

## Rationale Letter

October 4, 2024  
City of Prince George  
1100 Patricia Blvd  
Prince George, BC V2L 3V9

RE: Temporary Use Permit No. TU000098 – 7714 Hart Highway

Dear Mayor and City Councillors:

My name is Jewel Henricks, I am the owner of Hart Tax Services Ltd., which has been in operation in Prince George since 1994.

I am applying for a TUP to expand my business to offer the services to the community of a Uhaul Dealership, I am applying for a TUP to assess the viability of this in conjunction with my current business, in an attempt to meet a growing demand for service industry on the Hart Hwy as it is one of the fastest areas of Prince George.

I have been located at 7686 Hart Hwy for approximately 14 years and I have owned the adjoining lot for that time period as well. As I am already paying taxes on this property it seems like the best use for the property at this time as I am not looking to sell it for an undermined period of time but would like to have the compensation available to help pay the cost of the property.

There is no need for changes to the lot as it would be used for parking units only, as they come and go from the location as they are rented. No units of trailers or trucks would be coming to the property loaded. All major repairs would be completed of site at other various local businesses. Each customer maybe on site for approximately 15 minutes on average.

There would be 2 full time staff working onsite to serve customers, (in winter maybe 3), at present all live onsite.

Once the viability of the business is assessed the decision can then be made to proceed or relocate by purchasing a more suitable location.

The location is on the frontage road and has very good visibility and accessibility, between the two yards and there is ample room for easy movement of units around the location when needed. Hours of operation may vary slightly, but mainly 8 am – 5 pm. We are open 7 days a week and have done several emergency assistance calls (replacement of equipment) for people on their way to other destinations, no other locations are available in Prince George

for that service.

The location is the first Uhaul coming into Prince George from the north entrance and past that the nearest one is at Chetwynd.

The TUP seems the most viable option to achieve the above purpose and to assist with decisions going forward for my business in the Prince George community.

Thank you for your time with this request.

Jewel Henricks