows commercial use but the covenant prohibits it, the covenant prevails, and the land remains strictly residential.

- The owners of lot 10 must not be permitted to build a Riding Stable on lot 10 because of this existing contractual agreement.

One of the reasons we chose to purchase our lot on Frenkel Road was that these covenants would keep our property in a RR1 residential classification. We were convinced that we should have no fear that a commercial operation could be started in our neighbourhood.

There also exists an agreement that was registered on the property titles under the Land Title Act which applies only to lots 7, 8, 9 and 10. The agreement deals with the **water well** drilled by the land developer on lot 8.

Section 6 of this agreement states "The parties agree that the well upon the Easement Lands shall be used and operated for the benefit of all parties. Each party may draw therefrom such water as may be required for reasonable domestic use only including a lawn and household garden, and **not for commercial, agricultural or industrial use. The parties agree that no party will provide, deliver or otherwise transfer any water to any other person.**"

- The owners of lot 10 will **not** be permitted to use any water from the shared water well on lot 8 for their proposed Riding Stable operation.

2. We are very concerned about our shared aquifer strain on our portion of Frenkel Road. We all rely on a finite ground water supply. After building our home and trying to grow a new lawn, we used a water sprinkler for 5 or 6 hours but had to stop because air had entered the pumping system. We had drawn the well water down too far. Since that time, we have asked each of our shared well users only to water plants and gardens with the nozzle in your hands.

Should another well be drilled to draw from the same aquifer, a riding stable will exponentially increase water usage by livestock hydration, facility sanitation and wash racks. The rain/snow droughts of recent years have caused surface water tables to be lower each year. How will all this affect our shared water well on Lot 8?

3. The narrow 5.2 acre lots that are 270 feet wide and 840 feet long are not capable of supporting a riding stable operation without very seriously affecting the lives of their immediate neighbours and others.

We were very disappointed that RDFFG could only provide their definition of a riding stable which is: "Riding Stable" means a commercial use for the boarding, breeding, training and raising of horses, and includes riding rentals and events. RDFFG should develop some requirement guidelines that include proximity of manure storage, animal waste, water runoffs and chemical wastes that could enter water wellheads and adjacent properties.

We in particular will be seriously affected. Please refer to the proposed riding arena diagram provided by the applicant:

- (a) Our house is just below the top left corner. The closest bedroom window is less than 300 feet away from the nearest corner of the proposed riding arena. We already hear outside activities from Lot 10 when we are outside in our yard. Some of the activities can also be heard inside our house with our windows closed.
 - It is unacceptable for us to be exposed to noise from a commercial Riding Stable operation being permitted to operate in a residential rural (RR1) setting.
- (b) The prevailing winds in our location are such that we will be exposed to the odor from horse manure and urine most of the time.
 - It is unacceptable for us and other nearby residents to be exposed to the odors from a commercial Riding Stable. In our case, the fresh air that is circulated through our house comes from a vent that faces lot 10. Keeping windows permanently closed (which we definitely do not want to do) will not be enough to keep such odors from permeating our home.
- (c) Lots 11, 10, 9 (ours) ,8 and 7 are not flat lands. The water pressures on our shared well water system will demonstrate this as the provided pictorial does not show this.

The water pressure at lot 8 is kept at around 55-60 PSI. At lot 7, the receiving water line is at 90+ PSI. The homeowner of lot 7 had to install a pressure reducer for their house. The Lot 9 water pressure is 35 PSI. The PSI at lot 10 has not recently been measured but we expect it would be similar than for Lot 9.

The lowest elevation of the land for these lots occurs at the southwest corner of our lot 9 and along all of the southern border of lot 8 This is the area that receives most of the surface runoff water and drains mainly through the Dave Road lots and then through a culvert on Dave Road.

In the spring, overland surface waters flow into Lot 11, crosses over to Lot 10, flows along side of the proposed Riding Arena area and then curves across the lot to exit at the southern end into Lot 9. The overland surface waters then flow across Lot 9 to exit into Dave Road lots. This year's spring runoff ran for the month of May. There was one year that these surface waters ran continuously from the month of May to mid August. During years of significant rainfall, the normally dry creek starts and stops running for weeks at a time. Because most of our lot is lower with a steeper slope, there are a few spots that seep water year-round on our Lot 8.

Our family built the homes and garages on both lots 10 and 9. We also did the majority of landscaping for Lot 10 with our equipment. Having lived here for several decades, our knowledge of where the surface water travels is very good.

So, this issue is that the operation of a Riding Stable in this location will introduce microbial pathogens (fecal coliforms, parasites), plant nutrients (nitrogen, phosphorus), and chemical pollutants (detergents, insecticides) into the ground. The primary rainfall runoff then sweeps into our Lot 9 and then perhaps ends up in the aquifer that provides the water for the well in Lot 8 and wells on Dave Road.

