

Appendix 4: Temporary Use Permit TP000010



CAPITAL REGIONAL DISTRICT

TEMPORARY USE PERMIT NO. TP000010

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:
PID: 001-679-503;
Legal Description: Lot 4, Section 47, Otter District, Plan VIP23769 (the "Land")
3. This Permit authorizes the operation of a cannabis micro-cannabis cultivation facility, including propagation, harvesting, testing and authorized sales via shipping (the "temporary use"), on the Land, 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) The temporary use shall occur at least 15 m from the property boundaries;
 - b) The temporary use shall be screened from view the public road and adjacent properties through installation of a fence or natural coniferous landscaping at least 1.5 m in height;
 - c) The temporary use shall be conducted fully within an accessory building and occupy a floor area no greater than 200 m²;
 - d) Composting of plant material shall be conducted in an enclosed bin and not result in nuisances;
 - e) No runoff or discharge shall be permitted that would impact DeMamie Creek riparian area or groundwater quality;
 - f) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical or navigation interference;
 - g) Exterior lighting shall be ground-oriented;
 - h) Persons employed on the premises are limited to owners and residents of the property plus up to two non-resident employees;
 - i) Up to five additional temporary workers may be employed for a period of up to 7 days during a 60 day period;
 - j) There shall be no increase in vehicular traffic flow and parking by more than two additional vehicles at a time;
 - k) The use of commercial vehicles for the delivery of materials to and from the premises shall be limited to a maximum of two vehicles per day.
 - l) That a covenant be registered prior to issuance of the permit pursuant to Section 219 of the *Land Title Act* to permit the temporary use for the period of the permit. The covenant shall also include an agreement by the owner 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.
5. 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 (TP000010) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.



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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. The following plans and specifications are attached:
Appendix 1: Site and Building Plans
8. In default of compliance with any of the provisions of this Permit, the Permit shall lapse.
9. 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.
10. This Permit is NOT a Building Permit.
11. This Permit shall expire 3 years after the date of issuance of the permit.

RESOLUTION PASSED BY THE BOARD, THE ____ day of _____, 2019.

ISSUED this ____ day of _____, 2019

Corporate Officer



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Appendix 1: Site and Building Plans

7822 TUGWELL RD

Nov 20/2018

1) EXISTING HOME

2) EXISTING GREENHOUSE

3) PROPOSED MICRO
CULTIVATION SITE

4) EXISTING AGRICULTURAL
OUT BUILDING

5) SHED FOR CISTERN

SCALE

 = 25.6 FT

