

Date: October 3, 2025

To: **Mayor and Council.**

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

Subject: Temporary Use Permit Application No. TU000108

Applicant: L&M Engineering Ltd. for S.P.K Gill Enterprises Ltd., Inc.
No. 496665

Location: 8400 Hart Highway

Attachment(s): Location and Zoning Map
Temporary Use Permit No. TU000108

Recommendation(s):

That Council APPROVES Temporary Use Permit No. TU000108 for the property legally described as Lot A, District Lot 2433, Cariboo District, Plan 23823.

Purpose:

The applicant has applied for a 3-year a Temporary Use Permit (TUP) to implement “Community Care Facility, Major” and “Recreation, Indoor” uses at 8400 Hart Highway (subject property). These uses would allow the existing school building on the subject property to be used as a daycare, and for a local free-running (parkour) organization to separately lease the gym within the school building.

Background:

Site Characteristics

Location	8400 Hart Highway
Legal Description	Lot A, District Lot 2433, Cariboo District, Plan 23823
Current Use	Existing Institutional Building (Formerly Wildwood Elementary School)
Site Area	4.3 ha (10.5 acres)
2011 Future Land Use	Neighbourhood Residential
2025 Future Land Use	Small Scale Residential
2011 Growth Management	Infill
2025 Growth Management	Growth Priority
Zoning	RS1m: Suburban Residential
Servicing	City Services Available

Surrounding Land Use

North	Residential (Wildwood Mobile Home Park)
South	Estavilla Drive; Residential

East	Residential
West	Hart Highway Frontage Road; Highway 97

Relevant Applications

RZ100145: In February of 2005, after the closure of Wildwood Elementary School and sale of the property, Council approved an Amendment to Zoning Bylaw No. 3482, 1980 on the subject property. This amendment rezoned the subject property from P-1 (Parks, Recreation, Education) and SRS-1B (Suburban Residential) to URS-1B (Urban Residential). A portion of the property was also zoned SRS-1B but was later subdivided from the subject property. When Zoning Bylaw No. 7850, 2007 was adopted, the RS1m: Suburban Residential zone replaced the URS-1B zone on the subject property.

Strategic Priorities:

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

Policy/Regulatory Analysis:

Zoning Bylaw

The subject property is zoned as RS1m: Suburban Residential. The RS1 zone is intended to foster a suburban lifestyle on properties larger than 845 m² and permits residential related uses that are compatible with the residential character of the area. The district also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing. The RS1 zone does not permit “Community Care Facility, Major” nor “Recreation, Indoor” uses. As such, the applicant has applied for a TUP to permit the uses for a 3-year term.

Official Community Plan Bylaw No. 8383, 2011

The subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the 2011 Official Community Plan (OCP). This designation encourages development that is consistent with the form and character of the existing neighbourhood (Policy 8.3.58 and 8.3.62) and permits densities up to 40 units/ha (Policy 8.3.61). The 2011 OCP supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood, and has relatively minor immediate impacts on the surrounding area (Policy 8.3.45 and 8.3.48).

The City should encourage community facilities to be incorporated into every neighbourhood throughout the City (2011 OCP Policy 5.1.5).

Official Community Plan Bylaw No. 9525, 2025

Th subject property is designated as Small Scale Residential in Schedule 12: Future Land Use Plan of the 2025 OCP. This designation is intended to accommodate the city’s lower density forms of housing, small scale multi-unit homes, and gentle residential densities in order to support and encourage infill development in all neighbourhoods. This designation provides flexibility in housing forms and may include single detached dwellings; manufactured housing; duplexes; row housing; accessory dwelling units; and secondary suites.

Community facilities are encouraged to be incorporated into every neighbourhood throughout the City (2025 OCP Policy 14.1.2 a.). The proposed uses will offer additional daycare options for residents as well as provide a recreational use that is not currently available in the neighbourhood.

Should the applicant apply for a rezoning to an institutional or commercial zone in the future, an amendment to the 2025 OCP will be required.

Temporary Use Permits

Section 9.2 of the 2011 OCP and Section 18.6 of the 2025 OCP outline factors for TUP consideration:

Temporary Nature of Use

The applicant has applied for a 3-year TUP to permit “Recreation, Indoor” and “Community Care Facility, Major” uses on the subject property. The applicant chose to pursue a TUP instead of a rezoning to allow a daycare program to be implemented without the extended timeline associated with an OCP amendment.

Should this application be approved and the proposed uses be seen as suitable for the site, the applicant has indicated they will apply for Zoning Bylaw and OCP Amendments during the term of the TUP. This will allow the daycare to operate while the rezoning is on-going and not cause any future delays or periods where the desired uses are not permitted.

Compatibility of Adjacent Uses

The subject property was previously used as Wildwood Elementary School. The use of the subject property as an elementary school is seen to be similar to the proposed use of the subject property for “Community Care Facility, Major” and “Recreation, Indoor” uses to implement a daycare and free-running facility.

As the property was previously operated as an institutional facility, and the proposed uses will add community facility opportunities to the neighbourhood, Administration is in support of the application.

Impact on Natural Environment

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

Intensity of Proposed Use

The proposed “Community Care Facility, Major” use would facilitate a daycare for up to 100 children at full capacity, as well as a pre-school for a maximum of 20 children. This proposal is seen to have similar intensity to that of the elementary school that was previously operated on the subject property. The size of the subject property (4.3 ha) will be able to support parking and recreational needs of the proposed daycare. The subject property has a tree buffer along the north, south, and east property lines, offering some separation between the subject property and adjacent residential uses. Further to this, there is an existing parking lot and access to the site along the west property line.

The proposed “Recreation, Indoor” use is seen to be less intense as it will take place inside the gym of the existing building on the subject property.

Inability to Conduct Proposed Use Elsewhere

Both “Community Care Facility, Major” and “Recreation, Indoor” uses are permitted in a variety of commercial and institutional zones throughout the City. As previously indicated, it is the intent of the applicant to eventually rezone the property back to an institutional or commercial zone to support the proposed daycare and free-running facilities long term.

The subject property was previously zoned institutional, and no residential uses were ever implemented. As such, Administration is in support of the proposed uses on the subject property.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

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	BC0496665
Name of Society	S.P.K. Gill Enterprises Ltd.
Director Information	Gill, Sukhdip Singh Gill, Parmjit S.

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

Business Licence

Should this application be approved, a business licence will be required for each use before they may be permitted to operate. Through the business licence process, Administration will evaluate the property for compliance with the Zoning Bylaw and BC Building Code.

Statutory Notification and Public Consultation

As required under the *Local Government Act* and the "City of Prince George Development Procedures Bylaw No. 9423, 2023", prior to consideration of the application, the City will mail or deliver notice to adjacent property owners and tenants whose interests may be affected. Members of the public may provide comments by submitting written correspondence to Council.

Written submissions received in response to the public notice will be provided to Council for their consideration during deliberations. Submissions received after the Council meeting agenda is published and before the deadline specified in the notice will be circulated to Council as a handout at the meeting for consideration during deliberations. Additional information on methods to provide comments to Council can be found on the [City's website](#).

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 Use Permit No. TU000108 be approved.

Summary and conclusion:

The applicant is proposing to implement a “Community Care Facility, Major” and “Recreation, Indoor” use on the subject property to facilitate a daycare and free-running facility on the subject property. Administration recommends that Council support the application for the reasons outlined in this report.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/11/03