

TEMPORARY USE PERMIT TUP26-08

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:

Thomas Gray (the “Owners”)

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

307 Forbes Road; Lot 2, Plan VIP83803, District Lot 284, Clayoquot Land District; PID 027222047 (the “Lands”)

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

Nine RV Unit’s for accommodation purposes and associated parking, servicing, and landscaping, as described in the drawings and supporting material attached as Schedule 3 of this permit.

4. 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.
5. The permit holder, as a condition of issuance of this Permit, agrees to comply with the requirements and conditions attached as **Schedules 1** of this permit.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
7. 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.
8. This Permit is NOT a Building Permit.
9. This Permit is NOT a Development Permit.
10. Provisions of sections 495, 496 and 502 of the Local Government Act requiring security applies to this permit as set forth in **Schedule 2**.

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

Tyler Brown; Director of Planning and Strategic Initiatives

Owner

Schedule 1 Temporary Use Permit Conditions

- 1) The Recreational Vehicles /Trailers (**RV Unit's**), parking areas, support buildings, amenities, and landscaping are to be located as indicated on the site plan (**Schedule 3**)
- 2) An on-site parking space shall be provided for each unit on the property.
- 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 4** 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:
 - i) A working multipurpose fire extinguisher,
 - ii) A working smoke alarm,
 - iii) A working carbon monoxide alarm,
 - iv) 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) 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.
- 16) The permittee is responsible for providing sufficient potable water for the needs of the tenants.

- 17) 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.
- 18) If any servicing infrastructure installed (water/sewer/storm/hydro) to support the uses contemplated in this permit, that infrastructure may only be installed under a District of Ucluelet building permit.
- 19) All works within the District road dedication must attain approvals and agreements from District of Ucluelet public works department prior to installation.
- 20) No additions to any RV Units or other camping unit shall be permitted.
- 21) 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.
- 22) The entire site must comply with all Provincial regulations relating to health, sanitation, fire, fire protection, and other matters.
- 23) The permittee must install solid continuous fencing along both interior side lot lines to screen the proposed RV unit for accommodation use.

Schedule 3 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 \$1,000 (\$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.