

SHIRLEY-JORDAN RIVER ADVISORY PLANNING COMMISSION

Notice of Meeting on Tuesday, **October 22, 2024, at 7 pm**

Shirley Community Hall, 2795 Sheringham Point Road, Shirley, BC

AGENDA

1. Approval of Agenda
2. Adoption of Minutes of July 9, 2024
3. Planner's Report
4. Temporary Use Application
 - a) TP000013 – Lot A Section 74 Renfrew District Plan VIP71883 (11237 West Coast Road) and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW
5. Adjournment

**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held July 9, 2024, at the Shirley Community Hall, 2795 Sheringham Point Road,
Shirley, BC**

PRESENT: Fiona McDannold (Chair), Emily Anderson, Vivi Curutchet, Melody Kimmel

Staff: Darren Lucas, Planner; Juan de Fuca Local Area Services;
Wendy Miller, Recorder

PUBLIC: 11

The meeting was called to order at 7:06 pm.

1. Approval of the Agenda

MOVED by Emily Anderson, **SECONDED** by Melody Kimmel that the agenda be approved.
CARRIED

2. Adoption of the Minutes of April 23, 2024, and April 30, 2024

MOVED by Emily Anderson, **SECONDED** by Melody Kimmel that the minutes from the meeting of April 23, 2024, be adopted.

CARRIED

MOVED by Emily Anderson, **SECONDED** by Melody Kimmel that the minutes from the meeting of April 30, 2024, be adopted.

CARRIED

3. Planner's Report

No report.

4. Zoning Amendment Applications

a) RZ000285 (BL4615) - That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (9333 Invermuir Road)

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 3 (RR-3) zone to facilitate a two-lot subdivision to support a lot for each existing dwelling. It was advised that an Environmental Report and a Riparian Areas Regulation Report were submitted in support of the application and are included in staff report.

The Chair confirmed that the application agent was present.

The agent stated that driveways are in place for each existing dwelling and that tree removal is not anticipated as part of the subdivision process.

MOVED by Fiona McDannold, **SECONDED** by Emily Anderson that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000285.

CARRIED

- b) **RZ000286 (BL4616) - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 (9285 Invermuir Road)**

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 6A (RR-6A) zone to facilitate a three-lot subdivision. It was advised that a Water and Sewerage Servicing Assessment and an Environmental Assessment were submitted in support of the application and are included in the staff report.

The Chair confirmed that the application agent was present.

Vivi Curutchet entered the meeting at 7:16 pm.

Darren Lucas responded to a question from the APC advising that the Shirley – Jordan River Official Community Plan (OCP) provides a policy which supports consideration of rezonings to permit subdivision to create parcels equivalent to the number of existing dwelling units on a parcel with multiple existing dwellings.

APC discussion ensued regarding the lot coverage proposed by preceding application RZ000285 and the lot coverage being proposed by application RZ000286.

The agent stated that:

- the subject property is constrained by multiple development permit areas
- current zoning permits three dwellings
- the proposal is in keeping with the OCP policy, which supports consideration of rezoning applications to permit subdivision of parcels zoned Rural A as an alternative to a building strata development

At the request of the APC, Darren Lucas confirmed the regulations for the RR-6A zone and accessory buildings.

At the request of member of the public, the Chair read aloud the permitted uses prescribed by the RR-6A zone.

MOVED by Fiona McDannold, **SECONDED** by Melody Kimmel that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000286 with a Lot Coverage of 20%.

CARRIED

5. Adjournment

The meeting adjourned at 7:43 pm.

Chair



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REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE MEETING OF TUESDAY, AUGUST 20, 2024

SUBJECT Temporary Use Permit Application for 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

ISSUE SUMMARY

To consider referral of a temporary use permit application to authorize a *gathering space* use for a proposed campground being considered under application RZ000280 and Bylaw No. 4518.

