

TEMPORARY USE PERMIT TUP23-02

General Terms

1. This Temporary Use Permit is issued to:

Kyle Corcoran (Milner Group Ventures Inc.)
2240 Jeffs Rd., Nanaimo, BC

(the “Permittee”)

as the authorized agent of the registered owner of, and shall apply only to, the lands and premises situate in the District of Ucluelet, in the Province of British Columbia, and more particularly described as:

PID 025812823, Lot 16, Plan VIP76214, District Lot 281, Clayoquot Land District (the “Lands”).

2. This Temporary Use Permit is issued pursuant to section 492 to 497 of the *Local Government Act*.
3. This Temporary Use Permit is issued subject to compliance with all applicable District of Ucluelet Bylaws.
4. This Temporary Use Permit authorizes the following uses on the Lands:
Five seasonal recreational vehicle (RV)/trailer camping spaces for period of one year.
5. This permit does not relieve an owner or occupier from obtaining any other approvals required by any other jurisdiction, or from meeting any other applicable regulations.
6. The permit holder, as a condition of issuance of this Permit, agrees to comply with the requirements and conditions of **Schedules 1-4**, which are attached hereto and form part of this permit.
7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
8. Notice shall be filed in the Land Title Office under section 503 of the *Local Government Act*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
9. This Permit is NOT a Building Permit.
10. This Permit is NOT a Development Permit.
11. Provisions of sections 495, 496 and 502 of the *Local Government Act* requiring security applies to this permit as set forth in **Schedule 2**.

TEMPORARY USE PERMIT – RV/TRAILER CAMPING SPACE

AUTHORIZING RESOLUTION passed by the Municipal Council on the of , 2023.

IN WITNESS WHEREOF this Temporary Use Permit is hereby executed and issued by the Municipality the
of , 2023.

THIS PERMIT SHALL EXPIRE on the day of the of , 2024 (1 year).

ISSUED the day of , 2022.

Bruce Greig - Director of Community Planning

Schedule 1 Required Undertaking

TO THE DISTRICT OF UCLUELET:

I (We), Kyle Corcoran (Milner Group Ventures Inc.) representing *the Lands* hereby undertake as a condition of issuance of this Temporary Use Permit to:

- a) Cease use and remove any structures built to support the temporary use from the subject property not later than 1 month after the termination date set out on the Temporary Use Permit.
- b) Abide by all conditions of the Temporary Use Permit.
- c) Provide the occupant’s contact information to the District of Ucluelet.

I(We) understand that should we not fulfill the undertakings described herein, the District of Ucluelet or its agents may enter upon *the Lands* and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the property into compliance with the District of Ucluelet bylaws, and that any securities submitted to the District pursuant to the Temporary Use Permit shall be forfeited and applied to the cost of restoration of *the Lands* as herein set out.

We further understand that in the event of a default of the conditions contained within the Temporary Use Permit, we shall forfeit the securities submitted to the District of Ucluelet.

This undertaking is attached hereto and forms part of the Temporary Use Permit.

Contact Information for the on-site Manager

Name: _____

Cell: _____

Email: _____

DATE: _____

OWNERS: _____

WITNESS: _____

Schedule 2 Security

As a condition of the issuance of this Permit, the District of Ucluelet is holding a security set out below to ensure that development is carried out and operated in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to use the land as authorized according to the terms and conditions of the Permit and within the time provided, the District of Ucluelet may use the security to carry out the work by its servants, agents, or contractors, and any surplus shall be paid over to the Permittee; or should the Permittee carry out the development permitted by this Permit within the set time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- a) A Letter of Credit or cash to be deposited into a specified bank account, to be held for the term of the permit in the amount of \$5000. The purpose of the security is to cover any associated costs to the District of Ucluelet with respect to the removal of recreational vehicle units and associated structures or services.

