

TEMPORARY USE PERMIT TUP25-05

Pursuant to section 492 to 497 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Temporary Use Permit is issued to:

RAHIM MOHAMMADI-SARBAND (the “Owners”)

2. This Temporary Use Permit applies to, and only to, those lands within the District of Ucluelet described as:

1920 PENINSULA ROAD, Lot A, Block A, Plan VIP7810, District Lot 282, Clayoquot Land District, DD D18286; PID 005679222 (the “Lands”)

3. This Temporary Use Permit authorizes the following uses on the Lands:

Up to three RV Units for workforce accommodation use, associated servicing and screening on the lands located as shown on Schedule 4.

4. This permit does not relieve an owner or occupier from obtaining any other approvals required by the District of Ucluelet or any other applicable regulations.
5. The permit holder, as a condition of issuance of this Permit, agrees to comply with the requirements and conditions of **Schedules 1-5**, which are attached and form part of this permit.
6. 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.
7. Provisions of sections 495, 496 and 502 of the Local Government Act requiring security applies to this permit as set forth in **Schedule 2**.
8. This Permit is NOT a Building Permit.

This Permit is Issued by delegated authority under Section 31 of the *District of Ucluelet Development Application Procedures Bylaw No. 1350, 2024* on the 1st day of March, 2026, and will expire on the 1st day of March, 2029 (3 years).

Tyler Brown; Director of Community Planning and Strategic Initiatives

Owner; by its authorized signatory

Schedule 1 Required Undertaking

TO THE DISTRICT OF UCLUELET:

I (We), representing *the Lands* hereby undertake as a condition of issuance of this Temporary Use Permit to:

- a) Cease use and remove any RV's and 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 Owner/Manager

Cell: _____ Email: _____ Date: _____

Owner: _____

Owner: _____

Signature: _____

Signature: _____

Witness: _____

Signature: _____

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:

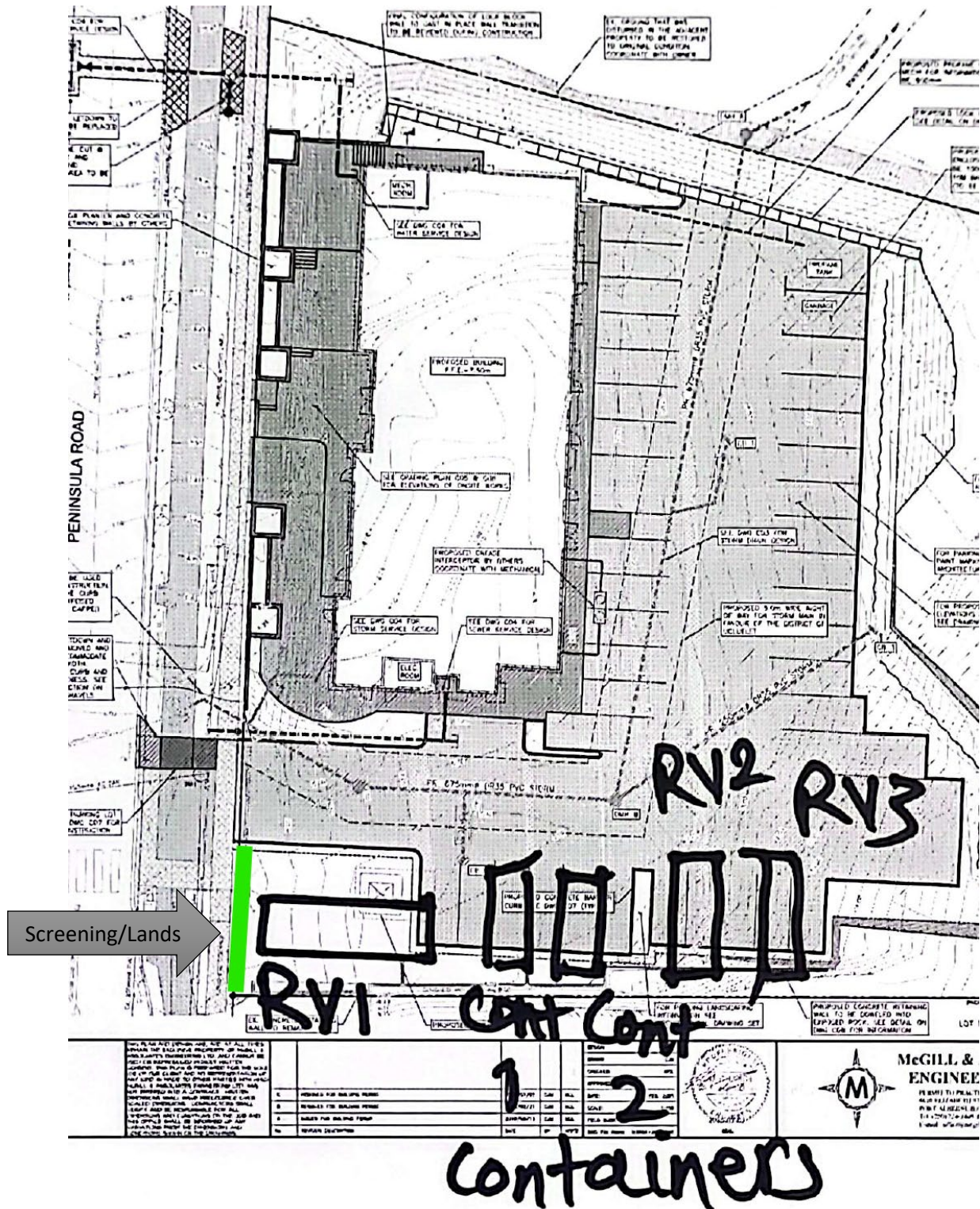
- a) A Letter of Credit or cash to be deposited into a specified bank account, to be held for the term of the permit in the amount of \$3,000 (\$1000 per RV Unit). The purpose of the security is to cover any associated costs to the District of Ucluelet with respect to the removal of recreational vehicle units and associated structures or services.