- We do not want the possibility of this kind of year round pollution passing through our property and possibly pollute the water in the aquifer where we draw water from.
4. The property values have been stable when comparing them to other RR1 properties. If RDFFG were to attach this site-specific amending bylaw it will significantly reduce the value of nearby lots. The value of our lot would especially be hit hardest.

The owners of Lot 10 purchased land and property that had a contract attached which is the same for everyone from lots 1 to 11. It clearly states what may be done on these lots.

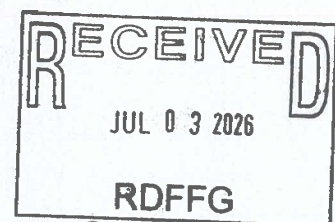
There obviously may be a business case for creating a commercial Riding Stable business. However, that type of business is totally inappropriate within our narrow lots that are only as wide as the spacing of BCHydro's power poles on our street.

- Since covenants rule in this case, RDFFG must abandon their bylaw amendment.
5. We wish to be heard at the Public Hearing Meeting about this matter.

Respectfully:

[Redacted Signature]
Frank VanderZande – Lot 9 owner

[Redacted Signature]
Diana VanderZande – Lot 9 owner



11 PAGES

LAND TITLE ACT

P 29315

FORM 35

(Section 216 (1))

Aug 29 10 28 AM '80

DECLARATION OF BUILDING SCHEME

Nature of Interest: Charge: Building Scheme

Herewith fee of: \$10.00

Address of person entitled to apply to register this building scheme:

Full name, address, telephone number of person presenting application:

Signature of Applicant or
Solicitor or Authorized Agent

MERRITT BROS. HOLDINGS LTD., a body corporate, incorporated (# 83636)
under the laws of the Province of British Columbia, with
registered offices at 600-550 Victoria Street, in the City
of Prince George, Province of British Columbia, declares by
way of its duly authorized officer that:

1. MERRITT BROS. HOLDINGS LTD. is the registered owner in
fee simple of:

[Redacted] Lots 1 to 11, District Lot 1595, Cariboo District,
Plan 26318
(Hereinafter called "the lots")
2. MERRITT BROS. HOLDINGS LTD. hereby creates a building
scheme relating to the lots.
3. A sale of any of the lots is subject to the restrictions
enumerated in Schedule "A" herewith.
4. The restrictions shall be for the benefit of all the lots.

SIGNED, SEALED AND DELIVERED this 22nd day of August, 1980.

The Corporate Seal of MERRITT BROS. HOLDINGS LTD. was affixed in
the presence of:

President

(seal)

Signature of witness /

600-550 Victoria Street,
Address
Prince George, B.C.
City

Occupation

LAND TITLE ACT
Form I (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and at the time written hereon
[Redacted] Registrar
Prince George Land Title Office per E.M.

FRANCE GEORGE
L.R.O.
AUGUST 1980

9962 5010.00

E.M.

SCHEDULE "A"

P 29315

MERRITT BROS. HOLDINGS LTD.

SCHEDULE OF RESTRICTIONS

LOTS ONE (1) TO ELEVEN (11)
DISTRICT LOT 1595, PLAN 26318
CARIBOO DISTRICT

1. No more than one dwelling, for a single-family or household unit, shall be erected or maintained upon any of the lots.
2. No dwelling, having the ground floor area of less than 100 square metres on the main floor thereof, shall be erected or maintained on any of the lots.
3. No buildings other than a dwelling unit, and out-buildings incidental to the use thereof, shall be built or maintained on any of the lots.
4. No building erected or maintained on any of the lots shall remain uncompleted as to the exterior finish or painting more than three years after the date of commencement of the construction of such building.
5. All vehicles, other than cars, pick-up trucks, motor homes and campers, in operable condition, must be stored behind any dwelling erected on the lot and not within 30 metres of any lot boundary.
6. No mobile homes of any size or description other than holiday trailers, shall be allowed to remain on any lot except temporarily pending and during the construction of a permanent dwelling and the period during which such trailer shall be allowed to remain on the lot shall be limited to a period of three years.
7. There shall not be kept or accumulated upon the lots, any garbage, debris, scrap metal, including vehicles or parts thereof, or other waste materials of any type or description whatsoever.

P 29318
P 29319

THIS AGREEMENT made the 22nd day of August, A.D. 1990
at the City of Prince George, in the Province of British Columbia.