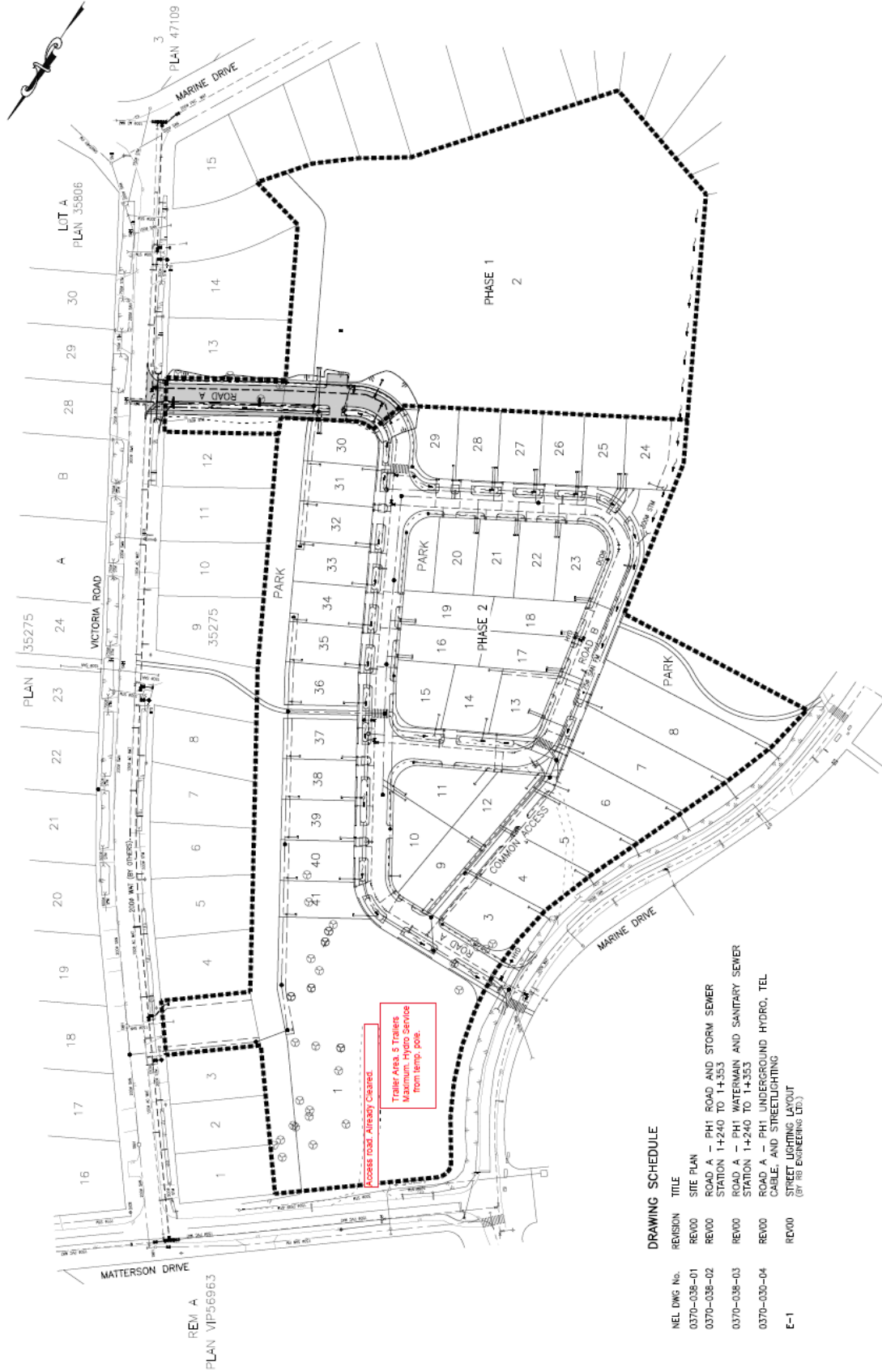
Schedule 3 Terms of Temporary Use Permit Conditions

