

TEMPORARY USE PERMIT TUP26-04 (Renewal of TUP23-08)

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:

Neptune Ice Ltd. (the “Owners”)

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

1341 Eber Road; Lot 19, Block 1, Section 21, Clayoquot Land District, Plan VIP9200; and, District Lot 808, Clayoquot District (the “Lands”)

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

Fish processing, retail and wholesale seafood sales within one new 84ml {30 ft. x 30 ft.} fish processing and sales building to be located on the existing Neptune Ice wharf at 1341 Eber Road. This permit also allows a mobile Food Vending unit to operate at northwestern corner of the property.

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. For Permit terms and conditions see TUP22-10.
6. For location of the mobile food vending unit and the terms and conditions associated to its use, see Schedule A 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.

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 A

1. As outlined in the BC Food Premises Regulation, “a person must not construct or make alterations to food premises (including mobile units) unless plans and specifications for the construction or alteration have been approved by a health officer.”
2. The onsite management of electricity, fresh water, disposal of greywater, black water and solids waste material must be design, installed, maintained in accordance with the District of Ucluelet’s Water and Sanitary Sewer Bylaws and approved by the Engineering and Public Works Department prior to implementation.
3. Gas, propane and electrical connections must be certified or reviewed by the BC Safety Authority or other appropriate agency.
4. If gray water is not hold and pump system, there must be a drain in the tank suitably located to allow for easy draining into a sanitary sewer or other approved wastewater collection point.
5. Installation of a standard grease trap is required on a mobile food premises
6. When mobile food premises units are connected directly to an approved water system, instead of potable water holding tanks, the unit must also be connected directly to a sanitary sewer or have other means of preventing backup or overflow of wastewater. Appropriate back flow prevention shall be in place whenever the mobile is connected to a potable water supply.
7. Every mobile food premises unit must have adequately sized bear safe garbage containers.
8. The unit must be located 10’ from any building and/or property line.
9. Prior to opening to the public, the Mobile vending unit must be inspected by Ucluelet’s fire department.

Mobile Vending Site Plan