BETWEEN:

MERRITT BROS. HOLDINGS LTD., A Body Corporate
duly incorporated under the laws of the Province
of British Columbia and having its registered
office at 600-550 Victoria Street, in the City
of Prince George, in the Province of British
Columbia (Incorporation #83,636);

(Hereinafter called the "Party of the First Part")

AND:

MERRITT BROS. HOLDINGS LTD., A Body Corporate
duly incorporated under the laws of the Province
of British Columbia and having its registered
office at 600-550 Victoria Street, in the City
of Prince George, in the Province of British
Columbia (Incorporation #83,636);

(Hereinafter called the "Party of the Second Part")

AND:

MERRITT BROS. HOLDINGS LTD., A Body Corporate
duly incorporated under the laws of the Province
of British Columbia and having its registered office
at 600-550 Victoria Street, in the City of Prince
George, in the Province of British Columbia,
(Incorporation #83,636);

(Hereinafter called the "Party of the Third Part")

AND:

MERRITT BROS. HOLDINGS LTD., A Body Corporate duly
incorporated under the laws of the Province of
British Columbia and having its registered office
at 600-550 Victoria Street, in the City of
Prince George, in the Province of British Columbia
(Incorporation #83,636);

(Hereinafter called the "Party of the Fourth Part")

WHEREAS:

A. MERRITT BROS. HOLDINGS LTD. is the registered owner
of those certain lands and premises situate, lying and being in the
Prince George Assessment District, being more particularly known and
described as Lots 7, 8, 9, and 10 inclusive, District Lot 1595,
Cariboo District, Plan 26318 (Hereinafter called "the said lands")

B. MERRITT BROS. HOLDINGS LTD. is empowered to grant and
execute documents pertaining to easements and Rights-of-Way over the
said lands.

C. THE Party of the First Part is the registered owner
of the following lands and premises, situate, lying and being in the
Prince George Assessment District and more particularly known and
described as:

Lot 7
District Lot 1595
Cariboo District
Plan 26318

LAND TITLE ACT
Form 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and at the time written hereon

9962 5021.00 A
P.M.
PRINCE GEORGE
AMOUNT PAID

per E.M.

89

D. THE Party of the Second Part is the registered owner of the following lands and premises, situate, lying and being in the Prince George Assessment District and more particularly known and described as:

Lot 8
District Lot 1595
Cariboo District
Plan 26318

E. THE Party of the Third Part is the registered owner of the following lands and premises, situate, lying and being in the Prince George Assessment District and more particularly known and described as:

Lot 9
District Lot 1595
Cariboo District
Plan 26318

F. THE Party of the Fourth Part is the registered owner of the following lands and premises, situate, lying and being in the Prince George Assessment District and more particularly known and described as:

Lot 10
District Lot 1595
Cariboo District
Plan 26318

G. A water well exists on Lot 8 (hereinafter called "the well") and it is intended that the well provide water for the following lands and premises:

i) Lot 7
District Lot 1595
Cariboo District
Plan 26318

ii) Lot 8
District Lot 1595
Cariboo District
Plan 26318

iii) Lot 9
District Lot 1595
Cariboo District
Plan 26318

Lot 10
District Lot 1595
Cariboo District
Plan 26318

II. The parties of the Second and Third parts hereto desire to grant Easements over those parts of their respective tenements as shown outlined in red on a Plan of Easement deposited in the Land Titles Office, City of Prince George, Province of British Columbia, under Number 26319

NOW THEREFORE this Agreement witnesseth as follows:

1. In consideration of the sum of One (\$1.00) Dollar- the receipt whereof is hereby acknowledged, and other good and valuable consideration, the Party of the Second Part hereby grants, conveys and confirms to the Parties of the First, Third and Fourth Parts and to their employees, contractors, agents, licensees and invitees, the full, free and uninterrupted right, licence, privilege, and easement over, on, through, across and under those certain portions of the Parties of the Second and Third Parts lands more particularly known and described as:

That part of Lot 8
District Lot 1595
Cariboo District
Plan 26318
as shown outlined in red on a plan
of Easement deposited in the Land Titles
Office at the City of Prince George, Province
of British Columbia, under Number 26319
Hereinafter called "the easement lands"

to enter upon the easement lands for the purposes of constructing, operating, maintaining, repairing and replacing the water well and pipeline located thereon and all equipment connected therewith, with or without vehicles, equipment, supplies, materials, and products of any and all kinds and generally to do such other acts and all things as are from time to time necessary, incidental or convenient in connection therewith.

