

CITY OF PORT MOODY
TEMPORARY USE PERMIT NO. TUP00020

ISSUED BY: CITY OF PORT MOODY

A municipal corporation pursuant to the Community Charter, S.B.C. 2003, c26
with offices at 100 Newport Drive, Port Moody, BC V3H 5C3
(the "City")

TO: The Axofrds Real Estate and Property Management
2326 Clarke Street
PORT MOODY, BC
V3H 1Y8
(the "Owner")

WHEREAS:

A. City of Port Moody, Official Community Plan Bylaw, 2014, No. 2955 includes a provision whereby Council may consider temporary commercial and industrial use permit applications; and

B. The Owner has submitted an application for a temporary use permit to allow for a real estate office at 2326 Clarke Street on the property described as:

Parcel "C" (K60617E) LOT 49 BLOCK 1 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 55

PID: 003-761-240

NOW THEREFORE, the Council for the City hereby issues a Temporary Use Permit in respect of the lands, as follows:

1. This Temporary Use Permit is issued subject to all requirements contained in the City's Bylaws, except where specifically supplemented by this Temporary Use Permit.

2. The Owner shall comply with all Permits applicable to the Lands, and with all applicable building regulations.

3. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.

4. The Owner has agreed to comply with the following conditions of Temporary Use Permit 00020 (2326 Clarke Street):

(a) The temporary use allowed includes office use as a primary use.

(b) All required engineering plans relating to this application shall be prepared in compliance with the requirements of the City of Port Moody Subdivision and Development Servicing Bylaw (SDSB) 2010, No. 2831, and applicable Engineering Standards. A security of \$12,000 must be submitted to the City prior to the issuance of the permit.

(c) The property should be regularly maintained during the period of the permit.

(d) Prior to the time of expiration of the Temporary Use Permit, the Owner will undertake to either apply for an extension to the permit, or remove the temporary use.

(e) The expiry date of this Temporary Use Permit is three years from the date of the Council Resolution authorizing issuance of this permit.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ___ day of _____, 2023.

CITY OF PORT MOODY, by its authorized signatories:

, Mayor

, Corporate Officer