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City of Prince George  
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Date: January 22<sup>nd</sup>, 2026  
L&M Project: 6559-01

**Attention: Thane Greydanus, Junior Planning Technician**

**Reference: 2697 Evasko Road – Temporary Use Permit Application TU.000112**

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Dear Thane,

We are pleased to submit this land use rationale letter to supplement Temporary Use Permit Application No. TU000112.

#### **LAND USE VISION**

The property owner would like to run a Nordic Spa on the subject property through a Temporary Use Permit. The Fir Haven Nordic Spa would be designed as a small-scale, outdoor wellness escape rooted in well-established Nordic bathing traditions that focus on heat, cold and rest. Guests would move through a simple, guided cycle, warming the body in a wood-fired sauna, briefly cooling in an outdoor cold-plunge bath and then resting by fire pits or sheltered seating areas surrounded by the expansive forest on the property. This type of contrast therapy is widely used to support relaxation, circulation and stress reduction and is intentionally quiet, non-intrusive and nature based. The proposed Nordic Spa is not an entertainment venue or water park. It would be a low impact wellness amenity that emphasizes calm, privacy and connection to the natural environment operating in harmony with the surrounding landscape while offering residents and visitors a peaceful place to pause, restore and recharge.

The Nordic Spa would be located within the 1600 sq ft accessory shop on the subject property and outside directly beside the shop in the area of the property surrounded by the forest. The immersive nature of the rural subject property would afford the Nordic Spa the ability to truly create an escape from the everyday urban cadence of the city.

The Nordic Spa is further intended to be marketed to not only single people and couples, but to sports teams for rest and rejuvenation, to corporations for team building exercises and to small parties birthdays, bachelor/bachelorette, bridal showers, etc. All of which would have a maximum of 12 people.

## **INTENSITY OF PROPOSED USE**

The intended business hours would be Wednesday to Friday from 10:00 am to 8:30 pm and Saturday and Sunday from 8:00 am to 8:00 pm. The Nordic Spa would run on a 2 to 3 hour cycle, where there would be a maximum of 12 guests allowed every 2 to 3 hours. Guests would be required to book the Nordic Spa services via Fir Haven's online booking portal prior to attending the Nordic Spa. The Nordic Spa will be operated by the property owner who is a permanent resident of the principle dwelling on the subject property. They will have a maximum of two (2) non-residential employees and there will be no more than three (3) business vehicles parked on the subject property.

As per the parking regulations in the Zoning Bylaw the Service, Personal use of the Nordic Spa would require a maximum of five (5) parking spaces for the business. There is a cleared area to the west of the shop that can accommodate up to 15 parking spaces for the clients of the Nordic Spa, and the business will be accessed via the existing private driveway via Evasko Road.

All storage materials or goods related to the Nordic Spa will be located within accessory structures on the property. There will be no outdoor storage of any materials related to the Nordic Spa on the site.

## **IMPACT ON NATURAL ENVIRONMENT & SURROUNDING NEIGHBOURS**

The overall intention of the Nordic Spa is to ensure that this land use remains as natural as possible. The natural setting of the subject property is a large part of the overall spa experience and care will be taken to maintain the tranquil surroundings of the subject property. The accessory shop is tucked away within the forested section of the subject property and there would be an approximate 50 metre (m) forested buffer between the shop and Evasko Road and an approximate 62 m forested buffer between the shop and the adjacent vacant parcel. For these reasons, the business should not have a negative impact on the natural environment or on the quality of life for the surrounding neighbours. To further support this, we have gathered letters of support from the surrounding property owners as well as from the greater Prince George community.

As a portion of the Nordic Spa business hours would be in the evening, building mounted lighting will be provided for the shop entrances that would illuminate the parking areas. All lighting on the shop will be provided to the dark sky standard to avoid light pollution to the surrounding properties.

## **SUMMARY**

In summary, the proposed Nordic Spa land use will not only compliment the surrounding rural nature of the area, but as it would be the first of its kind in northern BC, it will also allow for the further diversification of the City's tourism sector, which aligns with the strategic goals and priorities of Council, Tourism Prince George and the policies and priorities outlined within the MyPG Sustainable

Community Plan. We appreciate the opportunity to submit this rationale letter and look forward to Council's future consideration of Temporary Use Permit No. TU000112.

Sincerely,

**L&M ENGINEERING LIMITED**



Ashley Thandi RPP, MCIP  
Senior Community Planner

Copies To: Rebecca Menge, Property Owner  
Enclosures: As Noted.