

Current TUP Policy Framework

Electoral Area	Lands Designated for TUPs	Conditions
A, B & C	Forestry lands (Renewable Resource-Forestry Designation) are designated for temporary industrial use.	<p>The CVRD Board will consider:</p> <ul style="list-style-type: none"> a) The establishment of temporary, small-scale logging operations, including the preparation of logs, fence posts, shakes, poles and firewood, and temporary employee accommodation, where such use may be demonstrated to have little or no effect on neighbouring residential uses or the natural environment; and b) Processing activities that are directly related to mineral or aggregate extraction and that are temporary in nature, such as asphalt batch plants.
D	TUPs are permitted in all commercial and industrial designations.	<p>The CVRD Board will consider:</p> <ul style="list-style-type: none"> • TUPs that have little or no negative effect upon residential uses or the natural environment.
E	Schedule L of the OCP identifies all of Electoral E as a TUP Area.	<p>The CVRD Board will consider:</p> <ul style="list-style-type: none"> • Land designated for special event temporary use in the Cowichan Koksilah plan area is limited to the Cowichan Valley Trap & Skeet Club (PID: 009-850-741); and, • Lands not already designated for temporary uses may be identified in the modernization phase.
F	Schedule L of the OCP identifies three distinct areas in Electoral Area F where TUPS are designated.	Part of Area F is designated for special events only.
G	Forestry and Suburban Residential designations are designated for temporary industrial use.	<p>The CVRD Board will consider:</p> <ul style="list-style-type: none"> • Temporary use designations on lands designated Forestry for the following uses: <ul style="list-style-type: none"> ○ Establishment of temporary logging camps, field offices, temporary camp employee accommodation and temporary small-scale sawmill operations, including the preparation of logs, fence posts, shakes, shake blocks, poles and firewood. • Temporary use designations on lands designated Suburban Residential for the following uses and conditions: <ul style="list-style-type: none"> ○ Temporary agricultural operations in excess of the limits specified for Restricted Agriculture, but not to the extent of Intensive Agriculture.

		<ul style="list-style-type: none"> • Specific conditions respecting the issuance of a permit and the posting of security to ensure compliance with the conditions of the permit including but not limited to: <ul style="list-style-type: none"> ○ Proposed agricultural use of the property, including numbers of animals, management of agricultural products (farm stand, etc.) and any other pertinent information; ○ Site layout plan showing location of proposed farm stand (if any), sensitive ecological areas (if any), existing and new/proposed structures with setback distances of at least 10 m, and visual buffers (preferably vegetation buffers), in accordance with the Agricultural Land Commission's specifications, location of fans, if applicable, and placement of compost and manure piles in relation to neighbouring residential properties; and ○ If animals are part of the proposed agricultural use, a composting and manure management plan and a rodent management plan are required.
H	Agriculture, Forestry, and commercial designations are designated for temporary industrial use.	<p>The CVRD Board will consider:</p> <ul style="list-style-type: none"> • Within areas designated Agriculture or Forestry temporary uses with the following conditions: <ul style="list-style-type: none"> ○ There is little or no demonstrated effect on neighbouring residential or agricultural uses or the natural environment; and ○ A bond or other security may be required to ensure compliance with the permit conditions. • Within areas designated Forestry the establishment of temporary asphalt batch plants, logging camps, temporary camp employee accommodation and temporary small-scale sawmill operations including the preparation of logs, fence posts, shakes, shake blocks, poles and firewood. • Supports within any plan designation temporary commercial uses with the following conditions: <ul style="list-style-type: none"> ○ There is community benefit; and ○ Adverse impacts are mitigated.
I	The Temporary Use Designation use exists within the zoning bylaw.	<p>TUPs are permitted in the CD-1 Zone (Laketown Ranch) for:</p> <ul style="list-style-type: none"> • special events not already permitted in the CD-1 Zone; and, • Commercial uses not already permitted in the CD-1 Zone.