2. In consideration of the sum of One (\$1.00) Dollar the receipt whereof is hereby acknowledged, and other good and valuable consideration, the Party of the Third Part hereby grants, conveys, and confirms to the Parties of the First, Second and Fourth Parts and to their employees, contractors, agents, licensees and invitees the full, free and uninterrupted right, licence, privilege, and easement over, on, through, across, and under those certain portions

of the Parties of the Second and Third parts lands more particularly known and described as:

 That part of Lot 9
District Lot 1595
Cariboo District
Plan 26318
as shown outlined in red on a plan of
Easement deposited in the Land Titles Office
at the City of Prince George, in the
Province of British Columbia, under
Number 26319
(Hereinafter called "the easement lands")

to enter upon the easement lands for the purposes of constructing, operating, maintaining, repairing and replacing the water well and pipeline located thereon and all equipment connected therewith, with or without vehicles, equipment, supplies, materials and products of any and all kind and generally to do such other acts and all things as are from time to time necessary, incidental or convenient in connection therewith.

4. The Parties of the Second and Third Parts covenant with the parties herein that they shall not make, place, erect or maintain on or remove from the easement lands any building, structure, foundation, obstruction, excavating, ditch, culvert or driveway, or soil, which will interfere with the construction, operation, inspection, maintenance, repair or replacement of the said well, pipeline, and easement granted herein or which will prevent reasonable access thereto.

5. Provided always that if the state or condition of the surface of the easement lands shall at any time be disturbed or altered in pursuance of the Easements hereby granted, then all parties agree that the surface shall be restored as soon as practical and as nearly as reasonably possible to the same condition it was prior to such disturbance or alteration and that all parties shall share equally in the cost of such restoration.

6. The parties agree that the well upon the Easement lands shall be used and operated for the benefit of all parties. Each party may draw therefrom such water as may be required for reasonable domestic use only (including a lawn and household garden), and not



for commercial, agricultural or industrial use. The parties agree that no party will provide, supply, deliver or otherwise transfer any water to any other person.

7. The parties each agree that they will not stop or unreasonably interfere with the supply of water to any other party to this Agreement.

8. The parties agree that they will share equally in the cost of construction, operation, inspection, repair and maintenance of the well, pump, pipeline and any equipment connected therewith. The parties further agree that any party who negligently, recklessly or intentionally damages the well, pump, pipeline or any equipment connected therewith shall forthwith repair or pay the cost of repair of such damage. The parties further agree that any one of them who installs or maintains a derivative waterwork in such a manner or condition as is detrimental to the common good of the other parties, shall forthwith repair or pay the cost of such repair.

9. All covenants, agreements and provisions herein contained shall be and are hereby deemed to be covenants running with the land and together with the easements hereby granted shall be perpetual.

10. Every party shall from time to time execute, deliver, and do such further documents, plans, agreements or things whatsoever in respect of this Agreement and the Easements hereby granted as may reasonably be requisite.

11. The covenants herein contained shall run with the land as described herein, but no covenant shall be personally binding on any party except during his seisin of or title to the said lands.



12. Provided that all grants, covenants, provisos, and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if those words had been inscribed in all proper and necessary places. Wherever the singular or masculine is used throughout this Agreement the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require, and vice versa.

IN WITNESS WHEREOF the parties hereto have hereunder set their hands and seals on the day and year first above written.

THE CORPORATE SEAL of MERRITT BROS. HOLDINGS LTD.
The Party of the First, Second, Third, and Fourth
Parts, was hereunto affixed in the presence of:

(S E A L)


LLOYD GORDON MERRITT - President



From: Barb Aase [REDACTED]
Sent: July 7, 2026 9:08 PM
To: Development Services
Subject: Bylaw 3421

Follow Up Flag: Follow up
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Categories: Consultation Comment

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Hello, I live in the Regional District, west of town in the Beaverly area. I am contacting you to express my full support of bylaw 3421/ . Chelsea and Russell Jagodnik are pursuing a plan to build a very highly desired horse riding facility. I can't express to you how badly this is needed! We have approximately 6 indoor riding facilities west of town and we can't really use any of them! They are either closed to the public or support a different riding discipline that isn't in alignment with how we ride. Our only options are to use the Agriplex or haul at least 45 mins away to either Willowdale or Crossroads! It's just simply not feasible anymore with not only how much time it takes out of one's day, but the cost of fuel is starting to become just too much. We 100% need another indoor riding facility in our area.

Regards,
Barb Aase

From: brennan mann [REDACTED]
Sent: July 8, 2026 7:48 AM
To: Development Services
Subject: Support for Bylaw 3421

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Good morning,

I am writing this to show full support for Chelsea and Russell Jagodniks proposed riding facility in our community. We live within the RDFFG and will enjoy and make use of the proposed riding facility.

Thank you,

Brennan Mann
Jessica Harasym

From: Niki Loreth [REDACTED]
Sent: July 8, 2026 12:04 AM
To: Development Services
Subject: Bylaw 3421/ Chelsea and Russel Jagodnik

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Good evening,

I wholeheartedly support the idea of a riding arena for youth and adults alike, to come together and learn horsemanship in a safe and quiet facility.

