

Date: July 14, 2025

To: **Mayor and Council.**

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

Subject: Temporary Use Permit Application No. TU000107

Applicant: LSV Progress Management Ltd., Inc. No. BC1211871

Location: 952-944 4th Avenue

Attachment(s): Location and Existing Zoning Map
Temporary Use Permit No. TU000107
Rationale Letter

Recommendation(s):

That Council APPROVES Temporary Use Permit No. TU000107 for the property legally described as Lot 14 & Lot 15, Block 136, District Lot 343, Cariboo District, Plan 1268.

Purpose:

The applicant has applied for a 3-year Temporary Use Permit (TUP) to allow “Service, Massage Therapy” and “Health Service, Minor” uses to occur at 952-944 4th Avenue (Subject Property). The applicant has provided a supplemental letter explaining the activities occurring and the rationale for locating these uses on the subject property.

Background:

Site Characteristics

Location	952-944 4 th Avenue
Legal Description	Lot 14 & Lot 15, Block 136, District Lot 343, Cariboo District, Plan 1268
Current Use	Warehousing and office space
Site Area	0.06 Ha (0.14 acres)
Zoning	M4: Transition Industrial

Surrounding Land Use Table

North	Laneway; M4: Transition Industrial
South	4 th Avenue; Carrier Sekani Family Services; Parking non-accessory
East	M4: Transition Industrial; Housing, Single Detached
West	Health Service, Minor

Relevant Applications:

Temporary Use Permit Application No. TU000088: At a regular council meeting held in July 2021, Council approved a Temporary Use Permit to allow a “Health Service, Minor” use for Carrier Sekani Family Services at 970-964 4th Avenue, adjacent to the subject property.

Zoning Bylaw Amendment Application No. RZ100821: In February 2025, Council approved a zoning bylaw text amendment to allow a “Health Service, Minor” use for Carrier Sekani Family Services at 970-964 4th Avenue, adjacent to the subject property.

Business Licence No. 619085: In February 2024, Development Services received a Business License Application to facilitate a “Health Service, Minor” use on the subject property. As a “Health Service, Minor” use is not permitted in the M4 zone, an email was sent outlining the options to proceed with the licence. The associated Business Licence will be issued should council approve the TUP.

Strategic Priorities:

This application is consistent with Council’s strategic priority for economic diversity and growth.

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 3-years and may only be renewed once for an additional 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 use.

Zoning Bylaw

The subject property is zoned M4: Transition Industrial. The intent of the M4 zone is to provide a mix of business, office, and light industrial uses in the Queensway East transition area near downtown. This zone allows multiple housing above the first storey. The applicant has applied for a TUP to allow a “Health Service, Minor” and “Service, Massage Therapy” use on the subject property which is not permitted within the M4 zone.

Administration does not anticipate any negative impacts regarding parking for the subject property. The applicant has indicated that the businesses will operate by appointment only, ensuring that the demand for parking remains consistent and predictable. The subject property has parking spaces available to staff in the rear. As off-street parking is provided for staff and there is on-street parking available staff does not anticipate an increased demand for parking near the subject area.

Official Community Plan Bylaw No. 8383, 2011

The subject property is designated as Light Industrial as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). The intent of the Light Industrial designation is to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines,

including but not limited to the processing, manufacturing, fabricating of goods and equipment associated with industrial or business use.

A TUP can be considered in all OCP designations. Section 9.2 of the OCP outlines the following factors to consider for TUPs:

Temporary Nature of Use

The applicant would like to establish “Health Service, Minor” and “Service, Massage Therapy” uses on the subject property. The applicant has supplied a Rationale letter, attached to this report and demonstrates their goal to activate the surrounding area and better utilize the existing structure.

Compatibility of Adjacent Uses

The subject property is located within the Queensway East transition area near downtown. Presently, the subject property is used as warehouse and office space.

The intent behind the proposed “Health Service, Minor” and “Service, Massage Therapy” uses, as outlined in the applicants’ letter is to bring unpermitted businesses into compliance with the Zoning Bylaw and allow for greater utilization of the existing building.

Considering the existing presence of similar office uses on nearby M4 properties and previous land use applications in the area (see Relevant Applications above), the proposed “Health Service, Minor” and “Service, Massage Therapy” uses are anticipated to align well with the surrounding area.

Impact on Natural Environment

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

Intensity of Proposed Use

The proposed “Health Service, Minor” and “Service, Massage Therapy” uses are seen to be a similar in intensity and activity level to the surrounding uses. The area is characterized by a variety of transitional industrial activities, including an existing non-conforming residence directly adjacent to the subject property.

Inability to Conduct Proposed Use Elsewhere

As outlined in the attached rationale letter, the subject property is currently owned by LSV Progress Management Ltd. This application proposes to bring two “Health Service, Minor” businesses and a “Service, Massage Therapy” business into compliance with the Zoning Bylaw and allow for a greater utilization of the existing office space.

Administration supports this TUP to better understand the potential impacts of “Health Service, Minor” and “Service, Massage Therapy” uses on the subject property prior to a zoning bylaw amendment.

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.

Property Title

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council’s information:

Incorporation Number	BC1211871
Name of Company	LSV Progress Management Ltd.
Director Information	Veeken, Luke

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

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 No. TU000107 be approved.

Summary and conclusion:

Administration recommends that Council approve the applicants request for a TUP allowing “Health Service, Minor” and “Service, Massage Therapy” uses for 3-years on the subject property located at 952-944 4th Avenue for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Thane Greydanus, Junior Planning Technician

Approved:

Walter Babicz, City Manager

Meeting date: 2025/08/18