



The Corporation of the City of Courtenay

Temporary Use Permit

Permit No. 2501/TUP00009

To issue a Temporary Use Permit

To: Name: The Corporation of the City of Courtenay
 Address: 830 Cliffe Avenue, Courtenay, BC, V9B 2J7

Property to which permit refers:

Legal: LOT A, SECTION 69, COMOX DISTRICT, PLAN 26945
Civic: 971 Cumberland Road

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as: [LOT A, SECTION 69, COMOX DISTRICT, PLAN 26945]

Authority to Issue:

This Temporary Use Permit is issued pursuant to Section 493 of the Local Government Act.

Temporary Uses Authorized:

1. The temporary uses permitted on the Subject Property shall be:
 - a. shelter, which constitutes overnight accommodation for people experiencing homelessness and other related services for supporting the unhoused population including but not limited to meals, minor health services, hygiene services and referrals to assistance.

(the "Temporary Use").

Validity of Permit:

2. This Permit is valid for three (3) years from the date of Council authorization on October 1, 2025.
3. This Permit may be renewed only once, following application to and at the discretion of the Council of the Municipality.

Special Terms and Conditions:

4. This permit is issued for the period of 3 years.

General Terms and Conditions:

5. The Subject shall be developed strictly in accordance with the terms and conditions and provisions of this Permit. This Permit is not a building permit.
6. Nothing in this permit shall in any way relieve the permit holder's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants, easements, rights-of-way, and licences applicable to the

development and the Subject Property.

7. Nothing in this Permit shall in any way relieve the permit holder's obligation to comply with all regulations for construction of structures (including the BC Building Code, BC Plumbing Code and the BC Fire Code) and requirements regarding the provision of on-site services pursuant to the Public Health Act, the Fire Services Act, the Safety Standards Act, and any other provincial statutes.
8. The Municipality may revoke this Permit if at any time the permit holder fails to comply with any obligation, prohibition, or term or condition imposed on it herein and fails to correct same within 30 calendar days of receiving written notice from the Municipality.

List of Attachments:

- Schedule "A": Location Map

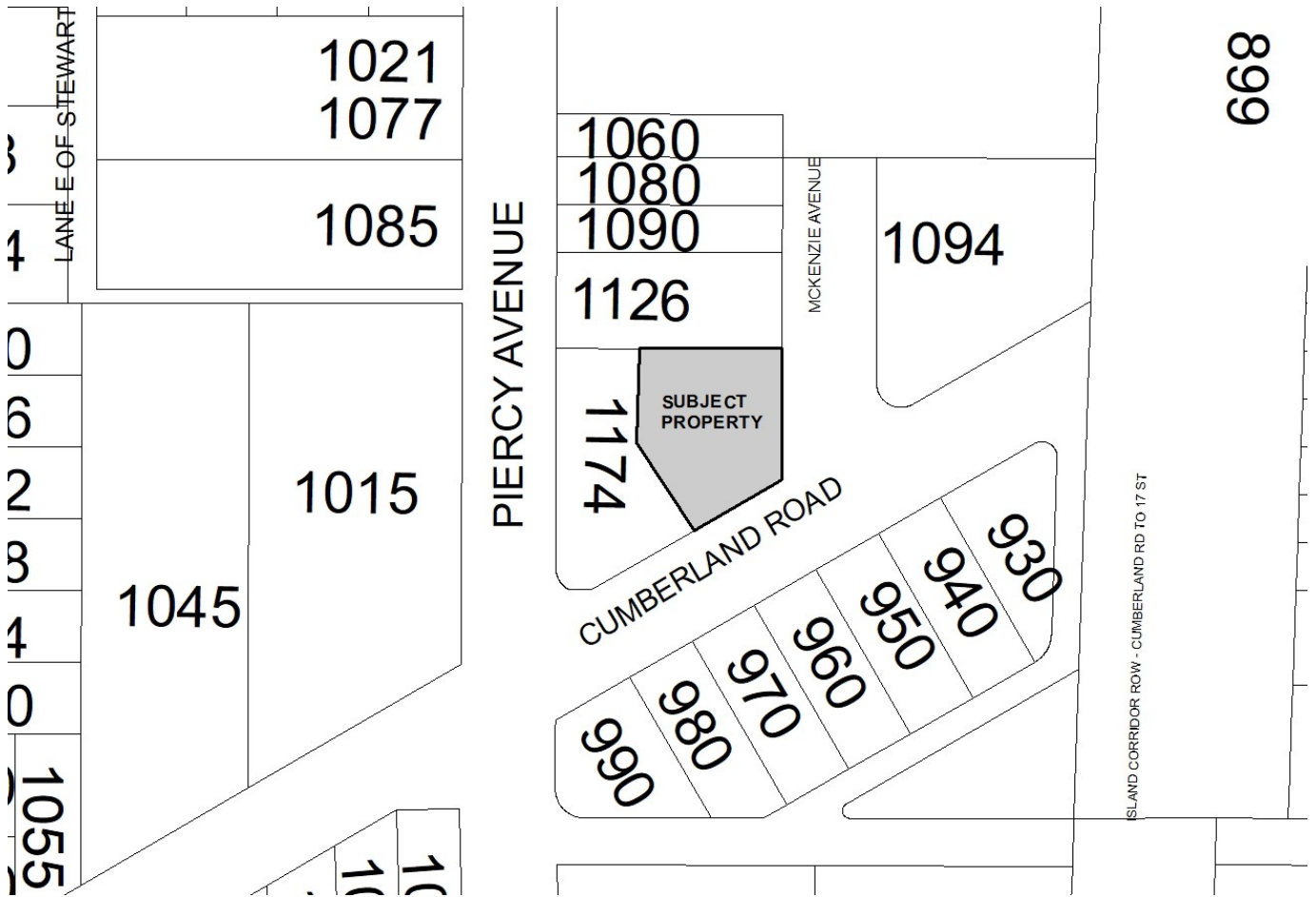
Note:

The Municipality shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to the Temporary Use Permit No. 2501. The notice shall take the form of appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL OF THE MUNICIPALITY ON THE 1st DAY OF OCTOBER 2025.

Authorized Signatory

Schedule A Location Map



APPENDIX I

NOTICE OF PERMIT

TO: Land Title and Survey Authority of British Columbia

TAKE NOTICE THAT the land described below is subject to a permit issued by the City of Courtenay.

Particulars of Permit: To permit shelter as a use at 971 Cumberland Road which is supported by the Official Community Plan Bylaw No. 3070, 2022.

Permit Description

- (a) Type of Permit: Temporary Use Permit No. 2501
- (b) Statutory Authority: Section 493 of the *Local Government Act*
- (c) Parcel Identifier of Lands Affected: 002-492-431
- (d) Legal Description of Lands Affected: LOT A, SECTION 69, COMOX DISTRICT, PLAN 26945
- (e) Civic Address of Lands Affected: 971 Cumberland Road, Courtenay, BC

Issue Date: October 1, 2025

Expiry Date: October 1, 2028

Dated this ____ day of October 2025, The City of Courtenay

Authorized Signatory