

STAFF REPORT TO COUNCIL

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DATE: June 16, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Temporary Use Permit Application No. TU000068

Applicant: Carrier Sekani Family Services for Beekman Printing Ltd., 453778
Location: 970 4th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Temporary Use Permit No. TU000068
Letter of Intent from the Applicant

RECOMMENDATION(S):

That Council APPROVES Temporary Use Permit No. TU000068 for the property legally described as Lot 16 and Lot 17, Block 136, District Lot 343, Cariboo District Plan 1268.

PURPOSE:

The applicant has applied for a 3-year Temporary Use Permit to allow a Health Service, Minor use at the subject property located at 970 4th Avenue. The proposed Health Service, Minor use will enable Carrier Sekani Family Services to provide services in close proximity to their administrative office located at 987 4th Avenue. Please see the attached Letter of Intent indicating the applicant's proposal and rationale to support this application.

Background

Site Characteristics

Location	970 4th Avenue
Current Use	Office and Service, Business Support
Site Area	639 m ²
Zoning	M4: Transition Industrial

Official Community Plan

Future Land Use	Light Industrial
Growth Management	Infill

Surrounding Land Use Table

North	Lane; M4: Transition Industrial; 3rd Avenue
South	4th Avenue
East	Office (Archer CRM and LMC Occupational Health)
West	Service, Household Repair (Moore Appliances)

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 M4: Transition Industrial. The intent of the M4 zone is to provide for a mix of business, office, and light industrial uses in the Queensway East transition area near downtown. The applicant has applied for a TUP to allow a Health Service, Minor use on the subject property which is not permitted within the M4 zone.

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 intent of the Light Industrial designation is to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines, including but not limited to the processing, manufacturing, fabricating of goods and equipment associated with industrial or business use.

The issuance of a TUP can be considered in all OCP designations. Section 9.2 of the OCP outlines a number of considerations to avoid conflicts between different types of uses when considering a temporary use permit.

Temporary Nature of Use

The applicant would like to establish the Carrier Sekani Family Services' Primary Care Clinic on the subject property. If approved, the TUP would allow the applicant to obtain a business licence and operate to confirm this is a suitable location. The applicant will be applying for a Rezoning Application within the duration of the TUP.

Due to this future Rezoning Application, Administration believes this proposal is supportable in principle as a temporary use on the subject property.

Compatibility of Adjacent Uses

The subject property is located in the Queensway East transition area near downtown. Currently, the subject property is used as Office and Service, Business Support. The applicant is proposing to intensify use of the existing, underutilized building adjacent. The proposed Health Service, Minor use will complement the existing and adjacent office uses conducted by Carrier Sekani Family Services.

OCP policy states that office uses outside the downtown should be limited to those professional services that are regularly used by individuals, where nearby access is important, such as medical offices. (Policy 8.3.3).

Administration is recommending approval of the proposed TUP for a Health Service, Minor use to coordinate with the existing Carrier Sekani Family Services' in close proximity to downtown, other community services and facilities, commercial nodes and public transit routes.

Impact on Natural Environment

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

Intensity of Proposed Use

The existing building was previously used for Office and Service, Business Support purposes throughout the week. The proposed Health Service, Minor use will operate similarly in that services will be provided Monday to Friday from 8:30 am to 4:30 pm.

The proposed Health Service, Minor use is not anticipated to conflict or interfere with adjacent uses, as business hours will be consistent with the previous use.

Inability to Conduct Proposed Use Elsewhere

The applicant has applied for the TUP to allow a Health Service, Minor use on the subject property for a temporary duration prior to pursuing a rezoning application that will allow the use permanently. The subject property is located in close proximity to Carrier Sekani Family Services' office, which will allow more effective administration of the proposed Health Service, Minor use.

OTHER CONSIDERATIONS:

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 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.

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.

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. TU000068 be approved for 3 years from the date of permit issuance.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request for a TUP to allow a Health Service, Minor use on subject property located at 970 4th Avenue.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/07/12