



Report to Council

Date: August 11, 2026

To: Mayor and Council

From: Jeanette McDougall, Chief Administrative Officer

Subject: TEMPORARY USE PERMIT
Civic: 820 – 1st Avenue, McBride, BC
Legal: Lot 13, Block 1, Plan PGP1373, District Lot 5316,
Cariboo Land District; PID 013-922-009
Zoning: R2 – Residential One-Family

RECOMMENDATION:

THAT Council receive the above-referenced report regarding an application to authorize a Temporary Use Permit for a period of three (3) years at 820 – 1st Avenue, McBride, BC to allow for the operation of a retail business that sells items such as office supplies, electronics, fishing and hunting gear, and also provides bookkeeping services.

THAT Council direct Staff to undertake public notification and bring the proposed Temporary Use Permit back for Council approval.

INFORMATION:

The owners of the property located at 820 - 1st Avenue, McBride, have been operating a well-established retail store called Wahoo Enterprises that sell items such as office supplies, electronics, fishing and hunting gear, and also provides bookkeeping services. This location is zoned as R2 – Residential One-Family, which does not list retail stores as a permitted use, however a Temporary Use Permit (TUP) will allow the retail store to continue to operate for a period of 3 years, with the option of renewing for a further 3 years. The advantage of a Temporary Use Permit are as follows: a) a TUP will not change the zoning on a permanent basis, whereas a Zoning Amendment would be a permanent change to the zoning.

Should Council approve the request for a TUP after the public notification period, then Staff will issue the Permit and register on the property title with the Land Titles Office.

ATTACHMENTS:

- Temporary Permit Use Application - 820 - 1st Avenue, McBride, BC

Respectfully,

Jeanette McDougall,
CAO / Corporate Officer



PAID

JUL 27 2026

Cheq #00083

Jm

Permit #:

Folio #:

SCHEDULE "A"
DEVELOPMENT PROCEDURES - APPLICATION

I/We hereby make application for a

- ☐ Development Permit ☐ Zoning Bylaw Amendment
☐ Development Variance Permit ☐ Official Community Plan Amendment
☒ Temporary Commercial or Industrial Use Permit

Please Print

PROPERTY OWNER'S NAME(S) TODD HOLMES WANDA HOLMES	AUTHORIZED AGENT OF OWNER
ADDRESS OF OWNER 820-1st AVE.	ADDRESS OF AGENT
CITY/TOWN/VILLAGE McBRIDE	CITY/TOWN/VILLAGE
POSTAL CODE V0J 2E0	POSTAL CODE
TELEPHONE (250) 569-0320	TELEPHONE
EMAIL ADDRESS wahooorld@gmail.com	EMAIL ADDRESS

FULL LEGAL DESCRIPTION OF EACH PROPERTY UNDER APPLICATION	APPROXIMATE AREA OF EACH LOT (hectares or acres)
PLAN 1373, BLOCK 1, LOT 13, DISTRICT LOT 5316	50' x 125'
	TOTAL AREA (ha/ac)

How long have you owned the parcel?

23 YEARS

Street Address or location of property:

820- 1st AVENUE, MCBRIDE

Describe the existing use and buildings on the subject property:

BACK BUILDING IS OUR HOME.

FRONT BUILDING IS MY RETAIL STORE WHERE I SELL OFFICE SUPPLIES, FISHING & HUNTING GEAR, ELECTRONICS, INK CARTRIDGES & CAMO CLOTHING, AND I ALSO PROVIDE BOOKKEEPING SERVICES.

Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

North:	ALLEYWAY & RESIDENTIAL HOUSE
East:	OUR SECOND LOT
South:	PUBLIC ROAD & CN RAIL LINE
West:	MOBILE HOME

* Describe the proposed development of the subject property:

KEEP USING EXISTING BUILDING AS MY RETAIL STORE & BOOKKEEPING

For Temporary Industrial/Commercial Use Permits:

Please provide:	Number of Employees	1
	Hours and Days of Operation	TUESDAY TO SATURDAY 10:00 A.M. TO 9:00 P.M.

