

CITY OF PORT MOODY

TEMPORARY USE PERMIT NO. 3080-20-07

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: Elle 3 Imports Ltd., Inc. No. 717329
102-1975 Lonsdale Avenue
North Vancouver, BC V7M 2K3
(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 temporary liquor manufacturing and accompanying lounge uses on the property described as:

Lot 63 District Lot 190 Group 1 New Westminster District Plan
38458
(the "Lands");

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 TUP00006 (3044 St. Johns Street and 3039 Spring Street):
 - (a) the temporary uses allowed include liquor manufacturing at 3039 Spring Street and an associated lounge space at 3044 St. Johns Street;
 - (b) The off-street parking shall generally be in accordance with the site plan in Schedule A, attached to and forming part of this permit;
 - (c) prior to the start of the sixth year of the permit, the west driveway letdown adjacent to St. Johns Street shall be reconstructed to the satisfaction of the General Manager of Engineering and Operations;
 - (d) prior to the start of the sixth year of the permit, the east driveway letdown adjacent to St. Johns Street shall be removed and the sidewalk and grass boulevard must be reinstated, to the satisfaction of the General Manager of Engineering and Operations;
 - (e) the General Manager of Engineering and Operations is authorized to consider and approve alternative timing and/or configurations for the driveways referred to in Sections 4(b) and 4(c) of this permit;
 - (f) the property shall be regularly maintained during the period of the permit;
 - (g) prior to the time of expiration of the Temporary Use Permit, the Owner will undertake to either apply for a Rezoning to allow for the use and Development Permit if require, or remove the temporary use; and
 - (h) as an extension of the temporary use, retained security of \$5,000 will be held by the City for removal of the temporary liquor manufacturing and lounge uses, and the restoration of any on-site and off-site temporary construction following the temporary use.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ____ day of May, 2023.

ISSUED THIS ____ day of _____, 2023

CITY OF PORT MOODY, by its authorized signatories:

Meghan Lahti, Mayor

Dorothy Shermer, Corporate Officer

Schedule A

