

Date: August 8, 2024

To: **Mayor and Council**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Temporary Use Permit Application TU000101

Applicant: Robin-Lee Jeannette Thibault

Location: 8997 Buckingham Road

Attachment(s): Location and Existing Zoning Map
Temporary Use Permit No. TU000101
Supporting Documents

- Letter of Intent
- Letters of Support

Recommendation(s):

That Council APPROVES Temporary Use Permit No. TU000101 for the property legally described as Lot 2, Block 20, District Lot 1593, Cariboo District, Plan 1385.

Purpose:

The applicant has applied for a 3-year extension to a Temporary Use Permit (TUP) allowing an “Exhibition & Convention Facility” use at 8997 Buckingham Road (subject property) to facilitate wedding ceremonies as a home business.

Background

Site Characteristics

Location	8997 Buckingham Road
Legal Description	Lot 2, Block 20, District Lot 1593, Cariboo District, Plan 1385
Current Use	Single Family Residential
Site Area	2.0 ha (5.0 acres)
Zoning	AR2: Rural Residential

Surrounding Land Use Table

North	Rural Residential; Utilities Minor
South	Rural Residential
East	Buckingham Road; Rural Residential; Highway 16 W
West	Rural Residential; Sykes Road

Relevant Applications:

Temporary Use Permit No. TU000071: On August 31, 2021, Council approved Temporary Use Permit No. TU000071 allowing “Exhibition & Convention Facility” use for 3-years on the subject property. This permit will expire on August 31, 2024.

Policy / Regulatory Analysis:

A Temporary Use Permit (TUP) is a tool to allow a short-term use that does not comply with the Zoning Bylaw. As per the *Local Government Act*, a TUP may be issued for a maximum of three (3) years and may only be renewed once for an additional three (3) years. Following the expiration of the proposed TUP, the applicant must apply for a Zoning Bylaw amendment, cease the use, or relocate to a property that supports the proposed uses.

Zoning Bylaw

The subject property is currently zoned AR2: Rural Residential. The AR2 zone is intended to foster a rural lifestyle on properties larger than 2.0 ha. The AR2 zone also provides for complementary residential related uses that are compatible with the rural character of the area. The applicant has applied for a TUP extension to allow their “Exhibition & Convention Facility” use to continue to allow wedding ceremonies at the subject property for an additional 3-year term.

Official Community Plan

The subject property is designated as Rural B as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Rural B designation is intended to function as a transition between rural resource lands and urban areas on properties 2.0 ha and larger (OCP Policy 8.3.110). The OCP encourages development that supports rural uses including low-intensity residential, hobby farms and similar uses (OCP Policy 8.3.111).

Section 9.2 of the OCP outlines the following factors to consider for Temporary Use Permits:

Temporary Nature of Use

The applicant has applied to extend the TUP to continue to allow an “Exhibition & Convention Facility” use on the subject property. If approved, the TUP would allow the applicant to continue facilitating wedding ceremonies on the subject property for an additional 3-year term. Upon expiry of the permit, the applicant may apply for a zoning amendment, cease the use, or relocate where the use is permitted. The attached Letter of Intent indicates the applicant’s proposal and rationale to support this application.

Compatibility of Adjacent Uses

The applicant would like to continue operating the home business using the subject property to host wedding ceremonies. The proposed use is not currently permitted as a home business as it exceeds the area and number of clients permitted.

OCP policy states that development that addresses a desire for a rural lifestyle is encouraged (OCP Policy 8.3.111). The subject property is approximately 2.0 ha in size, has adequate off street parking available, and is fully treed providing a sound and visual buffer to adjacent properties. Two letters of support from neighbouring properties have been received and are attached to this report. The City has not received any bylaw complaints regarding the use and does not anticipate any negative land use impacts should the proposed TUP extension be granted.

Impact on Natural Environment

The proposed use is not anticipated to negatively impact the natural environment.

Intensity of Proposed Use

Over the last 3-years, the applicant has offered small weddings ceremonies for no more than 50 guests. The ceremonies are typically 45 minutes in length and do not include a wedding reception. The subject property has adequate off-street parking available and is fully treed, providing a sound and visual buffer to adjacent properties. Bylaw Services has not received any complaints for the subject property.

Table 1 below outlines the number of ceremonies hosted throughout the duration of Temporary Use Permit No. TU000071.

Table 1: Intensity of Temporary Use Permit No. TU000071

Year	Number of Wedding Ceremonies
2022	10
2023	16
2024	19

Should Council approve this application, the TUP must continue to operate under the same conditions:

1. The “Exhibition & Convention Facility” use is limited to wedding ceremonies only;
2. A maximum of 25 outdoor weddings may be conducted per year;
3. The maximum number of persons permitted at any time on the property is 50; and
4. The hours of operation are limited between 11 am to 6 pm Monday to Sunday.

Inability to Conduct Proposed Use Elsewhere

The proposed use will be operated secondary to the principal residence. There are no rural properties that permit the use and therefore there is an inability to conduct the proposed “Exhibition & Convention Facility” elsewhere.

Administration is supportive of the temporary use extension on the subject property as the home business has operated for three years without any issues and has little impact on neighbouring properties.

Other Considerations:

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application, may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Letters of Support

The applicant has provided a letter of intent and two (2) letters of support from neighbouring residents (attached).

Alternatives:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Temporary Permit Use No. TU000101 be approved.

Summary and Conclusion:

Administration recommends that Council approve the applicant’s request to extend the Temporary Use Permit allowing “Exhibition & Convention Facility” use at 8997 Buckingham Road.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by:

Melissa Pritchard, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: September 9, 2024

Document Number: 724658 v2