Schedule 3 - Temporary Use Permit Conditions

- 1) The Recreational Vehicles /Trailers (RV Unit's), parking areas, support buildings, amenities, and required landscaping/screening are to be located as indicated on the site plan (**Schedule 5**)
- 2) An on-site parking space shall be provided for each unit, in addition to the required parking for all other uses on site.
- 3) Access aisles and vehicle turnarounds are to be kept free at all times for emergency access.
- 4) 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.
- 5) The RV Unit's must be licensed and in good condition.
- 6) The RV Unit's are safe for accommodation and 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.
- 7) 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.
- 8) The Permittee shall provide for collection and pickup of garbage and recycling in appropriate wildlife-proof containers.
- 9) Areas around the RV Unit's will be kept clean and tidy at all times.
- 10) If the permittee is to provide hydro electricity to the RV Unit's, it must be done in a safe manner inspected by a registered electrician.
- 11) All RV Units must complete a fire safety inspection prior to the occupancy of that unit.
- 12) All RV Units must maintain a minimum distance of 2.5m from all structures, other units, and any combustible materials.
- 13) The permittee is responsible to contact the Ucluelet Fire Department by emailing firerescue@ucluelet.ca or calling (250) 726-7744, an inclusive list of fire and life safety requirements is attached as **Schedule 5** and including but not limited to:
 - a) Fire apparatus access and maneuvering requirements.
 - b) Restriction on vehicle gates and/or lock box requirements.
 - c) Site fire fighting requirements (Hydrants, Pressure testing).
 - d) Individual unit requirements or restrictions such as:
 - e) A working multipurpose fire extinguisher,
 - f) A working smoke alarm,
 - g) A working carbon monoxide alarm,
 - h) No portable heating or cooking appliances within the units.
- 14) 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.

- 15) The permittee is responsible for providing sufficient potable water for the needs of the tenants.
- 16) If a pump and haul sewer system is utilized, the permittee is responsible to contain all sewage and gray water in holding tanks and to pump those tanks out prior to any overflow or spillage. It should be noted that any sewage or graywater contamination in the area of the RV Unit's space will be considered a breach in the conditions of this permit.
- 17) If any servicing infrastructure installed (water/sewer/storm/hydro) to support the uses contemplated in this permit, that infrastructure must be designed and inspected by a professional engineer with all designs being reviewed by the District of Ucluelet public works department prior to installation. Note that VIHA permits may be required for any sewer and/or water works and that any water works connected to the municipal system must include a water meter.
- 18) All works within the District road dedication must attain approvals and agreements from District of Ucluelet public works department prior to installation.
- 19) No additions to any RV Units or other camping unit shall be permitted.
- 20) Each RV is to be on a well-drained site that is at all times free of stagnant pools and is graded for rapid drainage.
- 21) The entire site must comply with all Provincial regulations relating to health, sanitation, fire, fire protection, and other matters.
- 22) The permittee must install solid continuous fencing along both interior side lot lines to screen the proposed RV unit for accommodation use.
- 23) Applicant must screen the RV Units from Peninsula Road by way of Cedar Fencing or landscaping (minimum of 6' in Height).
- 24) 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 Plan



Schedule 5 - Seasonal RV Fire Inspection Report



Temporary Use Permit Seasonal RV Fire Inspection Report

Applicant:	Property Address:	TUP #:	Unit #:
------------	-------------------	--------	---------

Inspection Points	Pass	Fail	Required Corrective Action
Clear and direct emergency access/egress			
Property address is visible from the street			
Unit number is conspicuously displayed on the exterior of the unit facing the access. Numbers must be a minimum of 4" in height			
Limiting distance of 2.5 m from structures and / or combustible materials			
No buildup of combustible materials on property and around unit(s)			
Property address (including unit number) is conspicuously posted on the inside of the main entry door			
Functioning multi-purpose fire extinguisher			
Functioning smoke alarm (less than 10 years old)			
Functioning carbon monoxide alarm			
Two means of egress (main door plus a fire escape window)			
No portable heating or cooking appliances within the unit			

- A Temporary Use Permit will only be granted upon the successful completion of a fire safety inspection.
- A reinspection of the premises may be required at any time.

Pass ☐

Fail ☐

Inspector:	Inspector's Signature:	Date:
------------	------------------------	-------