

FORTWOOD HOMES & SONS LTD.
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TO: City of Prince George

APPLICANT: Ed Rebelo for Antonio Rebelo, owner of 1967 – 1975 S. Ogilvie Street, Prince George, BC
Victoria Husband, Sugar Nails and Lash Bar, owner/operator

DATE: February 28, 2020

SUBJECT: Application for EXTENSION OF TEMPORARY USE PERMIT #TU000031

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To Whom It May Concern;

RE: SUBJECT PROPERTY - 1973 OGILVIE STREET, PRINCE GEORGE, B.C.
REQUEST TO EXTEND TEMPORARY USE PERMIT #TU000031

We kindly request the City of Prince George to extend the Temporary Use Permit #TU000031 for an additional two (2) years. #TU000031 expired on November 6, 2019.

Please find attached:

- 1) Copy of the application for "Temporary Use Permit" to extend the Temporary Use Permit #TU000031
- 2) Copy of the Temporary Use Permit #TU000031 which pertains to the location noted above and had authorized the following temporary use: ***"Service, Personal use on the subject property limited to 50m2 GFA"***

Sugar Nails and Lash Bar is currently leasing this above noted location on a temporary basis until the new location, located at 1475 Ahbau Street (aka 3450-15th Avenue), is completed. Sugar Nails and Lash Bar is owned by Victoria Husband, a licensed nail, lash and waxing technician, certified lash application trainer, and an entrepreneur. Victoria is the granddaughter of Antonio Rebelo, who owns the building located at 1967 – 1975 Ogilvie Street, Prince George, B.C., and is also the owner of Fortwood Homes & Sons Ltd., an established construction company in Prince George.

Victoria has completed her training certification allowing her to train and certify students in the application of lashes. This new direction in her business would be her primary focus. However, she would still continue to offer the application of gel nails, nail extensions, lashes and waxing as the secondary focus of her business.

We are applying for an extension to the temporary use permit because even though the primary focus of her business falls under the *M1: light industrial zoning (education commercial)* her secondary focus does not.

In 2017, when we first applied for the Temporary Use Permit, we (Fortwood Homes) were planning on starting a new project in which Sugar Nails and Lash Bar would lease space once completed.

This project is to be built on the property located at 1475 Ahbau Street and consists of 32 residential units for rent, with a retail space on the main floor. This retail space has been specifically customized for Sugar Nails and Lash Bar and has been incorporated into the building plans.

Due to unexpected delays beyond our control, the project was not started when anticipated. Fortwood Homes applied for a building permit in the Fall 2019 and due to delays by the City of Prince George we did not receive a letter from the City until February 5, 2020 outlining some outstanding items to be completed by all parties involved (engineers, architects, etc.). We anticipate resolving the outstanding items by March 20th and we hope the City will have a quick turnaround and approvals and Fortwood Homes could start construction mid-April 2020. Due to the limited space and working around the existing building, a spring start is required due to restrictions regarding parking and building material storage.

We estimate construction of the entire building to take two years, but we plan to complete the retail space before the end of 2021.

We are hopeful that the City of Prince George will favorably extend the Temporary Permit for an additional two (2) years in order to give us time to complete the new building which will allow Sugar Nails and Lash Bar to occupy it, within this time frame, notwithstanding any unexpected delays.

We have secured a lease with Sugar Nails and Lash Bar for the new location effective January 1, 2022.

If Sugar Nails has to re-locate elsewhere, (if the extension of TU#000031 is not approved) the relocation would cause a financial burden to this business mostly due to the fact that the new location, wherever it may be, the space would have to be built and/or improved to have the necessary requirements to meet the Northern Health regulations. When Northern Health came to originally inspect the current premises, they had commented that the salon was one of the best laid out in Prince George, including home-based businesses. Sugar Nails and Lash Bar's services consist of teaching the application of lash extensions, applying gel and applying nail extensions, eyelash extensions and waxing. Each service requires certain specifications and that would cost extra money to set up.

Then once the new building is complete, additional costs would need to be incurred to set up the new salon with its necessary requirements and specifications for services.

We are aware that the City of Prince George finds that this specific use "service personal use" not compatible with the industrial nature of the area, however, in the last two years that Sugar Nails has been there, there have been no complaints or areas of concern from clients or the surrounding businesses. In fact, the clients have been very content and happy with the salon as it is new, clean and spacious. In regards to the location, her clients have commented to Victoria that they feel safe going

there, even when it's dark or during evening hours. Parking has not been an issue since clients are by appointment only.

We sincerely appreciate that the City of Prince George had approved and permitted, as a temporary use, Sugar Nails and Lash Bar to be located at 1973 S. Ogilvie Street, for the past two years. We are hopeful that we can extend for an additional two years at this location, for the reasons stated above.

Please note: We were not aware that there is an application for "Time Extension for Valid Temporary Use Permit" or we would have made application before the TUP#000000 had expired. In addition, since Sugar Nails and Lash Bar had decided to also offer in 2020, training and certifying students in lash applications, and it was in the permitted use in the M1 zone, we also didn't think it was going to be an issue when Sugar Nails and Lash Bar went to apply for the business license renewal for 2020.

We thank you for your consideration in this request and for taking the time to read our explanation and purpose for the extension. If you have any questions or concerns, please feel free to contact us at any time.

Sincerely yours,

*REDACTED
(signature)

Ed Rebelo
CEO, Fortwood Homes & Sons Ltd.

*REDACTED
(signature)

Antonio Rebelo
President, Fortwood Homes & Sons Ltd.

*REDACTED
(signature)

Victoria Husband
Owner/Operator, Sugar Nails & Lash Bar

RE: Development Services Application Form for Temporary Use Permit

Application for Extension of Temporary Use Permit #TMU000031

Applicant – Fortwood Homes & Sons Ltd.

PROPOSAL:

Description of Proposed Temporary Use

For personal services to be conducted on subject property which includes application of gel nails and nail extensions, application of lash extensions and waxing services by certified Nail, Lash and Waxing Technician. This will be our secondary focus of our business.

In addition to personal services, we will offer educational training and certification for lash extension application. This education commercial service is within the proposed use of M1: Light Industrial. This will be our primary focus of our business.