BACKGROUND

The 78.11 ha subject area is comprised of two parcels including a 7.7 ha waterfront parcel and a 70.4 ha upland parcel, currently classified as Private Managed Forest Land (PMFL). The subject properties are located on the north and south sides of West Coast Road, adjacent to the eastern boundary of Jordan River Regional Park – Sandcut Beach (Appendix A). The parcels are zoned Forestry (AF) under the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, and adjoin AF zoned lands to the east and west, and Resource Land (RL) zoned land to the north. The subject lands are designated Coastal Upland (CU) in the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001. Portions of the property are located in Steep Slopes, Sensitive Ecosystem, and Riparian development permit areas.

The landowner has submitted an application for a Temporary Use Permit (TUP) to authorize *gathering space* as a permitted use to provide a venue for outdoor events within the commercial campground proposed in Bylaw No. 4518.

Bylaw No. 4518 originally proposed to rezone the subject properties from AF to Rural Commercial Recreation (Campground) (CR-2) with amendments, including *assembly use* to allow outdoor commercial events. At its January 17, 2023, meeting, the Juan de Fuca Land Use Committee (LUC) recommended referral of Bylaw No. 4518 to various agencies including the Shirley-Jordan River Advisory Planning Commission (APC) for comment. At its February 7, 2023, meeting, the APC recommended that the proposed *assembly use* should be more clearly specified and address community concerns such as overall impact on the community related to the scale of events, parking availability and noise, among other things (Appendix B).

In response to the comments received, the landowner revised the proposal for Bylaw No. 4518 to remove *assembly use*. The landowner is now proposing a *gathering space* use specified and regulated under a temporary use permit.

As proposed, the permit would authorize a total of 16 events per calendar year to occur between the hours of 12:00 pm and 12 am (noon to midnight) for commercial artistic and cultural endeavors, as well as food and beverage services in two potential locations (Appendix C). Staff have prepared Temporary Use Permit TP000013 for consideration (Appendix D).

ALTERNATIVES

Alternative 1:

That staff be directed to refer Temporary Use Permit TP000013 to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies for comment:

Pacheedaht First Nation

T-Sou-ke First Nation

Island Health

Ministry of Transportation & Infrastructure

RCMP

And that all comments received be returned to the CRD Board for consideration of approval of the Permit.

Alternative 2:

That Temporary Use Permit application TP000013 not be referred and the application be denied.

IMPLICATIONS

Legislative

Section 492 of the *Local Government Act (LGA)* enables a local government to designate areas where temporary uses may be allowed and to specify general conditions regarding the issuance of temporary use permits (TUPs) in those areas. TUPs may be issued throughout the Shirley – Jordan River (OCP) plan area as outlined in Section 711, and in accordance with Sections 493 of the *LGA*.

Public Consultation

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them related to Part 14 of the *LGA*. Staff recommend referring the proposed TP000013 to the Shirley-Jordan River APC.

A public notice of intent to issue TP000013 will be published in the Sooke News Mirror prior to the CRD Board meeting at which the resolution to issue the permit will be considered.

First Nations Implications

The CRD pursues enhancement of reciprocal engagement and procedures with First Nation communities towards advancing reconciliation, including but not limited, to the application referral process. The subject property is located within the asserted traditional territory of the Pacheedaht and T'Sou-ke First Nations and each nation will be invited to participate in the land use review process to better inform consideration of the proposal.

Land Use Implications

The Shirley-Jordan River OCP designates the subject properties as Coast Upland. The intent of the Coastal Upland land use designation is to support the continued use of those such lands for forestry; however, if lands are removed from the PMFL program, then uses such as low-impact recreation and low-impact tourism are supported. Community parks, single-family residential, and agriculture are also supported in this designation. In addition to land use designation policy, the OCP provides policies for considering temporary use permit applications. Together, the OCP's Coast Uplands designation and TUP policies allow for consideration of low-impact tourism that consider the impact and compatibility with the zone, adjacent uses and the natural environment (Appendix D).