There is a lack of arena's west of Prince George that offer lessons or a safe and inclusive place to ride and learn.

As a professional instructor of over 30 years, my clients had to drive 45 minutes south of here for the past year to have a place to ride and be able to receive instruction by a knowledgeable coach.

I contacted every private arena west of PG, and they were all full and running at capacity.

There is definitely room for another privately owned arena, for community development and youth support in the equine industry.

Sincerely,
Niki Loreth
[REDACTED]

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From: Nevio Rossi [REDACTED]
Sent: July 7, 2026 6:48 PM
To: Development Services
Subject: Bylaw Amendment 3421, 2026 to allow Riding Stables on Lot 10 5945 Frenkel Road, District Lot 1595, Cariboo District, plan 2631

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Hello,

Re: Bylaw Amendment 3421, 2026 to allow Riding Stables on Lot 10 5945 Frenkel Road, District Lot 1595, Cariboo District, plan 2631

We have lived in the Regional District of Fraser-Fort George for the past 33 years. We fully support Chelsea and Russell Jagodnik's aforementioned application for a Bylaw Amendment.

If you have any questions, please do not hesitate to contact us!

Nevio & Stephanie Rossi

From: Alisha Bryant [REDACTED]
Sent: July 7, 2026 1:02 PM
To: Development Services
Subject: Bylaw 3421

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[REDACTED]

To whom it may concern

I am writing to you in regards to bylaw 3421 / Chelsea and Russell. I am in favour and support the need for a riding arena in the regional district west of the city of Prince George We have nothing of the same nature available in our neighbourhood and the chance for a safe riding facility in the area would have a positive impact on many families.

Regards,
Alisha

From: Angela Crowe [REDACTED]
Sent: July 7, 2026 1:03 PM
To: Development Services
Subject: Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw 3421, 2026

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Re: Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw 3421, 2026

I would like to write this letter in support of this Zoning Change.

As a current resident of the Beverly area, I believe that we are in need of more agricultural facilities in our area.

I am a past Beverly 4-H Leader and 4-H District Leader and it is increasingly difficult to support and teach our youth and future farmers.

A facility targeting Equine and Agriculture is much needed.

Please accept this letter as my support for the above proposed Zoning amendment.

Angela Crowe, FMA

Financial Advisor

Crowe & Associates Personal Wealth Management

Raymond James LTD.

[REDACTED] | www.angelacrowe.ca

Assistants:

Kathy Gessman, Administrative Assistant [REDACTED]

Cydney Baylis, Administrative Assistant [REDACTED]

Crowe & Associates
Personal Wealth Management

RAYMOND JAMES®

From: Brenna Loreth [REDACTED]
Sent: July 7, 2026 1:14 PM
To: Development Services
Subject: Bylaw 3421 support

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We live in the regional district out west of town and we support bylaw 3421/ Chelsea and Russell in developing an equestrian riding facility in our neighborhood. Our community is in need of a safe and welcoming facility. Our community members can have an opportunity to learn and connect with animals in an inclusive and supportive environment.

Sincerely,
Brenna McLeod

From: Crystal Loreth [REDACTED]
Sent: July 7, 2026 12:50 PM
To: Development Services
Subject: Bylaw 3421/ Chelsea & Russell Jagodnik

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[REDACTED]

To whom it may concern,

We live in the regional district west of town and we support the bylaw request 3421/ Chelsea and Russell of developing a well needed safe riding facility in our neighbourhood.

Thank you!

Cheers,
~Crystal Loreth

From: Maddison rossi [REDACTED]
Sent: July 7, 2026 12:50 PM
To: Development Services
Subject: Chelsea and Russell Rezoning Bylaw 3421

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Hi there,

I live in Prince George and plan to move west. We support bylaw 3421/Chelsea and Russell's development of a safe riding establishment.

Regards,

Maddison

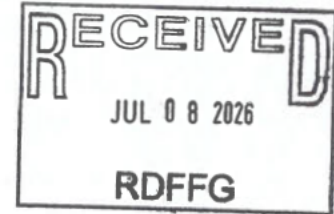
TO: Daniel Burke

[Draft] Regarding proposed zoning Bylaw Amendment 3421 , 2026 to allow Riding Stables on Lot 10 5945 Frenkel Road, District Lot 1595, Cariboo District, plan 2631

From

Draft saved Sat 2026-07-04 11:44 PM

To developmentsservices@rdffg.bc.ca <developmentsservices@rdffg.bc.ca>



To: Regional District of Fraser Fort George

Registered document no P29318 pages 4 of 8 and 5 of 8 states "each party may draw therefrom such water as may be required for reasonable domestic use only (including a lawn or household garden), and not for commercial, agriculture or industrial use". From my understanding , if the zoning bylaw is changed to commercial and there is a conflict the covenant prevails and the land stays residential.

