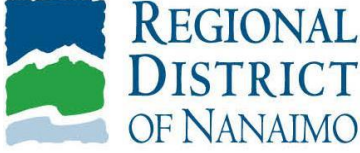


**Attachment 6
Draft Temporary Use Permit**

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p style="text-align: center;">DEVELOPMENT AND EMERGENCY SERVICES</p> <p style="text-align: center;">6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p style="text-align: center;">TEMPORARY USE PERMIT NO. PL2022-183</p>
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To: ("Permittee") Bonnefield GP V Inc.

Mailing Address: c/o Watt Agricultural Consultants
#207 – 135 West 2nd Street
North Vancouver, BC V7M 0C5

1. Except as varied or supplemented by this permit, the temporary use permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This temporary use permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot 9, District Lot 90, Newcastle District, Plan 36719, Except That Part in Plans 39792, VIP57498, and EPP62828 ("the Lands")

Civic Address: 820 Corcan Road P.I.D.: 000-421-871

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee, as a condition of issuance of this permit, agrees to comply with the terms and conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee, as a condition of issuance of this permit, agrees to develop the Lands in substantial compliance with the plans and specifications included in Schedule 2, which are attached to and form part of this permit.
6. Where the Permittee fails to comply with the requirements as specified in Sections 4 and 5 of this permit, the Regional District of Nanaimo is hereby authorized to enact bylaw enforcement and enter on the Lands and carry out the demolition, removal, or restoration of the Lands, at the expense of the Permittee, in accordance with Section 495 of the *Local Government Act*.
7. This permit shall lapse on the **XX** day of **Month, 20XX**.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. The RDN shall file the notice in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this **XX** day of **Month, 20XX**.

Schedule 1
Terms & Conditions of Permit

The following sets out the terms and conditions of Temporary Use Permit No. PL2022-183:

Conditions of Approval

Prior to the issuance of this permit, the Permittee must complete the following conditions:

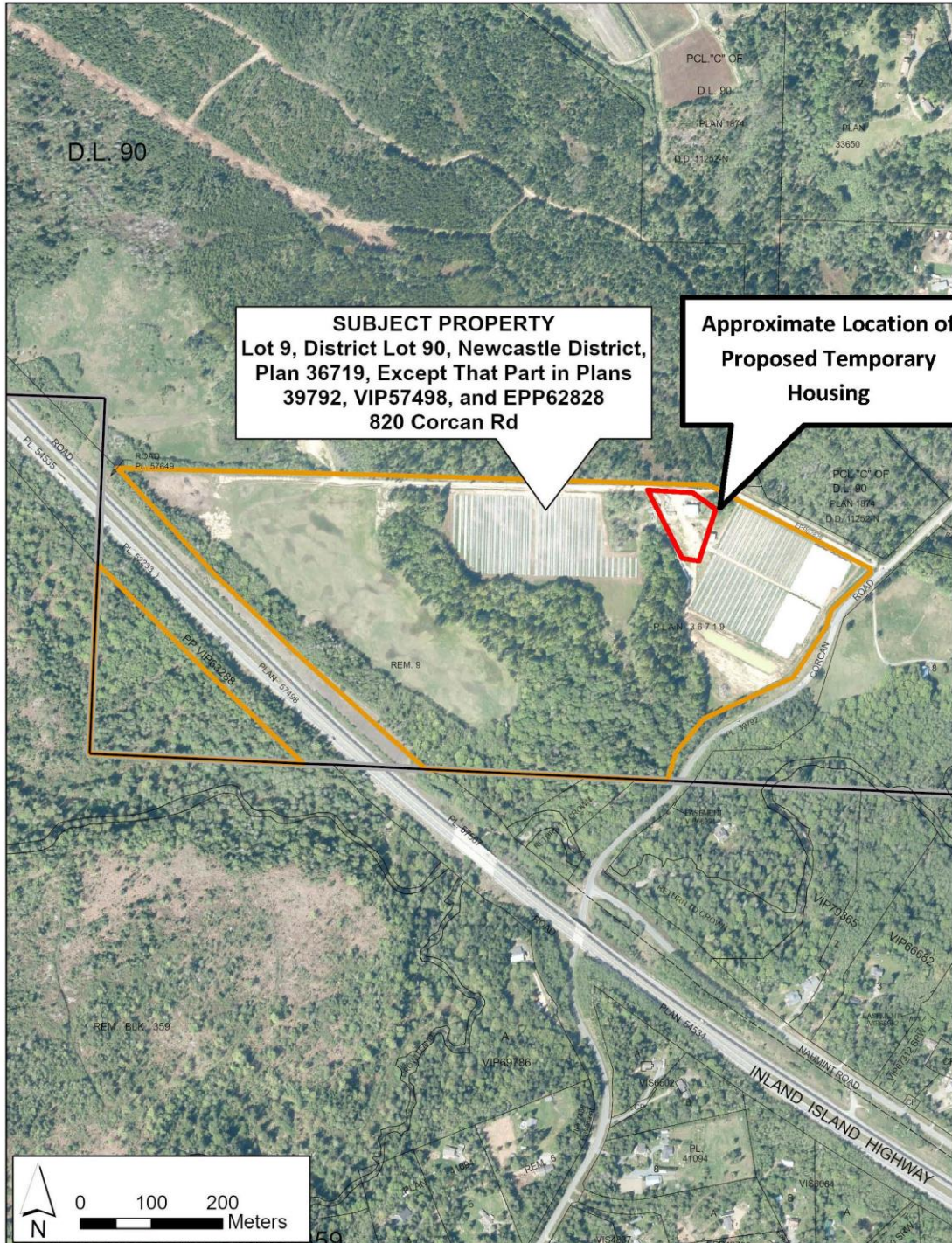
1. The Permittee shall submit proof that a residential/agricultural access permit for the proposed driveway on Flail Road has been issued by the Ministry of Transportation and Infrastructure.
2. The Permittee shall submit security in the form of an irrevocable letter of credit with an automatic renewal clause in the amount of \$20,000 in the name of the Regional District of Nanaimo.