The permitted uses now proposed in the CR-2 zone include *campground*, *tourist cabin*, and *residential* as principal uses, and *convenience store*, *outdoor recreation facilities*, and a *caretaker dwelling* as accessory uses. *Assembly use* is no longer proposed as part of the CR-2 zone. Instead, the applicant has requested a temporary use permit to authorize a *gathering space* should proposed Bylaw No. 4518 be approved and the lands be rezoned to permit a commercial campground.

The proposed *gathering space* use is described as the use of land, buildings, or a portion thereof, for the presentation and display of artistic and cultural endeavours for commercial purposes. The applicant proposes that the *gathering space* use will be specified as an outdoor area cleared of vegetation and distinctly separate from other uses with up to 16 events per calendar year held between the hours of 12:00 pm and 12:00 am (noon to midnight) for commercial artistic and cultural endeavors, as well as food and beverage services. The proposed *gathering space* could occupy a land area up to 2,000 m² in two locations and would be required to be sited at least 30 m from all parcel lines and 200 m from parcel lines that adjoin a public park or Residential, Rural Residential, or Rural zone. The reports provided by the applicant in support of the rezoning application (RZ000280) and to address development permit requirements also address the environmental and design related temporary use permit policies identified by the OCP.

Staff recommend that temporary use permit application TP000013 be referred to the Shirley–Jordan River APC, as well as to relevant CRD departments, and external agencies for comment. While the proposed *gathering space* use is more clearly defined by the proposed permit than *assembly use* was in the CR-2 zone, the permit conditions can be further amended by the LUC and in response to referral comments prior to consideration of permit approval. Staff recommend that that all comments received with regards to the temporary use permit be returned to the CRD Board for consideration of permit approval concurrent with or following consideration of adoption of Bylaw No. 4518.

CONCLUSION

An application has been submitted for a temporary use permit to authorize *gathering space* as permitted use on land that is proposed to be zoned for a commercial campground. Staff recommend that temporary use permit application TP000013 be referred for comment. Staff further recommend that all comments received with respect to the temporary use permit be brought to the CRD Board for consideration of approval of the permit concurrent with or following consideration of adoption of Bylaw No. 4518.

RECOMMENDATION

That staff be directed to refer Temporary Use Permit TP000013 to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies for comment:

Pacheedaht First Nation

T-Sou-ke First Nation

Island Health

Ministry of Transportation & Infrastructure

RCMP

And that all comments received be returned to the CRD Board for consideration of approval of the Permit.

Submitted by:	Iain Lawrence, MCIP, RPP, Senior Manager, JdF Local Area Services
Concurrence:	Shawn Carby, CD, MAL, Acting General Manager, Planning & Protective Services

Attachments:

