

CAPITAL REGIONAL DISTRICT

TEMPORARY USE PERMIT NO. TP000013

1. This Permit is issued under the authority of Section 493 of the *Local Government Act* and subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically authorized by this Permit.
2. This Permit applies to and only to those lands within the Regional District described below (legal description), and to any and all buildings, structures, and other development thereon:
Legal Description: Lot A Section 74 Renfrew District Plan VIP71883 – 11237 West Coast Road (PID: 024-937-207); and That Part of Section 74, Renfrew District lying to the North of the Northerly Boundary of Plan 109RW (PID: 009-590-412)
Together herein referred to as the “Land”
3. This temporary use permit authorizes a *Gathering Space* use (the “Temporary Use”) accessory to the operation of a commercial campground on the Land, located within temporary use permit area established under the Shirley-Jordan River Official Community Plan, Bylaw No. 4001, Section 711 (Designation of Temporary Use Permit Areas), in accordance with the plans submitted to the CRD and subject to the conditions set out in this Permit.
4. The conditions under which the Temporary Use referred to in Section 3 may be carried out are as follows:
 - a) **Definition:** The Temporary Use means:
 - i. The use of land, buildings, or a portion thereof, for events such as the presentation of and participation in artistic and cultural endeavours for commercial purposes with or without food and beverage services.
 - b) **Prohibitions:** The Temporary Use must not:
 - i. Create a noise by means of amplified music that disturbs or tends to disturb other people at a point of reception outside the Land between the hours of 11:00 pm and 7:00 am;
 - ii. Create a nuisance to the surrounding areas by reason of unsightliness, the emission of odours, dust, fumes, vibration, noise, glare or illumination; or
 - iii. Cause a health, fire or explosion hazard, electrical or navigational interference.
 - c) **Siting and Setbacks:** The Temporary Use must be:
 - i. Sited in general conformity with the Gathering Space and Parking Area Locations plan (the “Site Plan”);
 - ii. Visually and physically separated from other uses through the implementation of a clearly defined perimeter delineated by a wall, fence, gate, berm, natural vegetation and or landscaping;
 - iii. Located at least 30 meters from all property lines and 200 meters from the property lines of a public park or residential, rural residential, or rural zone;
 - iv. Located in the area labeled on the Site Plan as Area A; and
 - v. Not occupy an area of land greater than 2,000 m², where the total land area is measured from the outermost edge of the clearly delineated perimeter.

- d) **Parking and Traffic Control:** The landowner must provide:
 - i. A minimum of 40 off-street parking spaces setback a minimum distance of 30 m from a front parcel line; and
 - ii. Traffic control where required by a provincial agency.
 - e) **Duration and Frequency:** The Temporary Use may occur for not more than:
 - i. 1 event per 2-week period between the start of each event;
 - ii. 3 consecutive days per event;
 - iii. A total of 15 days per calendar year; and
 - iv. A total of 8 events per calendar year.
 - f) **Event Attendees:** Attendees of events held under this Permit may only include:
 - i. Any registered, overnight guests of the campground or tourist cabins;
 - ii. Not more than 50 non-registered, day-use guests; and
 - iii. A total maximum of 510 guests.
 - g) **Maximum Number of Attendees:** At any given time, the total number of event attendees must not exceed the maximum number of persons prescribed by the authority having jurisdiction.
5. Events serving a maximum number of 80 registered, overnight guests of the campground or tourist cabins are excluded from condition 4(e).
 6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.
 7. Notice of this Permit shall be filed in the Land Title Office at Victoria as required by Section 503 of the *Local Government Act*, and the terms of this Permit (TP000013) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
 8. The following plans and specifications are attached:
 - Appendix A: Site Plan
 9. That an irrevocable Letter of Credit in the amount of \$10,000.00 be provided to the CRD held for the period of the Permit to ensure compliance with the permit conditions.
 10. In default of compliance with any of the provisions of this Permit, the Permit shall lapse.
 11. The owner agrees to indemnify and save harmless the CRD against all costs and expenses incurred by the CRD, in default by the owner, in the conversion, demolition or removal of the temporary use, and/or legal costs incurred in pursuing such legal remedies as the CRD sees fit.
 12. This Permit is NOT a Building Permit.
 13. This Permit shall expire 2 years after the date of issuance of the permit.

APPROVED BY RESOLUTION PASSED BY THE BOARD, THE ___ day of _____, 2025

ISSUED this ___ day of _____, 2025

Corporate Officer

Appendix A: Site Plan