- a) The permitted temporary use shall be limited to the following uses;
 - Five long-term seasonal recreational vehicle (RV)/trailer camping spaces.*
- b) The recreational vehicles are to be located and accessed only as indicated on the site plan (Schedule 4)
- c) No other temporary uses other than the above-mentioned uses shall be permitted.
- d) Prior to occupation of the recreational vehicles, the permittee must arrange for an inspection of the final site layout by the District of Ucluelet Fire Chief. A complete and final site plan showing site layout must be submitted to the District of Ucluelet prior to occupation of the recreational vehicles.
- e) The Permittee will abide by the following conditions;
 - i. RV/trailer units are not to be occupied until the access drive aisles, parking spaces, trailer pads and/or fire lanes are delineated to the satisfaction of the District. Access aisles and vehicle turnarounds are to be kept free at all times, for emergency access, and
 - ii. An on-site parking space shall be provided for each seasonal RV/trailer unit, in addition to the required parking for all other uses on site.
- f) The Permittee or a manager/caretaker must oversee the use of the Lands and their telephone and email contact shall be provided to the District and updated as required.
- g) The RV/trailer unit must be licensed and in good condition.
- h) The proposed seasonal trailer space is for staff accommodation to be inhabited by a maximum of two people, with a minimum of one person being a seasonal worker employed in the community. For clarity, this permit does not authorize short-term commercial tourist accommodation use of the proposed trailer space. The minimum length of stay is 30 consecutive days. The maximum length of stay is 6 months.
- i) At the end of each seasonal stay, or within 6 months (whichever is less), the Permittee shall notify the Bylaw Enforcement Officer in writing that the RV/trailer unit has been vacated.
- j) No person shall make, allow, or cause to be made any loud, objectionable, or unnecessary noise anywhere within the seasonal camping area which may disturb the peace, quiet, rest, enjoyment, comfort, and/or convenience of the neighborhood between the hours of 10 pm of one day and 7 am of the next day.
- k) The Permittee shall provide for collection and pickup of garbage and recycling in appropriate wildlife-proof containers.
- l) Areas around the RV/trailer unit will be kept clean and tidy at all times.
- m) The RV/trailer unit is to be full serviced or on-site washroom facilities are to be provided by the Permittee for use of the seasonal camping space, to the satisfaction of the District.
- n) The Permittee shall provide power to the RV/trailer units via a temporary hydro pole in a safe manner inspected by a registered electrician. Generators are NOT permitted in association with this temporary use permit.
- o) Prior to any occupation of the units, the permittee must arrange and successfully pass a fire inspection. To complete this requirement, contact the Fire Department by emailing

rgeddes@ucluelet.ca or calling (250) 726-7744. The permittee is responsible for maintaining the following for each unit;

- i. A working multipurpose fire extinguisher,
 - ii. A working smoke alarm,
 - iii. A working carbon monoxide alarm,
 - iv. Two means of egress in case of emergency,
 - v. A label on the inside of the door that displays the property address.
 - vi. The unit number (i.e. A, B, C, D etc) must be prominently displayed on the exterior of the unit facing the access.
 - vii. No portable heating or cooking appliances within the unit.
- p) The Permittee shall provide to the District of Ucluelet Fire Chief a key to any gate or obstruction to a fire access road needed to access the proposed site.
- q) Any works which occur on District property or rights-of-way shall be referred to Public Works for final approval.
- r) The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.
- s) Failure of the Permittee to meet and maintain any of the terms listed above may result in suspension of the permit and forfeiture of the security deposit.

Schedule 4 Site Plans



DRAWING SCHEDULE

REVISION	TITLE
NEL DWG No.	
0370-036-01	SITE PLAN
0370-036-02	ROAD A - PHI ROAD AND STORM SEWER STATION 1+4240 TO 1+4353
0370-036-03	ROAD A - PHI WATERMAIN AND SANITARY SEWER STATION 1+4240 TO 1+4353
0370-036-04	ROAD A - PHI UNDERGROUND HYDRO, TEL CABLE, AND STREETLIGHTING
E-1	STREET LIGHTING LAYOUT (BY REB ENGINEERING LTD.)