Appendix A: Subject Property Map

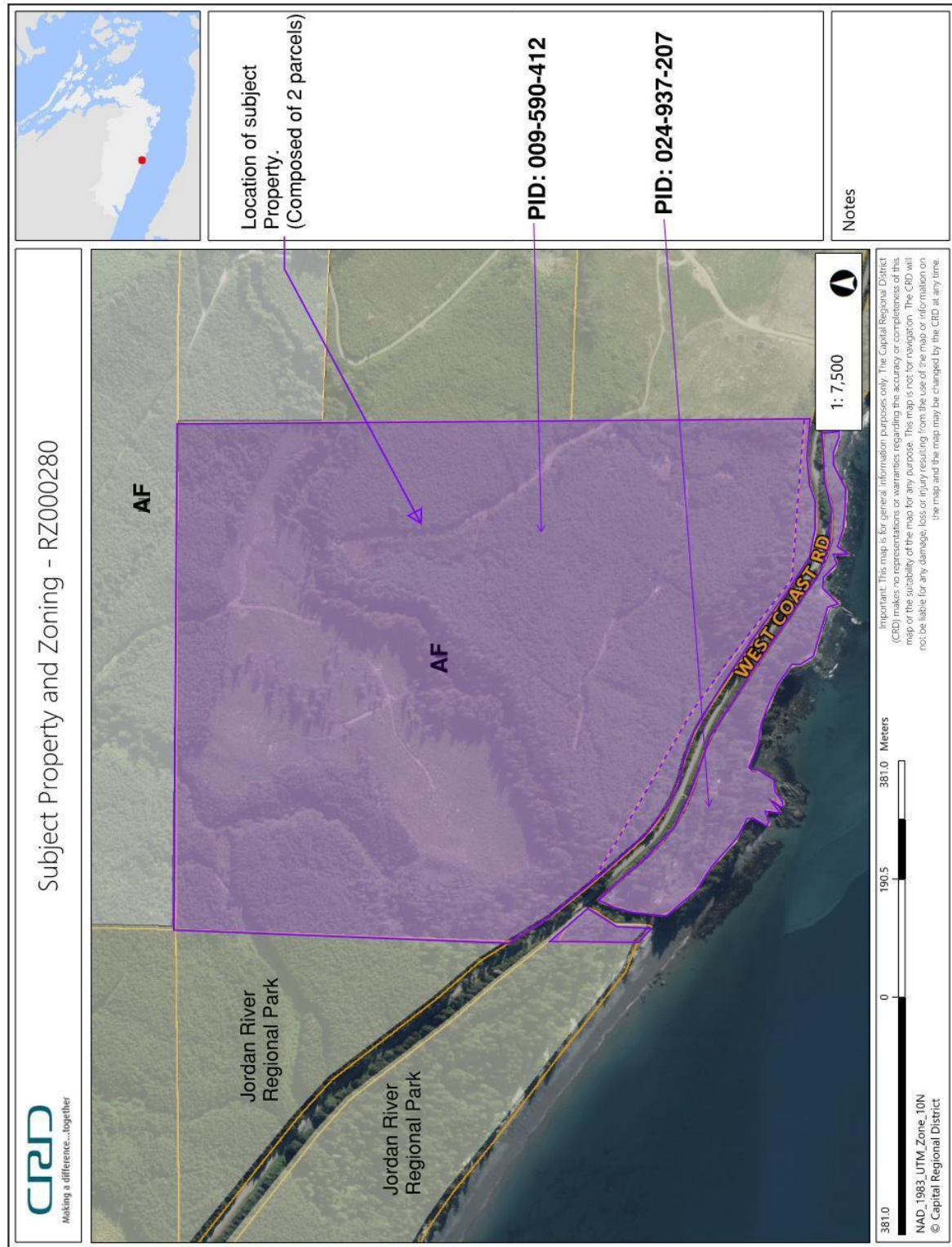
Appendix B: February 7, 2023, Shirley-Jordan River Advisory Planning Commission Meeting Minutes

Appendix C: Site Plan

Appendix D: Shirley-Jordan River OCP Temporary Use Permit Policies

Appendix E: Temporary Use Permit TP000013 - Draft

Appendix A: Subject Property Map



Appendix B: February 7, 2023, Shirley-Jordan River Advisory Planning Commission Meeting Minutes



**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held February 7, 2023, at the Shirley Community Hall, 2795 Sheringham Point Road,
Shirley, BC**

PRESENT: Fiona McDannold (Chair), Emily Anderson, Vivi Curutchet, Melody Kimmel
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services;
Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: Approximately 59

The meeting was called to order at 7:00 pm.

Iain Lawrence provided a Territorial Acknowledgement.

1. Elections

Iain Lawrence called for nominations for the position of Chair of the Shirley-Jordan River Advisory Planning Commission (APC) for 2023 and Fiona McDannold's name was put forward. Iain Lawrence called two further times for nominations and, as there were none, Fiona McDannold was acclaimed Chair.