The definition of Riding Stables along with our own experience of family-owned riding stables, arenas , training, breeding and racing may be of help. Horses are cared for and made available for public or recreational use. Typical riding stables include horseback riding lessons, guided trail rides, leasing and boarding of horses. Facilities can include indoor/outdoor arenas where events can be hosted, stalls for housing, tack room for personal use or for purchasing of riding equipment, feed and hay storage areas. A special area can be set up for grooming/washing, where horses are washed, brushed and vetted. Stalls / boarding areas have to be cleaned, arenas need to be raked and manure pits or piles need to be dealt with.

We are on a four property shared well, equally paying x number of dollars to maintain and cover hydro costs. We believe the well will be compromised and unable to support four families and a riding stable , that must provide adequate water for the horses well-being and to maintain necessary hygiene of the stable. Will the Jagodnik family haul in water? Which poses another question and concern. Will Frenkel Road be able to withstand increased heavier vehicle traffic on a daily basis and if public events are held is Lot 10 able to accommodate all the vehicles including horse trailers or will Frenkel Road be used for parking?

We also have concerns regarding traffic speed control and the safety of all who use Frenkel Road; children on bicycles, joggers with dogs, moms pulling kids in a wagon, adults on bicycles , people in general walking and pets. Frenkel road is a residential "country road".

Thank you for hearing our concerns and addressing the questions we asked.

Sandra and Gary Duggan
Owners of Lot 7 Cariboo District

Plan 26318 Prince George, BC

We are not in favor of the amendment bylaw 3421,2026

Status: Registered

Doc #: P29318

RCVD: 1980-08-29 RQST: 2017-05-25
18.53.12

P 29318

- 4 -

of the Parties of the Second and Third parts lands more particularly known and described as:

That part of Lot 9
District Lot 1595
Cariboo District
Plan 26318
as shown outlined in red on a plan of
Easement deposited in the Land Titles Office
at the City of Prince George, in the
Province of British Columbia, under
Number 26319
(Hereinafter called "the easement lands")

to enter upon the easement lands for the purposes of constructing, operating, maintaining, repairing and replacing the water well and pipeline located thereon and all equipment connected therewith, with or without vehicles, equipment, supplies, materials and products of any and all kind and generally to do such other acts and all things as are from time to time necessary, incidental or convenient in connection therewith.

4. The Parties of the Second and Third Parts covenant with the parties herein that they shall not make, place, erect or maintain on or remove from the easement lands any building, structure, foundation, obstruction, excavating, ditch, culvert or driveway, or soil, which will interfere with the construction, operation, inspection, maintenance, repair or replacement of the said well, pipeline, and easement granted herein or which will prevent reasonable access thereto.

5. Provided always that if the state or condition of the surface of the easement lands shall at any time be disturbed or altered in pursuance of the Easements hereby granted, then all parties agree that the surface shall be restored as soon as practical and as nearly as reasonably possible to the same condition it was prior to such disturbance or alteration and that all parties shall share equally in the cost of such restoration.

6. The parties agree that the well upon the Easement lands shall be used and operated for the benefit of all parties. Each party may draw therefrom such water as may be required for reasonable domestic use only (including a lawn and household garden), and not

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RCVD: 1980-08-29 RQST: 2017-05-21
16.53.12

P 29318

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for commercial, agricultural or industrial use. The parties agree that no party will provide, supply, deliver or otherwise transfer any water to any other person.

7. The parties each agree that they will not stop or unreasonably interfere with the supply of water to any other party to this Agreement.

8. The parties agree that they will share equally in the cost of construction, operation, inspection, repair and maintenance of the well, pump, pipeline and any equipment connected therewith. The parties further agree that any party who negligently, recklessly or intentionally damages the well, pump, pipeline or any equipment connected therewith shall forthwith repair or pay the cost of repair of such damage. The parties further agree that any one of them who installs or maintains a derivative waterwork in such a manner or condition as is detrimental to the common good of the other parties, shall forthwith repair or pay the cost of such repair.

9. All covenants, agreements and provisions herein contained shall be and are hereby deemed to be covenants running with the land and together with the easements hereby granted shall be perpetual.

10. Every party shall from time to time execute, deliver, and do such further documents, plans, agreements or things whatsoever in respect of this Agreement and the Easements hereby granted as may reasonably be requisite.

11. The covenants herein contained shall run with the land as described herein, but no covenant shall be personally binding on any party except during his seisin of or title to the said lands.

From: Brittany Mikolayczyk [REDACTED]
Sent: July 8, 2026 3:31 PM
To: Development Services
Subject: Letter of Support for Rezoning Application – Russell and Chelsea Jagodnik

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultation Comment

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Good afternoon,

I am writing in support of Russell and Chelsea Jagodnik's application to rezone their property for the purpose of building an indoor riding arena.