Present Zoning

R2

* Official Community Plan Designation

URBAN RESIDENTIAL

Amendment Proposed

[] Zoning Map

From:

To:

[] Zoning Text

(Attached)

[] OCP

From:

To:

[] OCP Text

(Attached)

☐ Attached is a letter of Consent from the Owner

☒ Attached is Proof of Ownership (Certification of Title or Recent Tax Assessment Notice)

☐ A Plan of the subject property showing:

- The legal boundaries and dimensions of the subject property
- ☒ The location of permanent buildings and structures on the subject property, with distances to the property lines,
- ☒ The location of any proposed buildings, structures or additions thereto, with distances to property lines;
- The location of any existing or proposed access roads, driveways, screening and fences;

☒ Fees have been paid

Additional or more detailed information may be requested by the Corporation of the Village of McBride upon reviewing your application.

If the Corporation of the Village of McBride believes it to be necessary for the property boundaries and the location of boundaries and locations of buildings and structures to be more accurately defined a sketch prepared by a British Columbia land Surveyor may be required.

Should the property owners elect to have someone act on their behalf in submission of this application, all owners are required to sign a letter authorizing such person.

I (we), _____ hereby authorize _____ to act on my (our) behalf in respect of this application.

Please Print

ADDRESS OF AGENT

TELEPHONE

FAX

EMAIL

Print name of Property Owner

Signature of Property Owner

Print name of Property Owner

Signature of Property Owner

Print name of Agent

Signature of Agent

DECLARATION PURSUANT TO THE WASTE MANAGEMENT ACT

(To be filled out if applying for a Zoning Amendment, Development Permit, or Development Variance Permit)

I, _____, owner of land described on the application form, hereby declare that the land which is subject of this application has not to be knowledge been used for industrial or commercial activity as defined in the list of "Industrial purposes and activities" (schedule 2) of the *Contaminated Sites Regulation* (BC Reg 375/96). I therefore declare that I am not required to submit a site profile under Section 20.11 or any other section of the *Waste Management Act*.

Signature

Date

I UNDERSTAND THAT THIS APPLICATION AND THE INFORMATION OR DOCUMENTS PROVIDED IN SUPPORT OF THE APPLICATION ARE PART OF THE PUBLIC RECORD AND THEREFORE ROUTINELY AVAILABLE ON REQUEST. I HEREBY CONSENT TO THE DISCLOSURE OF SUCH INFORMATION TO AFFECTED PROPERTY OWNERS AND RESIDENTS ON REQUEST, EXCEPT AS STATED BELOW:

(Please list any personal information that you do not wish to be included in the public record)

I/WE HEREBY DECLARE THAT THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF TRUE AND CORRECT IN ALL RESPECTS.

Dated this 20TH day of July, 2026

Wanda Holmes
Print name of Applicant

Wanda Holmes
Signature of Applicant

TODD HOLMES
Print name of Applicant

Todd Holmes
Signature of Applicant

NOTE:

- a. The Local Government Act states that a development permit shall not vary:
 - i. The use or density of land from that specified in the Bylaw; or
 - ii. A flood plain specification
- b. Prior to the issuance of a Permit, the Village may require, as a condition of issuing the Permit, security to guarantee the performance of obligations under the Permit.

SCHEDULE 1 Site Profile

Version 4.0

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Notes/Instructions:

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel IDentifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company _____

Owner's Civic Address _____

City _____ Province/State _____

Country _____ Postal Code/ZIP _____

B. Person Completing Site Profile (Leave blank if same as above):

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company _____

C. Person to Contact Regarding the Site Profile:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company _____

Mailing Address _____

City _____ Province/State _____

Country _____ Postal Code/ZIP _____

Telephone (____) _____ - _____ Fax (____) _____ - _____

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____

Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) _____

City _____ Postal Code _____

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

PID

Legal Description

_____	_____
_____	_____
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: _____

For Untitled Crown Land

PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

PIN

Land Description

_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

Schedule 2

Description

Reference

E1

appliance, equipment or engine repair, reconditioning, cleaning or salvage

F10

solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

Schedule 2

Description

Reference

_____	_____
_____	_____
_____	_____
_____	_____

IV. AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		
C.	Discarded barrels, drums or tanks?		
D.	Contamination resulting from migration of substances from other properties?		
V. FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		
VI. WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		

VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		
VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		
X ADDITIONAL COMMENTS AND EXPLANATIONS			
(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site. Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary): 			