The Chair called for nominations for the position of Vice Chair of the Shirley-Jordan River APC for 2023 and Melody Kimmel's name was put forward. The Chair called two further times for nominations and, as there were none, Melody Kimmel was acclaimed Vice Chair.

2. Approval of the Agenda

MOVED by Melody Kimmel, **SECONDED** by Emily Anderson that the agenda be approved.
CARRIED

3. Approval of the Supplementary Agenda

MOVED by Vivi Curutchet, **SECONDED** by Emily Anderson that the supplementary agenda be approved.
CARRIED

4. Adoption of the Minutes of November 15, 2022

MOVED by Melody Kimmel, **SECONDED** by Vivi Curutchet that the minutes of November 15, 2023, be adopted.
CARRIED

5. Planner's Report

No report.

6. Zoning Amendment Application

- a) **RZ000280 – Lot A Section 74 Renfrew District Plan VIP71883 (11237 West Coast Road) and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW**

Darren Lucas spoke to the staff report for the application to rezone the subject properties from the Forestry (AF) zone to the Rural Commercial Recreation (Campground) (CR-2) zone with amendments for the purpose of permitting 39 cabins; 84 campsites; staff

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accommodation; office and reception space combined with a convenience store and a caretaker dwelling unit; assembly uses; and accessory and utility buildings.

Staff confirmed that the applicant was present.

Iain Lawrence reported that agency comments and comments from this evening's meeting will be returned to the LUC. When the proposal returns to the LUC, the LUC will consider recommending to the CRD Board whether Bylaw No. 4518 should receive first and second reading and direction to proceed to public hearing. Should the proposal proceed to public hearing, the CRD Board will consider giving Bylaw No. 4518 third reading and adopting Bylaw No. 4518, which would rezone the subject properties.

Jen Ferris, Shirley

- questioned the long-term vision for the property

Iain Lawrence stated that:

- the applicant's concept plan currently reflects 39 cabins and 84 campsites
- proposed Bylaw No. 4518 would permit 30 cabins per parcel or one tourist cabin per 0.5 ha; whichever is less
- proposed Bylaw No. 4518 would permit 100 camping spaces per parcel or one campsite per 0.5 ha; whichever is less
- the Environmental Assessment distributed with the staff report reflects a zone (Intensive Commercial Recreation Zone) initially considered by applicant which has since been amended

Claire Denesovych, Shirley

- more details regarding the proposal are required as adequate information was not provided in advance of the meeting
- concerned about impact on traffic, riparian areas and wildlife and about the long-term density permitted by the proposed bylaw as well as the assembly use/event scale proposed by the applicant
- proposal is not in keeping with the policies of the Official Community Plan (OCP) and would change the character of the community

James Powell, Shirley

- concerned that RV trailers will become permanent homes
- concerned about impact on water resources

Malcolm Taylor, Shirley

- cited OCP sections related to the scale of low-impact tourism supported by the OCP
- the OCP does not anticipate or support the applicant's proposal as the OCP does not support recreational vehicle parks and destination resorts
- should rezoning be supported, the CR-2 zoning would apply to the land and zoning would not change if there was a change in ownership

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Jeff Head, Shirley

- stated concern regarding the proposal's impact on the aquifer, adjacent wells and Sandcut and Rockbottom Creeks as no information has been provided regarding anticipated water use or if rainwater capture is planned
- Shirley Volunteer Fire Department has limited resources and no information has been provided regarding evacuation plans in the event of an earthquake or wildfire
- concerned regarding the scale of proposed assembly use

Trevor Churcher, Shirley

- questioned if the proposal will impact beach accesses

Dale Williams, Shirley

- supports the proposal as it will provide benefit to the community
- campground use will not have a large draw on water resources
- there is demand for campgrounds and a shortage of camping accommodations

John Russell, Shirley

- too much has been proposed too quickly
- the current housing crisis will put pressure on the subject properties to be used for permanent housing

