

STAFF REPORT TO COUNCIL

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DATE: March 8, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Temporary Use Permits Considered in Light Industrial Areas

ATTACHMENTS: M1: Light Industrial zone

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated March 8, 2024, from the Director of Planning and Development titled "Temporary Use Permits Considered in Light Industrial Areas".

PURPOSE:

The purpose of this report is to provide Council with information regarding Temporary Use Permits that have been approved within properties zoned as M1: Light Industrial.

DISCUSSION:

At the Regular Council Meeting on December 18, 2023, Council passed the following resolution:

*Moved By Councillor Sampson
Seconded By Councillor Skakun*

That Council DIRECTS Administration to return a report to Council identifying the current uses, including approved temporary use permits, for properties designated in the M1 zoning designation.

Carried Unanimously

To address this resolution of Council, staff have prepared Table 1: Approved Temporary Use Permits in the M1 zone.

Table 1: Temporary Use Permits for M1: Light Industrial Properties (2007-2024)

Temporary Use Permit	Location	Land Use	Term	Approved
TU000022	3850 18 th Avenue	Religious Assembly	3 years	May 11, 2015
TU000031	1975-1967 Oglivie Street S	Service, Personal	2 years	November 7, 2017
TU000037	1745-1709 Nicholson Street S	Religious Assembly and Retail, General	3 years	June 11, 2018
TU000058	1434 Old Cariboo Highway	Office	3 years	April 2 nd , 2020
TU000068	970 4 th Avenue	Health Service, Minor	3 years	July 12, 2021
TU000088	1755 Ogilvie Street	Service, Massage Therapy	3 years	December 19, 2023

As identified in Table 1, a range of commercial and service Temporary Use Permits have been approved for properties zoned as M1: Light Industrial. The land uses that have been approved by Temporary Use Permit are defined below for Council's information, per the City's Zoning Bylaw No. 7850, 2007.

Health service, minor:

The provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include medical and dental offices, health clinics, acupuncture clinics, vocational rehabilitation, blood bank, and counseling services, and may include accessory medical and diagnostic laboratories, the retail sale or rental of medical supplies, and pharmaceutical dispensary. This does not include massage services.

Office:

The provision of administrative, professional, management, technical, or consulting services with no accessory outdoor storage. This use also includes scientific and technical consulting that requires no accessory outdoor storage. This use excludes the growing, extraction, manufacture, processing, assembly, fabrication, storage, sale, service, or repair of goods on the same site.

Retail, convenience:

Retail sale of those goods required by area residents or employees on a day-to-day basis. Typical uses include stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter, and may include accessory video rental.

Retail, general:

The retail sale of goods, wares, merchandise, substances, articles or things. Typical uses include grocery, hardware, appliance, electronics, furniture, antiques, second-hand, consigned, and pawned items, catalogue sales, health and personal care, clothing and accessories, hobby, book, music, video or game (including rental), flower, office supply, stationary, gift, pet supply (may include accessory pet grooming & day care), art and sporting goods stores. This use may include accessory storage and servicing of the retail goods.

Religious Assembly:

The assembly of persons for religious worship, services, or rites, and may include accessory food and beverage service, administration, educational, social, recreational, charitable, or philanthropic activities, spectator entertainment, patron participation entertainment, and a residence for a caretaker or head of congregation. Typical uses include chapel, church, convent, monastery, mosque, parish hall, rectory, seminary, synagogue, and temple.

Service, personal:

Services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include barber shops, hairdressers, manicurists, tailors, dressmakers, shoe repair shops, tanning, photography studios, dry-cleaning establishments, tattoo parlors, and laundries but does not include health services.

Service, massage therapy:

Massage therapy service as defined by the Massage Therapist Regulation, as practiced by a massage therapist designated under the Health Professions Act.

In addition to the previously approved Temporary Uses Permits outlined above, Administration receives regular business license applications and inquiries indicating interest for establishing further commercial and service uses in M1 zoned properties, specifically in the Carter Light and Queensway East Industrial Areas.

Education:

Education, training, or instruction such as public, private, religious, philanthropic, recreational, cultural, special, alternative, continuing, or distance education and may include accessory administration, food and beverage service, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Recreation, indoor:

The provision of recreational services entirely within an enclosed building for sports, active recreation and performing arts, where patrons may or may not be participants. This use may include accessory indoor food and beverage service, and the sale and service of recreational products.

Based on information received through the business licensing process, Development Services is anticipating approximately three (3) additional Temporary Use Permit or site-specific rezoning applications to be submitted throughout spring 2024 to permit a range of uses detailed above.

OTHER CONSIDERATIONS:

The City of Prince George kicked-off the Official Community Plan (OCP) Review in fall 2023 and is anticipated to finish the in December 2024. Through the OCP Review, planning and land use management policy is expected to be updated which will likely drive future Zoning Bylaw updates.

SUMMARY AND CONCLUSION:

This information report provides Council with information regarding Temporary Use Permits approved on M1: Light Industrial zoned properties.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner I

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/04/08