

September 26<sup>th</sup>, 2024

### **TUP Proposal #TUP00035**

Temporary use permit is for existing tenanted houses located on 6493 and 6495 Paddle Road, to be kept in its current use while construction takes place for Building A (6489 Paddle Road) in 2025. Overall masterplan schedule is to kickstart the approvals process for subsequent phases within the next two years once market trajectory improves, with target to start construction in 2027-2028. Recognizing the three-year limit for the TUP, best efforts will be made to expedite the progress of the upcoming project phases.

Currently, tenanted houses are on month-to-month term and tenants have been made aware of the development schedule via property management. Tenants will be kept updated on the schedule as we work through the approval milestones. Once the interim road condition for the new Paddle Road (along with temporary access roads to the retained homes) has been finalized with North Cowichan Engineering department, tenants will be provided notice of the interim road condition and schedule for the road works.

During the construction of building A (6489 Paddle Road), site area will be fenced and monitored 24/7. Noise bylaws will be adhered to ensure tenants peaceful enjoyment of their homes. Roads to tenanted properties will be kept clear and maintained. After the portion of the new Paddle road is constructed for Building A (6489 Paddle Road), the access roads to the existing houses will be kept connected to Paddle Road for the duration of the TUP. Address signs for both houses will remain unchanged and located at the entry to their driveways. If road access is blocked due to construction, tenants will be notified, and traffic management personnel will be present to direct traffic. The same access roads will be used for fire services. Any temporary closures to accommodate construction will be communicated to the fire department. The fire hydrant located between the entrances of 6493 and 6495 will remain in service for firefighting needs.

Under the Residential Tenancy Act, tenants will receive a four-month notice prior to the initiation of the process to end tenancy. The four-month notice will be issued before construction begins or before the conclusion of the three-year TUP period, whichever occurs first. Furthermore, tenants will receive updates on development milestones at least every six months to ensure they are aware of the most current project schedule.