Member of the public, Jordan River

- China Beach campground is being expanded
- Jordan River is not within a fire protection service area

Brent Cann, Shirley

- questioned what makes the development an eco-resort

Member of the public

- proposal will allow people who are not fortunate enough to live in the community to visit the community, exposing families with children to nature
- proposed bylaw reflects the long-term development scale

Jay Evans, Shirley

- not opposed to a campsite development
- proposal is not specific enough and needs to be refined and returned to the community for consideration

Member of the public, Shirley

- proposal should be downsized and considered over a five-year pilot period
- proposal will have a huge impact on the community
- everyone is concerned about water

Member of the public, Shirley

- French Beach campground has staff on site
- stated concern regarding how clients of the proposed campground will be monitored
- Shirley Volunteer Fire Department has limited resources

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Jill Foweraker, Shirley

- questioned length of stay
- stated concern regarding the scale of events proposed by the applicant, noting that the Shirley Community Hall has had issue with the scale of previous events

Matt Fox, Shirley

- supports the proposal as the proposal will provide benefit to the community
- looks forward to welcoming visitors to the community
- water is a community concern but such concerns can be addressed through the rezoning process

Robert Gardener, Shirley

- in addition to camping and tourist cabins, zoning proposes a convenience store, staff accommodation, and caretaker units
- proposal is not small scale
- rezoning would be precedent setting

Member of the public, Shirley

- questioned the level of staffing and if staff will be controlling entry and providing security/monitoring

Adam Pratt, Jordan River

- not opposed to camping tourism but has concerns regarding the scope/scale of the proposal
- questioned how the community will benefit from the proposal
- questioned if the applicant will be hiring locals

Brian Einarson, Shirley (Chair of the Shirley Fire Protection and Emergency Service Commission)

- questioned the onsite person capacity and fire suppression measures
- directed attention to the questions raised in Gerard LeBlanc's letter, as circulated in the supplementary agenda

Eric Albert, Shirley

- lives locally and is employed by the applicant
- a percentage of sales was taken as a donation for the Shirley Volunteer Fire Department at a recent music event

Patrick Saul, Shirley

- increased tourism has resulted in increased visitations and parking demand at Fishboat Bay and Sandcut Beach

Member of the public

- not in support due to impact on the tranquility of the community and volunteer-based services.

Don Landberg, Shirley

- stated support for subsequent meetings being held in the community

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Member of the public

- commented that China Beach campground is being expanded

Member of the public

- concerned that the proposal will result in more people walking along Sandcut Creek, negatively impacting the watercourse

The applicant stated that:

- proposed zoning reflects long-term plan to operate a year-round campground with short-term cabins
- the proposal is in keeping with an eco-resort in its design, space separation, retention of nature, low water usage, and limited paving and foundations
- properties will be fully staffed/patrolled and events would be organized and insured

Staff responded to questions from the public advising that:

- application has been referred to numerous agencies including CRD Protective Services/Juan de Fuca Emergency Program, Ministry of Forests – Water Protection, BC Wildfire and Pacheedaht First Nation
- agency and First Nation comments would be included in the staff report returned to the LUC
- at this time, there are no other active rezoning applications for lands in Shirley

APC discussion ensued regarding OCP policies related to low-impact tourism, public feedback and overall impact of the proposal on the community, should the subject properties be rezoned.

MOVED by Melody Kimmel, **SECONDED** by Vivi Curutchet that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee that that the Advisory Planning Commission does not support the proposal in its current form and that the proposal return to the Advisory Planning Commission at a smaller scale and with the assembly uses more clearly specified and that the applicant address the concerns expressed by the community.