XI SIGNATURES			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
Signature of person completing site profile _____		Date completed: (YY-MM-DD) _____	
XII OFFICIAL USE			
Local Government Authority			
Reason for submission <i>(Please check one or more of the following)</i>			Soil removal ☐
Subdivision application ☐ Zoning application ☐ Development permit ☐ Variance permit ☐ Demolition permit ☐			
Date received:	Local Government contact :	Date submitted to Site Registrar:	Date forwarded to Director of Waste Management:
	Name _____		
	Agency _____		
	Address _____		
	Telephone _____ Fax _____		
Director of Waste Management			
Reason for submission <i>(Please check one or more of the following)</i>			
Under Order ☐ Site decommissioning ☐ Foreclosure ☐			
Date received:	Assessed by:	Investigation Required?	Decision date:
	Name _____		
	Region _____	YES NO	
	Telephone _____ Fax _____		
	If site profile entered, SITE ID # _____		
Site Registrar			
Date received:	Entered onto Site Registry by:	SITE ID #:	Entry date:

BACK ALLEY

LOT 13 BLOCK 1 PLAN 1373
DISTRICT LOT 5316

21

32

10'

8'

HOUSE

47'

13

OPEN
PATIO

30' 6"

STORE

21

12'

SIDEWALK

BC ASSESSMENT

2026 PROPERTY ASSESSMENT NOTICE

This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities. No action is required unless you disagree with your assessment.

Property Location & Description

820 1ST AVE
LOT 13, BLOCK 1, PLAN PGP1373, DISTRICT LOT 5316, CARIBOO LAND
DISTRICT
PID: 013-922-009

2026 Assessment – represents your property value as of **July 1, 2025**

Assessed Value	Value	Class
Land	43,900	
Buildings	260,000	
2026 Assessed Value	\$303,900	01-Residential
2026 Taxable Value	\$303,900	

Important messages about your 2026 Assessment

- Visit bcassessment.ca and create a free account to unlock additional features such as favourites, comparisons and our interactive map.

The Assessment Office for this property is:

Prince George Assessment Office
200-1488 4th Ave
Prince George BC V2L 4Y2
26-57-545-00027.000

The Owner/Lessee of this property is:

S-01
TODD PAUL HOLMES
WANDA DAWN HOLMES
PO BOX 946
MCBRIDE BC V0J 2E0

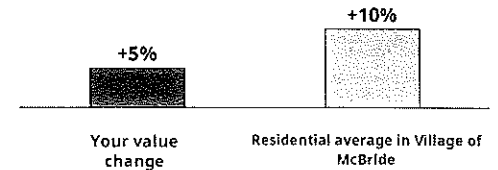
34300

PROPERTY IDENTIFICATION

Reference #: 0248 8978
Area: 26-Prince George
Jurisdiction: 545-Village of McBride
Roll: 00027.000
Confidential PIN: 0006203576
School District: 57-Prince George
Neighbourhood: 545'



YOUR PROPERTY VALUE CHANGE



The graph above shows average change for residential property types (e.g. homes, townhouses, condos, etc.). View changes by neighbourhood at bcassessment.ca/map. If you are considering an appeal, please see back of notice for more information.

YOUR PROPERTY VALUE HISTORY

2026	+5%	\$303,900
2025	+15%	\$260,500
2024	-1%	\$251,900
2023	+14%	\$253,900

IMPORTANT DATES

- July 1, 2025**
Assessed value is the property's market value as of this date.
- October 31, 2025**
Assessed value reflects property's physical condition and permitted use as of this date.
- THE DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS FEBRUARY 2, 2026**
Important information about the complaint process can be found on the back page.

CONTACT US

For more information about your assessment, go to bcassessment.ca, where you can search for your property, compare your assessment, and update your mailing address.

Call us at 1-866-825-8322 or 604-739-8588.

Reference #: 0248 8978



VILLAGE OF MCBRIDE

P.O. BOX 519
McBRIDE BC V0J 2E0
(250) 569-2229

OFFICIAL RECEIPT

Duplicate Copy

WAHOO ENTERPRISES
BOX 946
MCBRIDE
V0J2E0

Page 1 of 1

RECEIPT #

20261065

DATE OF ISSUE

2026-07-27

10:16:49AM

POSTING DATE

2026-07-27

ACCOUNT #	DESCRIPTION	PREV BAL	PAYMENT	BALANCE	GST	PST
1033243240 GL	Service Fees - Development App - TUP		500.00			
CHEQUE (00193)	500.00					
		PST		\$0.00		Receipted By
		GST REG. # RP10807 9138		\$0.00		AM
		LEVY		\$0.00		Batch #
		TOTAL AMOUNT RECEIVED		\$500.00		16132