The Following Conditions shall apply:

3. The Permittee shall submit proof of source approval for the proposed drinking water system from Island Health prior to the issuance of the first building permit for Temporary Farm Worker Housing.
4. The Permittee shall install flagging to delineate the Riparian Assessment Area boundary prior to the installation of the sewage disposal system or issuance of a building permit for the temporary farm worker housing, whichever occurs first.
5. The Permittee, prior install a recording water level transducer and flow metre on well WTN113212 to keep track of groundwater levels and usage volumes prior to final inspection of the first temporary farm worker housing unit.
6. The Permittee shall, prior to final inspection, of the first temporary farm worker housing unit demonstrate that best efforts have been made to secure access permission from an adjacent property owner to carry out water level monitoring in a nearby well (e.g. WTN 52404 and/or WTN 117771/WTN 117251) during the first year of operational pumping of WTN113212.
7. The Permittee shall, prior to final inspection of the first temporary farm worker housing unit, submit a groundwater monitoring plan prepared by a qualified professional outlining procedures and intervals for collecting and reporting groundwater data to the satisfaction of the Regional District of Nanaimo.
8. The Permittee shall, prior to final inspection of the first temporary farm worker housing unit, install driveway signage that is reflective, clearly visible from both ways of travel so it can be easily seen by emergency responders including ambulance, fire and police. Lettering on and numbers on signs or posts, should be a minimum of 6.4 centimetres in height (reflective), or 15.2 centimetres in height (non-reflective).
9. Approval shall be granted in accordance with Agricultural Land Commission's non-adhering residential use application (ALC File 67173).

10. The Permittee, under the supervision of a qualified professional, implement the groundwater monitoring plan and submit the data in the methods and intervals provided in the groundwater monitoring plan to the General Manager of Development and Emergency Services.
11. The Permittee shall ensure that road and driveway is built to support apparatus height, weight and length and be a minimum of a 3.6 metre wide drivable surface with 6.1 metre unobstructed sight clearance, 4.1 metre clear height and parking and turn around area near structures.
12. The Permittee shall ensure that if the driveway is long, there is 6.1 metre wide pullouts located along driveway to allow for two-way vehicular traffic.
13. The Permittee's shall ensure the driveway is kept clear of snow, brush and trees branches 24/7/365. (Chapter 18 of NFPA 1, Fire Code). Access roads must allow fire apparatus to drive within 45.7 metres of an exterior door.