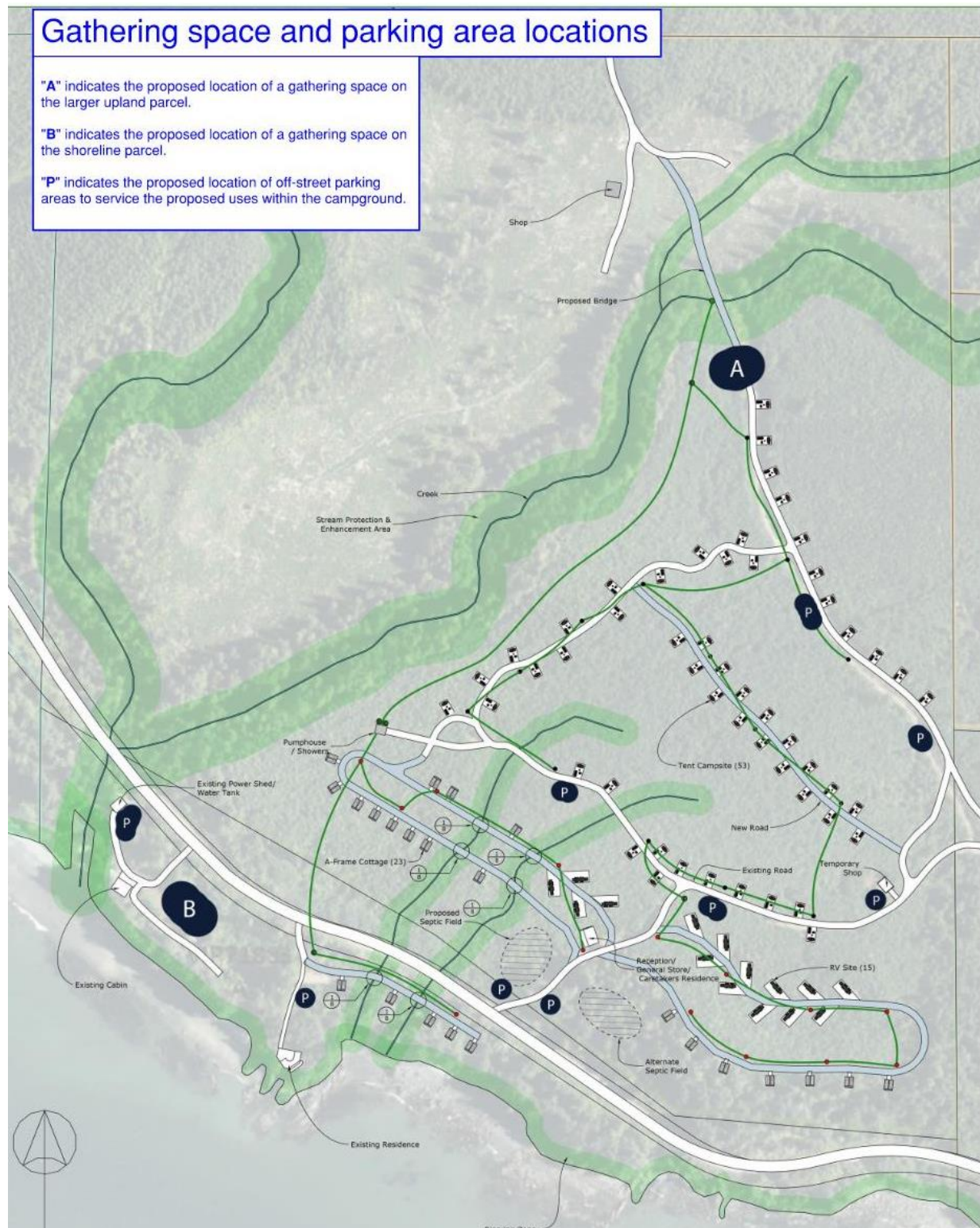
CARRIED

7. Adjournment

The meeting adjourned at 9:33 pm.

