

# STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

**DATE:** February 24, 2021

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Ian Wells, Acting Deputy City Manager

**SUBJECT:** Temporary Use Permit Application No. TU000067  
 Applicant: PG Pups Ltd. on behalf of 0759517 B.C. Ltd., Inc. No. BC0759517  
 Location: 681 Ongman Road

**ATTACHMENT(S):** Location and Existing Zoning Map  
 Temporary Use Permit No. TU000067  
 Letter of Intent from Applicant  
 Letter of Intent from Applicant with Amendment to Application

**RECOMMENDATION(S):**

That Council APPROVES Temporary Use Permit No. TU000067 for the property legally described as Lot 2, District Lot 1574, Cariboo District, Plan 23248.

**PURPOSE:**

The purpose of this report is to facilitate the issuance of a Temporary Use Permit (TUP) to permit the “service, pet grooming & daycare” use within an existing tenancy of an industrial building located at 681 Ongman Road (subject property). The applicant would like to operate a dog daycare and pet grooming service on the subject property, which is zoned M2: General Industrial. The M2 zone does not permit the “service, pet grooming & daycare” use; therefore, the applicant has applied for a TUP to allow the use for up to three (3) years on the subject property.

**Background**

Site Characteristics

Location	681 Ongman Road
Current Use	Light Industrial
Site Area	0.41 ha (1.0 acres)
Zoning	M2: General Industrial

Official Community Plan

Future Land Use	Light Industrial
Growth Management	Infill

Surrounding Land Use Table

North	Light Industrial (Winton Global Lumber Ltd.) and North Nechako Road
-------	---

South	Light industrial uses and Mcaloney Road
East	Ongman Road and Light Industrial uses
West	Light Industrial (Winton Global Lumber Ltd.) and Tomlin Road

Background Information:

The applicant had initially applied for a Temporary Use Permit (TUP) to allow for dog daycare, pet grooming and animal boarding on the subject property. The proposed animal boarding is defined under “animal breeding & boarding” use, which is defined as keeping, breeding or boarding four or more pets over the age of four months.

Administration was not able to support the proposed “animal breeding & boarding” use on the subject property as this use is only permitted in rural properties greater than 4.0 ha (AG: Greenbelt, AF: Agriculture & Forestry and AR1: Rural Residential). Further to this, it is not permitted within 100 m of any lot zoned for residential, commercial or institutional uses. Administration recommended that the applicant amend the application to remove the “animal breeding & boarding” use and proceed with the “service, pet grooming & daycare” use on the subject property.

**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 three (3) years, and may only be renewed once for an additional three (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 uses.

**Zoning Bylaw**

The subject property is currently zoned M2: General Industrial. The intent of the zone is to provide for a mix of business and light industrial uses. The applicant has applied for a TUP to allow “service, pet grooming & daycare” use on the subject property located at 681 Ongman Road. The “service, pet grooming & daycare” is defined as pet grooming and the supervised care of pets during the day, but does not include overnight accommodation.

The “service, pet grooming & daycare” use is permitted in the following industrial zones M1: Light Industrial, M3: Business Industrial and M4: Transition Industrial. These zones are within the immediate area of the subject property. Administration is supportive of the proposed use of “service, pet grooming & daycare” on the subject property.

**Official Community Plan**

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

Section 9.2 of the OCP outlines a number of considerations for Staff and Council to use when assessing an application for a TUP.

Temporary Nature of Use

The application would like to establish a “service, pet grooming & daycare” use on the subject property, a TUP is being used as a mechanism to test the use on the site prior to permanently allowing the use to continue. Should the applicant want to continue this use permanently on the subject property, a rezoning application will be required.

Compatibility of Adjacent Uses

The subject property is located in an established light industrial area along North Nechako Road with a mix of light industrial zones (i.e. M1: Light Industrial and M2: General Industrial). Currently, the subject property is used for a number of light industrial uses (i.e. vehicle repair, contractor services and recycling centre). The proposed use is not occurring within the immediate area; however, the use would be permitted in the M1: Light industrial zoned properties that are directly adjacent to the north, east and west of the subject property.

#### Impact on Natural Environment

The subject property is approximately 170 metres north of the Nechako River. The proposed use is not anticipated to negatively impact the natural environment.

#### Intensity of Proposed Use

The applicant is proposing an indoor dog daycare on the subject property as well they are proposing transporting the animals for outdoor walks within the City and surrounding area. The hours of operation for the dog daycare will be from 7 am to 7 pm Monday to Sunday with pick up and drop off hours in the morning and evening. In order to reduce the noise level for the dogs during the day, the applicant will be upgrading the existing industrial unit with sound barriers within the facility as to not impact adjacent tenancies in the building.

#### Inability to Conduct Proposed Use Elsewhere

As indicated previously, the proposed “service, pet grooming & daycare” use is permitted in other industrial zones (i.e. M1: Light Industrial, M3: Business Industrial and M4: Transition Industrial) as well as commercial zones. The applicant has applied for the TUP to allow the “service, pet grooming & daycare” use on the subject property for a temporary duration prior to pursuing a rezoning application that would allow the use permanently.

#### **OTHER CONSIDERATIONS:**

##### **Referrals**

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

##### **Notification to Adjacent Property Owners**

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this temporary use.

##### **Council Procedures during COVID-19**

Orders of the Provincial Health Officer and Ministerial Order No. 192, issued under the Emergency Program Act, related to local government meetings and bylaw processes, have imposed specific requirements on local governments related to council meetings and bylaw process. In accordance with these orders, City Council has discontinued informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that the Ministerial Orders related to local government meetings and bylaw processes apply.

As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 7635, 2005”, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this application. Members of the public may provide representations to Council by written submission. 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.

**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. TU000067 be approved.

**SUMMARY AND CONCLUSION:**

Administration recommends that Council approve the applicant's request for a TUP allowing "service, pet grooming & daycare" use for three (3) years at 681 Ongman Road for the reasons outlined in this report.

**RESPECTFULLY SUBMITTED:**

Ian Wells, General Manager of Planning and Development/  
Acting Deputy City Manager

**PREPARED BY:** Melissa Nitz, Planner

**APPROVED:**

Walter Babicz, Acting City Manager

Meeting Date: 2021/03/22