

CITY OF PITT MEADOWS

TEMPORARY INDUSTRIAL USE PERMIT NO. 2021-004

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5
(hereinafter called the "City")

TO: **RICHARD ALFRED HAMMER**
109-20120 STEWART CRES
MAPLE RIDGE BC V2X 0T4

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) wishes to conduct an industrial operation upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 011-198-133

Legal Description: Lot 6 Sections 1 & 2 Block 6 North Range 1 East New Westminster District Plan 6144

Parcel Identifier: 011-198-150

Legal Description: Lot 7 Sections 1 & 2 Block 6 North Range 1 East New Westminster District Plan 6144

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Temporary Industrial Use Permit in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited;

NOW THEREFORE, the Council of the City of Pitt Meadows hereby issues a Temporary Industrial Use Permit in respect of the Lands as follows:

1. This Temporary Industrial Use Permit is issued subject to compliance with all City Bylaws except those bylaw conditions that are at variance with the conditions described in this Permit.
2. This Temporary Industrial Use Permit applies to and only to those lands within the City described below, and any and all buildings, structures and other development thereon:

Parcel Identifier: 011-198-133

Legal Description: *Lot 6 Sections 1 & 2 Block 6 North Range 1 East New Westminster District Plan 6144*

Parcel Identifier: 011-198-150

Legal Description: *Lot 7 Sections 1 & 2 Block 6 North Range 1 East New Westminster District Plan 6144*

3. The Temporary Use described on this permit shall be discontinued on or before **July 26, 2024**.
4. The Temporary Use permitted on the said lands shall be to:

Permit the operation of a non-profit recreational paddling club.
5. The Temporary Use shall be carried out according to the following conditions:
 - a. For summer camps, a maximum of 14 paddling participants are permitted on the Lands at any given time;
 - b. For other groups from the community, a maximum of 40 paddling participants are permitted on the Lands at any given time;
 - c. For birthday parties, a maximum of 15 paddling participants are permitted on the Lands at any given time;
 - d. No permanent structures may be affixed to the dike;
 - e. Submission of a parking management and access plan to the reasonable satisfaction of the City. This will be subject to annual review by the City;
 - f. Any land alteration occurring within 30 m of a watercourse requires Provincial approval of a Riparian Area Regulation (RAR) Assessment Report

prepared by a Qualified Environmental Professional. The RAR Assessment Report will establish a Streamside Protection Enhancement Area (SPEA) in advance of proposed development and address measures and monitoring requirements to protect the SPEA. Measures to protect and monitor the SPEA (Sections 4 & 5 in RAR Assessment Report) must be followed as prescribed by QEP;

- g. Permitted structures: ramp, portable washroom, dryland storage for boats and paddling gear;
 - h. Hours of operation: 9am to 9pm, Monday to Sunday;
 - i. The Paddling Club shall make every effort to limit the amount of vehicles parking in the City's parking lot by Silver Bridge; and
 - j. This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation which may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities which have jurisdiction.
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 shall form a part hereof.
8. Bylaw Enforcement Staff will monitor operations on the site on a yearly basis at a minimum, and more frequently whenever possible.
9. This permit is not transferable. The permit may be amended or cancelled by Council resolution and in accordance with the regulations prescribed by the Lieutenant Governor in Council.
10. This permit is not a building permit.

AUTHORIZING BY COUNCIL RESOLUTION, passed on the day of , 2022

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS

was hereunto affixed on the day of , 2022

Bill Dingwall, Mayor

Kate Barchard, Corporate Officer

Richard Alfred Hammer

Print Name

SIGNED, SEALED AND DELIVERED BY
the Owner of the Lands on

the ____ day of _____, 2022