Chair

Appendix C: Site Plan



Appendix D: Shirley-Jordan River OCP Temporary Use Permit Policies

Section 712 of the OCP provides guidelines when considering TUP authorization:

- A. TUPs may be issued by the CRD throughout the Shirley – Jordan River Plan area subject to the policies of this Plan.
- B. No public health, public safety or negative environmental impacts can result from the proposed activity.
- C. In evaluating a TUP application, the CRD will consider the following:
 - i. Whether the use is clearly temporary or seasonal in nature;
 - ii. Whether the use is compatible with adjacent uses;
 - iii. The impact of the proposed use on the natural environment;
 - iv. The intensity of the proposed use; and
 - v. The opportunity to conduct the proposed use on other land in the Plan area.
- D. In issuing a TUP, the CRD may specify conditions including, but not limited to:
 - i. The buildings to be used;
 - ii. Siting;
 - iii. Environmental protection, remediation and mitigation measures to address any impact to the natural environment;
 - iv. Hours of operation;
 - v. Parking and traffic management;
 - vi. On-site storage, buffers and screening;
 - vii. External lighting;
 - viii. Nuisance, dust and noise abatement;
 - ix. Waste management; and
 - x. A post-use site restoration plan and implementation strategy.
- E. An applicant may be required to indemnify the CRD and post security to ensure compliance with the conditions of a permit.

Appendix E: Temporary Use Permit TP000013 - Draft



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:

PID: 024-937-207

Legal Description: Lot A Section 74 Renfrew District Plan VIP71883 – 11237 West Coast Road

AND

PID: 009-590-412

Legal Description: That Part of Section 74, Renfrew District lying to the North of the Northerly Boundary of Plan 109RW

Together herein referred to as the “Land”

3. This Permit authorizes a *Gathering Space* use, which is the use of land, buildings, or a portion thereof, for an event such as the presentation and display of artistic and cultural endeavours for commercial purposes with food and beverage services (the “Temporary Use”), on the Land, in accordance with the Site Plan submitted to the CRD and subject to the conditions set out in this Permit.
4. This Permit is only authorized on the condition that proposed Bylaw No. 4518, Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 158, 2022, is adopted by the Capital Regional District Board.
5. The terms and conditions under which the Temporary Use referred to in Section 3 must be carried out are as follows:
 - a) The components of the temporary use must be in general conformity with the Site Plan attached to this Permit as Appendix A;
 - b) The impacts to adjacent land uses are kept to a minimum whereby nothing must be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, dust, fumes, vibration, noise glare or illumination; nor must anything be done which creates or causes a health, fire or explosion hazard, electrical or navigational interference; and
 - c) The Temporary Use must only occur:
 - i. On not more than 16 separate days in a calendar year; and
 - ii. Entirely within the hours of 12:00 to 24:00 (noon to midnight) Pacific Standard Time.
 - d) The Temporary Use permit must only occupy:
 - i. One physically contiguous land area at a time that is visually and physically separated from other active uses on the Land through the implementation of a clearly defined perimeter delineated by a wall, fence, gate, berm, natural vegetation and or landscaping; and

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- ii. A total land area that must not exceed 2,000 m², where the total land area is measured from the outermost surface of the clearly delineated perimeter.
- e) The Temporary Use must only serve:
 - i. Patrons that are actively staying at the campground or tourist cabins for a 24-hour period or more;
 - ii. Not more than 150 persons of the general public that are visiting the Land for less than a 24-hour period;
 - iii. At any given time, the total number of persons must not exceed the maximum number of persons that is determined as safe by the governing body responsible or by a qualified professional that is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;
- f) The Temporary Use must provide:
 - i. A minimum of 75 parking spaces on the Land in addition to all other parking requirements.
 - ii. Traffic controlling where required by a provincial agency.
- 6. 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.
- 7. 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.
- 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 3 years after the date of issuance of the permit.

RESOLUTION PASSED BY THE BOARD, THE _____ day of _____, 2024

ISSUED this ____ day of _____, 2024

Corporate Officer

TP000013

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Appendix A: Site Plan