The Beverly area has very limited access to indoor riding facilities, and I believe this arena would be a valuable addition to our community. Having a local indoor arena would provide increased opportunities for equestrian activities throughout the year and help meet the needs of riders in the area.

I am confident that Russell and Chelsea would operate a safe, welcoming, and well-managed facility that would benefit many members of the community. Their commitment to creating a positive environment for riders and horses alike would make this a tremendous asset for Beverly and the surrounding area.

Thank you for considering my support of their rezoning application. I look forward to attending the hearing next week.

Thank you,

Brittany Mikolayczyk

From: Jessica Mikolayczyk [REDACTED] >
Sent: July 8, 2026 3:43 PM
To: Development Services
Subject: Support for Jagodnik Rezoning Application

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Categories: Consultation Comment

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Dear Regional District of Fraser-Fort George Board Members,

I am writing to express my strong support for Russell and Chelsea Jagodnik's rezoning application to allow for the development of an indoor riding arena on their property.

As a resident of the Beverly area, I believe this facility would be a valuable addition to our rural community. Many families in our area enjoy an equine lifestyle and participate in horse-related activities, yet there is a noticeable lack of indoor facilities that can support these pursuits throughout the year. An indoor riding arena would provide a much-needed opportunity for riders of all ages and abilities to continue enjoying and developing their skills regardless of weather conditions.

I have known Russell and Chelsea for several years and can personally attest to their commitment to our community and their genuine desire to contribute in a positive and meaningful way. They have recognized a gap in what is currently available in the Beverly area and are willing to invest their time, resources, and energy to create an opportunity that will benefit many local residents who share a passion for equine activities.

I sincerely appreciate their vision and dedication to enhancing the quality of life for those of us who have chosen a rural lifestyle. I believe this project will be a positive asset to our community and respectfully ask that you give favorable consideration to their rezoning application.

Thank you for considering my support. I look forward to attending the public hearing next week.

Sincerely,

Jessica Mikolayczyk
Beverly Resident

From: Andy Dittus [REDACTED]
Sent: July 8, 2026 8:53 PM
To: Development Services
Subject: Subject 3421

Follow Up Flag: Follow up
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Categories: Consultation Comment

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[REDACTED]

My name is Andre Dittus I've lived in the community since 2014 and also a previous owner of a riding and horse boarding facility in the lower mainland Squamish District. This is a wonderful opportunity for people to come together as a family of the community to learn, socialize, create new jobs for adults and kids. I am a fan of this type of rezoning due to that fact it's a quiet and welcoming outdoor recreational hobby and there are not enough facilities like this in the district.

From: Laura Jagodnik [REDACTED]
Sent: July 9, 2026 10:00 AM
To: Development Services
Subject: Proposed zoning ByAw Amendment 3421 to allow Riding Arena on 5945Frenkel Rd

Follow Up Flag: Follow up
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Categories: Consultation Comment

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To Whom it may concern,

We, Ivan and Laura Jagodnik, support Russell and Chelsea Jagodnik's proposal to establish a small riding arena business on their property.

Russell and Chelsea are responsible, caring horse owners who have found it challenging to find a riding arena close to them for consistent horse training. During winter months especially, it has been challenging to transport their horses safely to arenas across town. This proposed arena will allow the horse community an opportunity to safely ride and train their horses all year long within their own neighbourhood.

We believe this is a needed facility which fits well in their rural community.

Thank you
Ivan and Laura Jagodnik

From: Russell I Jagodnik [REDACTED] >
Sent: July 8, 2026 10:38 PM
To: Daniel Burke; Development Services
Cc: Chelsea Rossi; Russell Jagodnik
Subject: Response to concerns Bylaw Amendment 3421
Attachments: Response to Concerns 2026 v2.pdf; BC assessment.png

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultation Comment

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Hello Daniel, Please see attached Response to concerns Bylaw Amendment 3421, 2026 to allow Riding Stables on Lot 10 5945 Frenkel Road, District Lot 1595, Cariboo District, plan 2631. Also I have attached email from BC assessment to back up concern of House Value decreasing.
Thank you.

Regional District of Fraser-Fort George – Response to Concerns

Prepared for: Regional District Board of Directors

Date: Monday, July 13

Re: Response to concerns Bylaw Amendment 3421, 2026 to allow Riding Stables on Lot 10 5945 Frenkel Road, District Lot 1595, Cariboo District, plan 2631

Prepared by: Russell and Chelsea Jagodnik

1. Background

- Russell and Chelsea Jagodnik submitted an application to amend Bylaw No. 3421, 2026, to allow Riding Stable on the aforementioned property.
- Riding Stable will be built for instructional purposes, which will benefit a wide spectrum of people, including children, adults and seniors. This will include horseback riding and horsemanship lessons.
- Riding Stable will also be used for horse training.
- Site development approved.

