

CITY OF PORT MOODY
DEVELOPMENT PERMIT NO. 000044

TO: **The Board of School Trustees of School District 43**
550 Poirier St,
Coquitlam, BC
V3J 6A7

(the Developer)

1. This Development Permit is issued subject to compliance with all applicable City Bylaws except as specifically varied or supplemented by this Permit.
2. This Permit applies to those lands in Port Moody, British Columbia more particularly described below and including all buildings, structures, and other development thereon relating specifically to the Moody Elementary School:

PARCEL "M" (EXPLANATORY PLAN 17372)

LOT "L" DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3809

PID: 011-013-397

3. The following requirement is hereby imposed under section 490(1)(c) of the *Local Government Act*.
 - a) substantial construction shall commence within two (2) years of the date of the Council resolution authorizing issuance of this Development Permit or the Permit will lapse.
4. The following requirements are hereby imposed under sections 489(b), 490(2) and 491(2), (4), (7), and (8) of the *Local Government Act*.
 - a) The site shall be developed in accordance with the attached plans and documents:
 - 1) Site and Architectural Plans: A1.1 to A1.4, A2, A3, A4 A5, A6 and Material/Colour Sheet , dated May 25, May 26 and May 27, 2022, prepared by Station One Architects on file with the City of Port Moody, marked ACCEPTED FOR DEVELOPMENT PERMIT PURPOSES, _____, 2022, attached as Schedule B, and any amendments thereto subsequently approved by the City; and
 - 2) Landscaping Plans: L1.0 to L1.3, L2.0, L3.0, dated March 14, 2022 with Revisions dated May 24, 2022, prepared by Station One Architects on file with the City of Port Moody, marked ACCEPTED FOR DEVELOPMENT PERMIT

PURPOSES, _____, 2022, attached as Schedule B, and any amendments thereto subsequently approved by the City; and

- b) Notwithstanding any other provisions of this Permit, no works shall be performed upon the Land, nor shall any building or structure be erected, constructed, repaired or renovated, or sited that is not strictly in accordance with all terms and conditions of this Permit.
5. Prior to the issuance of any building permit, as conditions of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:
- a) a report from a qualified professional to determine the extent to which the existing flood and debris flow hazards may affect the proposed elementary school and including any measures deemed necessary to mitigate any such hazards;
 - b) revised site and architectural plans to address as necessary:
 - 1. the requirements of the Fire Department with respect to emergency access to the site and building;
 - 2. any requirements respecting the potential flood and debris flow hazards;
 - 3. compliance with the loading space and long term bicycle parking requirements in the Zoning Bylaw;
 - 4. the relocation of the pedestrian connection to St. Johns Street to avoid the need for tree removal, or alternatively, replacement tree planting.
 - 5. revised landscape plans to incorporate additional site and, where necessary, on-site plantings;
 - 6. cost estimates prepared by a qualified professional for all on- and off-site landscaping based on the final accepted landscape plans;
 - c) a stormwater management plan;
 - d) finalized civil engineering plans;
 - e) an executed Engineering Servicing Agreement;
 - f) a Tree Management Plan which establishes all Tree Protection Zones and tree protection fencing to protect the trees to be retained in accordance with City standards;
 - g) an erosion and sediment control plan;

- h) a construction waste recycling plan;
 - i) a construction impact management plan.
6. The following requirements are hereby imposed under sections 502(1), 502(2) and 502(3) of the *Local Government Act*:
- a) A security deposit (the Security) shall be provided for all on-site and off-site landscaping in accordance with the approved cost estimates. The Security, in the form of a letter of credit, shall be made out to the City and shall be provided prior to issuance of a building permit for the proposed development on the Land to ensure that the development is carried out in accordance with the terms and conditions set out herein. If, for any reason, the Permit holder neglects or otherwise fails to complete the works within two (2) years of the date of issuance of this Development Permit, the City may, in its sole discretion, provided it has given the Developer seven (7) days' written notice, complete the works or any portion thereof, and all costs incurred in do doing shall be deducted by the City from the amount of the Security, and on final completion, to the satisfaction of the City as evidenced by the issuance of a Certificate of Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies which shall be released after the maintenance period lasting one (1) year from the date of completion of the landscaping;
 - b) Portions of the Security may be returned to the Developer, or reduced, as stages of the works are completed, to the satisfaction of, and at the sole discretion of, the City's General Manager of Community Development; and
 - c) As a condition of issuance of this Development Permit, the Developer shall pay to the City an on-site landscaping review fee of two (2) percent of the cost of the on-site landscaping and four (4) percent of the cost of the off-site landscaping, to be paid by cash or certified cheque.
7. The works and services required in accordance with the Engineering Servicing Agreement are to be completed in compliance with the requirements of City of Port Moody Works and Services Bylaw No. 1789, 1986 and City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ____ day of _____, 2022.

CITY OF PORT MOODY, by its authorized signatories:

R. Vagramov, Mayor

Tracey Takahashi, Acting Corporate Officer