



TEMPORARY USE PERMIT No. 296

ISSUED TO: Stephanie Goenczi, Graham Kubbernus

WITH RESPECT TO THE FOLLOWING LAND:

Lot 20 District Lot 1581 Cariboo District Plan 25165
PID: 007-919-891

1. This Temporary Use Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to allow Mechanical Repair and Servicing use for a three (3) year period.
3. Notwithstanding that Zoning Bylaw No. 2892 does not allow for Mechanical Repair and Servicing use on the subject parcel, this Temporary Use Permit specifically allows the following use on Lot 20 District Lot 1581 Cariboo District Plan 25165:
 - Mechanical Repair and Servicing

Subject to the following:

- a) "Mechanical Repair and Servicing" means mechanical and upholstery repair and servicing of automobiles and bikes, excluding bodywork. For greater certainty, the repair and servicing of heavy trucks, farm and logging equipment is not permitted.
- b) Operating hours are 7:30 am to 6:00 pm, 7 days a week.
- c) The use must be secondary to the principal Residential-Single Family use on the subject parcel and may only be conducted by occupants of the dwelling unit.
- d) Outdoor storage or parking areas for materials, products, equipment or vehicles utilized or produced by the use is not to exceed a maximum of 1,000.0m² in area.
- e) Outdoor storage or parking areas are limited to a maximum of two distinct locations on a lot and may not be dispersed intermittently across the parcel.
- f) All parking is to be on the subject parcel.
- g) Buildings, structures or any part of the use is not to be located closer than:
 - 15.0 metres from the front lot line;
 - 7.5 metres from the rear lot line; and
 - 7.5 metres from the side lot line.
- h) The total floor area of buildings and structures for the use is not to exceed 150.0 m².
- i) All buildings, including new or pre-fabricated buildings, placed or constructed for the use must be built in accordance with BC Building Code, Regional District Building Bylaw and inspection requirements.

4. Should the Temporary Use Permit expire, and a new Temporary Use Permit or zoning bylaw amendment application not be approved, the land must be restored to an equivalent or better standard than existed prior to the use.
5. This Permit does not relieve an owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any other applicable regulations.
6. This Permit is not a Building Permit.
7. This Permit shall expire three (3) years after the date of issuance.
8. The land shall be developed strictly in accordance with this Permit.

[The zoning on this parcel at date of issuance of this permit is Rural Residential 2 (RR2) pursuant to Zoning Bylaw No. 2892]

TEMPORARY USE PERMIT NO. 296 ISSUED BY RESOLUTION OF THE REGIONAL BOARD ON THE DAY OF _____, 2026.

DRAFT

M. Connelly, General Manager of Legislative and Corporate Services