

STAFF REPORT TO COUNCIL

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DATE: August 4, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Temporary Use Permit Application No. TU000071

APPLICANT: Robin Thibault

LOCATION: 8997 Buckingham Road

ATTACHMENT(S): Location and Existing Zoning Map
Temporary Use Permit No. TU000071
Letter of Intent

RECOMMENDATION(S):

That Council APPROVES Temporary Use Permit No. TU000071 for the property legally described as Lot 2, Block 20, District Lot 1593, Cariboo District, Plan 1385.

PURPOSE:

The applicant has applied for a 3-year Temporary Use Permit (TUP) to allow an “Exhibition & Convention Facility” use on the subject property located at 8997 Buckingham Road. The proposed “Exhibition & Convention Facility” use will allow the subject property to be used as a wedding ceremony venue. Please see the attached Letter of Intent indicating the applicant’s proposal and rationale to support this application.

Background

Site Characteristics

| | |
|-------------|------------------------|
| Location | 8997 Buckingham Road |
| Current Use | Single Family Dwelling |
| Site Area | 2.0 ha (5.0 acres) |
| Zoning | AR2: Rural Residential |

Official Community Plan

| | |
|-------------------|------------|
| Future Land Use | Rural B |
| Growth Management | Rural Area |

Surrounding Land Use Table

| | |
|-------|--|
| North | Rural Residential |
| South | Rural Residential |
| East | Buckingham Road; Rural Residential; Highway 16 W |
| West | Rural Residential; Sykes Road |

POLICY / REGULATORY ANALYSIS:

A 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 years, and may only be renewed once for an additional three 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 AR2: Rural Residential. The intent of the AR2 zone is to foster a rural lifestyle on properties larger than 2.0 ha and permits complementary uses that are compatible with the rural character of the area. The AR2 zoning does not permit an “Exhibition & Convention Facility” or wedding ceremonies.

The applicant has applied for a TUP to allow an “Exhibition & Convention Facility” use specifically to allow wedding ceremonies. The TUP will offer the opportunity for the applicant to demonstrate the long-term suitability of the proposed wedding ceremony use on the subject property.

Official Community Plan

The subject property is designated as Rural B as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation is intended to function as a transition between rural resource lands and urban areas on properties 2.0 ha and larger (Policy 8.3.110). The OCP encourages development that supports rural uses including low-intensity residential, hobby farms and similar uses (Policy 8.3.111).

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 TUP.

Temporary Nature of Use

The applicant has applied for a TUP to allow an “Exhibition & Convention Facility” use on the subject property. If approved, the TUP would allow the applicant to facilitate wedding ceremonies on the subject property for up to three years. Upon expiry of the permit, the applicant may request to renew the TUP for up to an additional three years, seek a rezoning, or relocate to a property zoned appropriately.

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 “Sykes” neighbourhood and is primarily residential. The applicant is proposing to operate a home based business, using the subject property to host wedding ceremonies. The proposed use is not currently permitted as a home business as it will exceed the area and number of clients permitted.

OCP policy states that development that addresses a desire for a rural lifestyle is encouraged (Policy 8.3.111). As per the applicant’s letter of intent, the proposed use is intended to provide couples with a rural wedding venue. The applicant is not proposing to remove any trees and will not be constructing any structures or tents in order to maintain the rural feel of the neighbourhood. The subject property is approximately 2.0 ha in size, has adequate off street parking available, and is fully treed providing a sound and visual buffer to adjacent properties.

Administration has considered potential community impacts, such as noise and traffic, from the proposed use. A TUP will allow the applicant the opportunity to demonstrate viability of the operation and that the proposed use will not adversely impact adjacent or surrounding properties. Administration is recommending approval of this application as the size and natural forestation of the subject property will limit any potential impacts on adjacent properties.

Impact on Natural Environment

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

Intensity of Proposed Use

As per the applicant's letter of intent, the applicant is proposing to use the subject property for up to 25, small, outdoor wedding ceremonies per year including no more than 50 guests. The applicant will not be hosting wedding receptions and has offered to limit hours of operation to between 11 am and 6 pm.

Administration is recommending approval of this application as the size and natural forestation of the subject property will limit potential impacts on adjacent properties. Furthermore, a TUP will allow the applicant the opportunity to demonstrate that the proposed use will not adversely impact adjacent or surrounding properties.

Inability to Conduct Proposed Use Elsewhere

The applicant has applied to allow an "Exhibition & Convention Facility" use specifically to facilitate wedding ceremonies on the subject property. The proposed use will be operated as a secondary use to the existing single-family residence. There are no rural properties with zoning to facilitate this use and therefore an inability to conduct the proposed "Exhibition & Convention Facility" use elsewhere.

Administration recommends that Council approve the TUP to allow an "Exhibition & Convention Facility" use on subject property with conditions that limit the use to wedding ceremonies only, and mirror the applicant's limited number of guests and hours of operation.

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. TU000071 be approved for three years from the date of permit issuance.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request for a TUP to allow an "Exhibition & Convention Facility" use for wedding ceremonies only on subject property located at 8997 Buckingham Road.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/08/30