

[REDACTED]

From: Brian Green [REDACTED]
Sent: June 30, 2026 11:23 AM
To: Development Services
Subject: Temporary Land Use permit No.296 13070 Ridgecrest RD. Lot 20 District Lot 1581 Plan 25165

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To whom it may concern;

I would like to express my disapproval of this permit at this time due to noise and contamination of soil as i border on this property.

Brian Green
[REDACTED]

July 7th, 2026

To Whom It May Concern,

I am writing to express my support for the proposed temporary use permit to allow a new automotive business in Beaverly.

As a nearby Beaverly resident, I believe this would be a positive addition to our community. From what I understand, it will be a small, quiet operation that will have very little impact on neighboring properties. I do not believe it will negatively affect the character of the area.

Beaverly has always been a rural community where many residents value the opportunity to operate small businesses and trades from their properties. Responsible local businesses help strengthen our community by creating convenient services close to home and supporting local families.

I respectfully ask that you give this application your favorable consideration. I believe this business would be a good fit for Beaverly and a positive addition to our community.

Thank you for your time and consideration.

Sincerely,

Amy Walker

From: Tae Hutchison [REDACTED]
Sent: July 8, 2026 7:58 AM
To: Development Services
Subject: Temporary Use Permit 296

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Categories: Consultation Comment

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Hello,

I would like to express my support for the temporary use permit 296 under review at 13070 Ridgecrest Rd.

As a Beverly community member, I am in full support of this type of business in the area.

Thank you,
Taylor (Tae) Hutchison

From: Darcy McKnight [REDACTED]
Sent: July 8, 2026 1:47 PM
To: Development Services
Subject: Auto shop in beaverly.

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As a resident of beaverly this would be a good idea for the community. To the best of my knowledge competition auto is the next closest auto shop in vanway. This shop would be very convenient.

July 9, 2026

Regional District of Fraser-Fort George
Development Services

Re: Temporary Use Permit No. 296
[REDACTED]

To Whom It May Concern,

We are the owners of a neighbouring property on Ridgecrest Road and wish to register our opposition to Temporary Use Permit No. 296.

My family chose to live in this neighbourhood because it is a quiet rural residential area consisting of large forested lots and single-family homes. The residential character of the neighbourhood was an important consideration when we purchased our property and invested in our home.

While we appreciate the desire of property owners to operate businesses from their homes, we do not believe an automotive and motorcycle repair business is an appropriate use in this location.

Our concerns include the following:

- The proposal introduces a commercial land use into an established residential neighbourhood.
- Automotive / Bike repair businesses generate noise from engines, power tools, compressors, vehicle movements and test driving.
- Customer traffic, deliveries and vehicles entering and leaving the property will increase activity on what has historically been a quiet and safe residential road.
- Possible weekend work and associated noise etc.
- There is a significant risk of outdoor storage of vehicles awaiting repair, vehicle parts, tires and other materials, even if this is not initially intended.
- The Appearance of the property may be altered and look commercial instead of residential pleasing.
- Approval of this permit establishes a precedent for similar commercial operations within the residential neighbourhood that is highly undesirable.
- Many residents purchased their homes with the expectation that surrounding properties would remain residential in nature.

- The repair shop building was constructed before obtaining the necessary land use approval. Approving the permit after the fact sends the message that development can proceed first and approvals can be sought later.

Although the application is described as temporary, there is concern that a three-year permit may simply become the first step toward making the use permanent. Once a business has been established and customers developed, it becomes increasingly difficult for local government to refuse extensions or permanent approvals.

We respectfully ask the Regional District to consider not only the impact of this individual application, but also the long-term character of the Ridgecrest Road neighbourhood. This area has developed as a rural residential community, not a commercial one. Preserving that character benefits existing residents and protects the value and enjoyment of our properties.

For these reasons, I respectfully request that Temporary Use Permit No. 296 be denied.

Thank you for considering our comments.

Sincerely,

Erwin and Ursula Karrer

From: Graham Kubbernus [REDACTED] >
Sent: July 8, 2026 9:24 PM
To: Development Services
Subject: TUP 296 Submission
Attachments: Screenshot 2026-07-08 211803.png; Screenshot 2026-07-08 211657.png; Screenshot 2026-07-08 211714.png

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Hi there,

Please see attached screenshots from an anonymous Facebook user on the "Beaverly Community Connection" page. We would like to submit these screenshots to show the positive engagement from other residents of the community.

Thanks,
Graham Kubbernus

Anonymous member's Post



Beverly Community Connection

Anonymous member · June 29 at 5:05 PM · 🌐



To keep the community informed.



What: Public consultation meeting regarding Temporary Use Permit No. 296.

