

**Date:** March 13, 2026

**To:** **Mayor and Council.**

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

**Subject:** Temporary Use Permit Application No. TU000112

**Applicant:** L&M Engineering for Rebecca Sue Menge and Jonathan Patrick Asquith

**Location:** 2697 Evasko Road

**Attachment(s):** Location and Existing Zoning Map  
Temporary Use Permit No. TU000112  
Rationale Letter  
Letters of Support and Associated Map

## Recommendation(s):

That Council APPROVES Temporary Use Permit No. TU000112 for the property legally described as Lot A, District Lot 634, Cariboo District, Plan 22101, Except Plan 24048.

## Purpose:

The applicant has applied for a Temporary Use Permit (TUP) to allow “Service, Personal” use to occur at 2697 Evasko Road (Subject Property) for 3 years. This application will facilitate a Nordic Spa in an accessory structure on the subject property.

## Background:

### Site Characteristics

Location	2697 Evasko Road
Legal Description	Lot A, District Lot 634, Cariboo District, Plan 22101 Except Plan 24048
Current Use	Residential
Site Area	1.7 ha (4.1 Acre)
Zoning	AF: Agriculture & Forestry

### Surrounding Land Use Table

North	Residential
South	Vacant

East	Evasko Road; Residential
West	Vacant

Relevant Applications:

**Business Licence No. 621221:** In August 2025, Development Services reviewed a Business Licence application to facilitate a “Service, Personal” use on the subject property. As a “Service, Personal” use is not permitted in the AF: Agriculture and Forestry zone, the applicants have applied for a Temporary Use Permit for their business licence to be approved.

The following conditions will be placed on the business licence to ensure that the form and character of the neighbourhood is retained:

- The forested buffer must remain undisturbed. Written permission from the authorized person is required prior to any extensive changes to the buffer. Brushing and dead material removal is encouraged to reduce potential wildfire hazards.
- Nuisance shall not be detectable from the subject property. You must make every effort to ensure that there is no nuisance generated from the proposed business activity.
- The number of clients on the subject property at one time shall not exceed 12 persons.

These points are discussed further in the report.

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 AF: Agriculture & Forestry. The intent of the AF zone is to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The zone also provides for a dwelling on large parcels (and a second dwelling on parcels greater than 30.0 ha) and complementary residential related uses that are compatible with the secondary residential role of an agricultural and forestry area. The AF zone does not permit a “Service, Personal” use. As such the applicant has applied for a TUP to permit the use for a 3-year term.

**Official Community Plan Bylaw No. 9525, 2025**

The subject property is designated as Rural Resource per Schedule 12: Future Land Use of the OCP. This designation aims to accommodate lands used for agriculture, and forestry and resource extraction

activities that are important in the long-term health of the regional economy. These areas are valued for their agricultural potential, forested lands, diverse natural environments, high biological diversity, and environmentally sensitive areas. The diversity of the natural environment remains today because of ongoing stewardship by residents and the implementation of growth management, environmental protection, and land use policies supporting the retention of rural, forested and environmentally sensitive lands.

A TUP can be considered in all OCP designations. Section 18.16 of the OCP outlines the following factors to consider for TUPs:

#### Temporary Nature of Use

The applicant has applied for a 3-year term TUP to determine the viability of the proposed business prior to rezoning the property. A 3-year term was chosen to give the applicant time to demonstrate suitability of the proposed use on the subject property, while not allowing prolonged exposure to neighbouring properties if the use is not compatible.

The applicant has provided a rationale letter further detailing the use, which is attached as a supporting document to this report. Should Council approve this TUP for the proposed term, prior to expiration, the applicant will be required to apply for a TUP renewal or zoning bylaw amendment at a future date should they wish to continue the use on the subject property.

#### Compatibility of Adjacent Uses

The subject property is located within a predominately rural neighborhood. The subject property is adjacent to two large vacant parcels and residential parcels to the east past Evasko Road. The applicant has indicated that the existing vegetation will remain on site to ensure that any potential nuisance is restricted to the subject property. Should the TUP be approved, administration will monitor for bylaw complaints on the subject property. Any complaints will inform the recommendation should the applicant apply for a TUP renewal or zoning bylaw amendment.

The applicant has outlined the specific actions they will take to reduce the potential nuisance in the provided rationale letter such as restricting their business hours to Monday to Friday from 10:00 am to 8:30 pm and Saturday to Sunday from 8:00 am to 8:00 pm. To reduce the potential nuisance generated by the business operations the applicant will permit a maximum of 12 guests visiting per 2–3-hour cycle. To further reduce potential nuisance there will be no walk in appointments available.

#### Impact on Natural Environment

The proposed use is not anticipated to negatively impact the natural environment. The existing shop has a forested buffer between the accessory structure and adjacent properties. A condition will be placed on the business licence to ensure that the buffer remains undisturbed.

#### Intensity of Proposed Use

The AF zone permits an “Agri-Tourist Accommodation” use. While this use would not allow a Nordic Spa, the intensity of the uses is similar. Although the current AF zone permits a “Service, Personal” use as a Home Business, Home Businesses are limited by gross floor area, number of employees, traffic, and hours of operation. The “Service, Personal” use is intended to permit a Nordic Spa for up

to twelve guests. The intensity of the use is above what would be permitted by the home business regulations. By applying for a TUP, the applicant and administration have the ability to assess and address any impacts should they arise.

#### Inability to Conduct Proposed Use Elsewhere

A “Service, Personal” use is permitted in most commercial zones by the City’s Zoning Bylaw. While commercial spaces are available elsewhere, the applicant is proposing to utilize the natural environment to enhance the experience. As the proposed “Service, Personal” use will utilize an existing accessory structure and is not anticipated to generate any negative impacts, Administration is supportive of this TUP Application. Additionally, OCP Objective 9.1.5 and Policy 9.1.6 a.) have set a goal to achieve a strong mix of business, as well as creating local jobs and opportunities.

#### 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.

##### **Letters of Support**

The applicant has provided 13 letters of support from the surrounding neighbourhoods. These letters are attached to this report along with an associated map as a supporting document. 144 letters of support were provided from the public. Additionally; 19 letters of support were received from multiple business and industry representatives. These letters are also included at the end of the letters of support attached as a supporting document.

##### **Referrals**

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

##### **Property Title**

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 Use Permit No. TU000112 be approved.

### Summary and conclusion:

Administration recommends that Council approve the applicant's request for a TUP permitting a "Service, Personal" use at 2697 Evasko Road for the reasons outlined in this report.

### Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Thane Greydanus, Junior Planning

### Approved:

Andy Beesley, Acting City Manager/  
Director of Civic Facilities and Events

Meeting date: 2026/04/13