



TEMPORARY USE PERMIT NO. 830-4

Registered Owners: Leopold Developments Ltd.  
7745 – 164<sup>th</sup> Street  
Surrey, BC, V4N 0K9

1. This Temporary Use Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
Legal Description: Lot C, Section 33, Township 22, Range 11, West of the 6<sup>th</sup> Meridian,  
Kamloops Division, Yale District, Plan KAP72803  
PID: 025-598-422  
which property is more particularly shown on the map attached hereto as Schedule 'A'.
3. The owners of the subject property have applied for a Temporary Use Permit to allow the subject property to be used for industrial use as a manufacturing and assembly facility to manufacture and assemble docks, dock anchors, buoy anchors, and water treatment systems for a period of 3 years from the date of issuance. The new and existing buildings on the subject property is shown on the site plan attached hereto as Schedule 'B'
4. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.
5. If the terms of this permit are not adhered to, this permit may be revoked prior to the expiry date of the permit.
6. In addition to the permitted uses in the Commercial – 1 (C1) Zone in the Scotch Creek/Lee Creek Zoning Bylaw No. 825, the subject property may be used for for industrial use as a manufacturing and assembly facility to manufacture and assemble docks, dock anchors, buoy anchors, and water treatment systems only, subject to the following conditions:
  - a) The owner must install surface treatments for the parking area, and must control dust and drainage;
  - b) Use of the property for industrial purposes is limited to the hours of 7:00 am until 10:00 pm daily;
  - c) All industrial activity on the subject property is to be confined to the interior of the buildings indicated on the site plan, attached as Schedule B; and,
  - d) The owner is wholly responsible for the proper disposal of all garbage, recycling, and waste on the subject property.

7. This Temporary Use Permit is not a Building Permit, nor shall it be construed as providing warranty or assurance that the property or any of the structures complies with the BC Building Code or any other applicable enactments.
8. Issuance of a Temporary Use Permit does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Interior Health, Ministry of Transportation).
9. This permit, issued as per Section 493 of the Local Government Act, is valid from the date of issuance, noted below, 2017, until the same date, 2020 only. This permit may be extended only up to 3 years in duration, upon application and subsequent approval by the CSRD Board of Directors.
10. This permit is valid from the date of issuance, 2017, and shall expire on the same date in 2020.

AUTHORIZED FOR ISSUANCE by the Columbia Shuswap Regional District Board on the 19<sup>th</sup> day of October, 2017.

AND ISSUED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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CORPORATE OFFICER