When and Where:

7:00 pm, Monday, July 13, 2026

Via in-person attendance at:

Beverly Fire Rescue Hall
12615 Prince George Highway 16 W
Prince George BC

Applicant: Stephanie Goenczi and Graham Kubbemus





Danielle Barbeau

I just walked by here today and was wondering what they were gonna do. Neat

1w [Like](#) [Reply](#)



Lynette Moxon

I think a business like this in our community would be great! Let it happen 🙌

1w [Like](#) [Reply](#)



Anonymous member's Post



17



6



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Liam Ryan

If they do decent work and are capable with dirtbikes and quads, I think that'd be a swell business to have in the metaphorical backyard.

1w

[Like](#)

[Reply](#)

9



Terry Mc

Surprised you need this to actually work on trucks and equipment. I'm all for it.

6d

[Like](#)

[Reply](#)

2



Anonymous member 336

I actually chatted with the owners about it the other day.

They seem really nice and it seems really low key. I'm quite surprised the RD is making them apply at all considering all the other small businesses out here that definitely did not apply for rezoning.

Anyways, I live close by and I have zero issue with it. I wish them well!

1w

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9



Graham Kubbernus

Hey this is us! Its great to see positive feedback towards this. We need all the help we can get on this one. We really hope to get regionals approval and be able to bring this small family business to the Beaverly community! If anyone has any questions about all this feel free to message me and i'd be happy to answer.

3d

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[Reply](#)

5



Daniella Barber

Regional District of Fraser-Fort George
155 George Street
Prince George BC
V2L1P8
By email: developmentsservices@rdffg.bc.ca

July 8 2026

Re: Temporary Use Permit No. 296 @ 13070 Ridgecrest Road

To Whom It May Concern,

My wife and I own a property adjacent to 13070 Ridgecrest and are writing regarding Temporary Use Permit No. 296.

We understand the proposed Permit would allow mechanical repair and servicing of automobiles and motorcycles, excluding bodywork, for a three-year period.

We are aware that many people operate small businesses from home, particularly in rural areas, and we appreciate an applicant's desire to earn a living on their property. We also recognize that this application is for a Temporary Use Permit rather than a permanent rezoning.

We chose this neighbourhood because it is a quiet rural residential area consisting of large, forested lots and single-family homes. The residential character of the area was an important factor in our decision to live here. We also rely on existing land use regulations and community plans to provide a reasonable expectation that neighbouring properties would remain primarily residential in character.

Our principal concern is that the information provided in the public notice is not sufficient for neighbouring property owners to fully understand the nature and scale of the proposed operation or its potential impacts. Without a clearer understanding of how the business is intended to operate, it is difficult to meaningfully comment on whether the proposed use is compatible with the surrounding residential neighbourhood.

The application does not indicate, for example:

- the anticipated number of customer vehicles on the property at any one time;
- whether work will be performed by the applicant alone or whether additional staff may work from the property.
- expected customer traffic and deliveries;
- proposed hours of operation;
- whether customer vehicles, parts, tires or automotive fluids will be stored outdoors;
- whether additional employees are anticipated;
- whether the business is intended to expand during the three-year permit; or
- how compliance with the proposed limitations will be monitored.

Because these matters remain unclear, we are unable, based on the information currently available, to support the application. We would also note that, to date, the applicant has been a quiet neighbour and construction of the shop has caused us little concern.

We intend to attend the public consultation meeting on July 13 and remain open to having these questions addressed. If the applicant provides additional information that demonstrates the business can operate without adversely affecting neighbouring properties, our concerns may be reduced or fully resolved.

Should the Regional District decide to approve the Temporary Use Permit, we respectfully request that the approval include clear and enforceable conditions, including:

1. all repair work being conducted indoors;
2. no outdoor storage of vehicles awaiting repair, vehicle parts, tires, fluids or equipment;
3. no bodywork, painting, dismantling, salvage or wrecking;
4. defined limits on hours of operation;
5. limits on the number of customer vehicles permitted on the property at any one time;
6. controls on exterior lighting and signage;
7. retention of existing vegetative screening where practical;
8. the permit being limited to the current applicant and the specific use described in the application, with any material change requiring further review; and
9. a formal review, including input from neighbouring property owners, before any renewal or extension of the permit.

The Official Community Plan supports home-based businesses and provides the Regional District with the authority to consider Temporary Use Permits. At the same time, it emphasizes minimizing conflicts between adjacent land uses and evaluating impacts on neighbouring properties before such permits are issued. We respectfully ask that these objectives guide the Board's decision and that neighbouring property owners be provided with sufficient information to meaningfully evaluate the proposal before a decision is made.

Thank you for considering our comments.

Sincerely,

Rob and Cheryl Schuetz

A solid black rectangular box used to redact the signature of Rob and Cheryl Schuetz.

From: Shauna Moir [REDACTED]
Sent: July 9, 2026 7:03 AM
To: Development Services
Subject: Temporary Use Permit No. 296

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As a fellow Beverly resident, I believe that a responsibly owned and locally operated automotive business would be a good addition to this small community.

Shauna Stanway.