Schedule 2
Site Plan (Page 1 of 2)



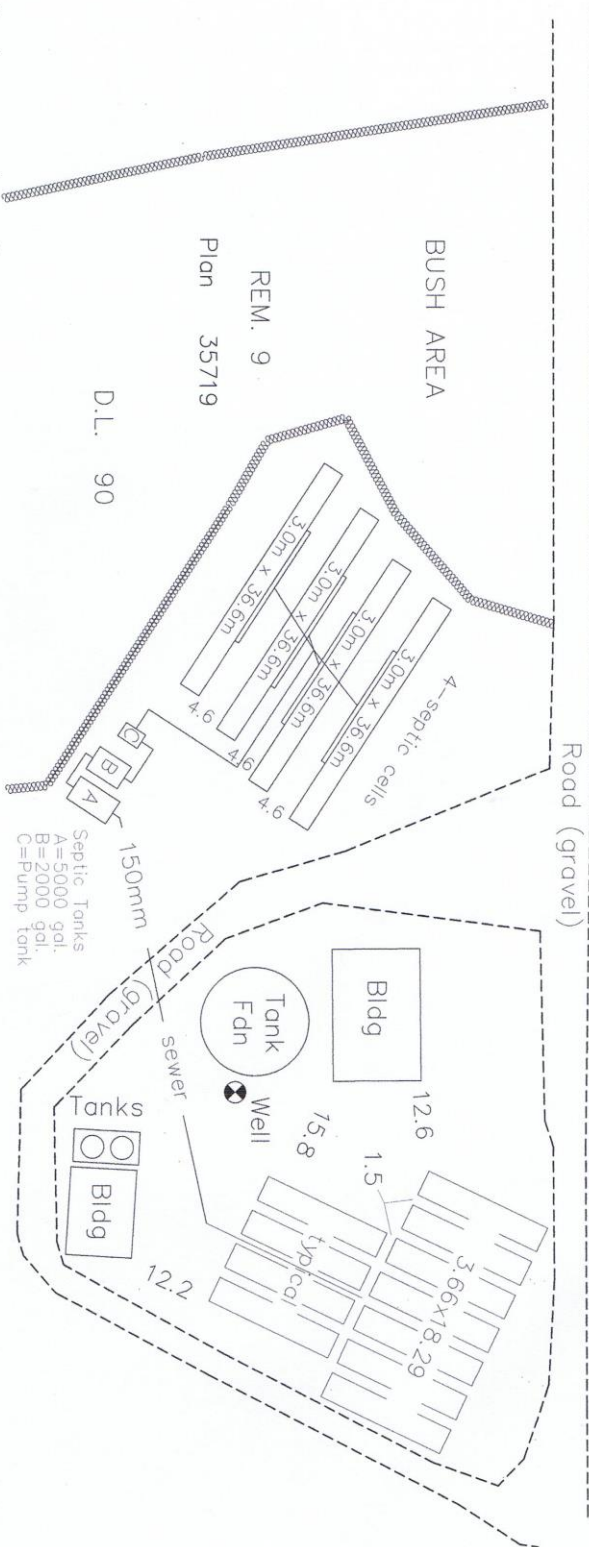
Schedule 2 Site Plan (Page 2 of 2)

SITE PLAN SHOWING PROPOSED FEATURES WITHIN PART OF THE
REMAINDER LOT 9 DISTRICT LOT 90, NEWCASTLE DISTRICT, PLAN 36719,
EXCEPT THAT PART IN PLANS 39792, VIP57498, AND EPP62828.

PID : 000-421-871

0 20 60 100
Metric
All dimensions shown are in metres.

REM. A
Plan VIP67156



Bearings are astronomic
derived from Plan 36719.

PLAN DATED:
THE 8th DAY OF DECEMBER, 2022.

TRACKER SURVEY SERVICES
Sardis, B.C. V2R 2G3
Cell: (604) 793-5858
E-Mail: trackerurvey@telus.net

THIS PLAN LIES WITHIN THE NANAIMO REGIONAL DISTRICT

ADDRESS:
820 CORCAN ROAD
QUALICUM, BC
FILE: 220601septic