2. Concerns Raised

- Water Well: Unable to support four families and a riding stable, which will compromise the shared water well. Extra water is needed for horses, public washrooms, and cleaning. Any eventual breakdown of the water pump, due to overuse and strain, would be borne by all four parties.
- Aquifer Strain: Capacity of the water table strained from overuse.
- New Well: Drilling a new well will further strain the water table.
- Land size: The lot sizes will negatively affect the lives of the neighbours and won't support a riding stable.
- Traffic: Increased and heavier vehicle traffic (water trucks), speed control and safety on Frenkel Road.
- Arena Location: Proposed riding stable too close to Lot 9's bedroom window.
- Water Pollution: Water runoff mixed with manure will contaminate the aquifer
- House Value: Riding Stable will decrease the value of surrounding houses.
- Public Parking: Public Events and Lot 10 accommodate parking.
- Other Concerns: Extra noise, animal waste and extra smell.

3. Response to Concerns

- Water Well: As per the covenant no. 6, the water well was NEVER intended to be used for commercial purposes. In fact, a ten-thousand-gallon cistern will be installed for all commercial use, which will eliminate any strain on the well and pump.
- Aquifer Strain: No water will be drawn from the water table, as water will be hauled in.
- New Well: The owners of Lot 10 can drill their own well if they choose to do so.
- Land Size: Land exceeds the minimum requirement of 2 hectares. The June 2026 Regional District Board Report (page 6) states, "Most zones that permit riding stable use require a minimum of 2.0 ha. The subject property meets this requirement with an area of 2.10 ha."
- Arena Location: Arena location exceeds the approved 30-meter setback line to lot 9 as per zoning bylaw 2892.

- Traffic (Heavy Water Trucks): These trucks will supply water for horses over a long period of time (i.e., one ten-thousand-gallon truck will supply enough water for 5 horses for 250 days). There are multiple properties in the area that have water trucked in regularly (Source: Grandview Water Hauling). All local water trucking companies comply with BC's legal road restrictions and laws; therefore, the integrity of Frenkel Road will not be compromised.
- Increased Traffic/Safety: This is not an open and public riding corporation where there will be a vast amount of vehicles driving daily. Operational times will be implemented to ensure less congestion. Trailering an animal requires extreme caution to ensure the well-being of the transported animal (i.e. especially when dogs chase vehicles down a road).
- Water Pollution: Manure will be stored in an area where it does not impede streams of water runoff and will be disposed of per waste management procedures (Ministry of Agriculture and Food BC).
- House Value: Property assessments will not be negatively impacted. [REDACTED] BC Assessment Appraiser, stated, "There will be no change to the property assessments for neighbouring properties if a riding arena is built on the property". (BC Assessment appraiser email attached).
- Public Parking: There will be no public events, and all parking will be accommodated on Lot 10.
- Other Concerns: Please see the water pollution bullet for information on animal waste. The owners of Lot 10 will follow all Regional District Noise Bylaws while the riding stable is in operation. Regarding issues of extra smell and odours, please refer to waste management above. Furthermore, the owners of Lot 9 should provide scientific information on the "Prevailing Winds" [REDACTED] [REDACTED] that carry the odour.

4. Conclusion

In conclusion, the owners of Lot 10 will not comment on the covenant, as it is separate from the land rezoning application and will be addressed by their lawyers.

It is interesting, though, that there are other known covenant violations on Frenkel Road, such as:

- No. 1, "no more than one dwelling for single family per lot" (rental),
- No. 4, "no building on any lots will remain uncompleted",
- No. 6, "no mobile homes of any size...",
- No. 7 and "there should not be kept or accumulated upon the lots any garbage, debris, or scrap metal".

We look forward to the public meeting.

8:13



195



MI

Melissa Iverson

1:10 PM

To: [REDACTED]



5945 Frenkel Rd Property Assessment

Hi Chelsea

I am just following up from our phone conversation to confirm that there would be no change to the property assessments for neighbouring properties if a riding arena were built on your property. If there was market evidence showing that neighbouring properties were selling for less because of the arena we would reflect that on the assessments, however that typically only occurs if there is a significant negative impact to the surrounding properties which is not usually the case with a riding arena or similar use.

The only change to property assessments would occur for your property if a new structure was built resulting in a higher value, and any portion of your property used for a business would be subject to business (Class 6) property taxes.

Please let me know if you have any questions

Thank you,

Melissa Iverson [REDACTED]

Appraiser

melissa.iverson@bcassessment.ca