

**CITY OF PORT MOODY**

**TEMPORARY USE PERMIT NO. TUP00025**

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: KEJOY INVESTMENTS LTD.  
982 SEAFORTH WAY  
PORT MOODY, BC  
V3H 1P3  
(the "Applicant")

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 Applicant has submitted an application for a temporary use permit to allow for a temporary teahouse and hookah lounge at 3058 St. Johns Street on the property described as:

LOT 76 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 46393

PID: 006-096-263

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 Applicant 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 Applicant has agreed to comply with the following conditions of Temporary Use Permit TUP00025 (3058 St. Johns Street):
- (a) The temporary use allowed includes a teahouse and hookah lounge.
  - (b) The applicant is required to obtain a Building Permit from the City of Port Moody prior to the commencement of any renovations and/or construction.
  - (c) The permissions granted under this permit are only applicable to the 124m<sup>2</sup> (1334.5ft<sup>2</sup>) unit addressed as 3058 St. Johns Street.
  - (d) No permanent structures are permitted to be constructed in the Statutory Right of Way located on the driveway and parking area of the subject property.
  - (e) The property should be regularly maintained during the period of the permit.
  - (f) Existing street parking along St. Johns Street is required to remain as unrestricted parking for the public.
  - (g) Prior to the time of expiration of the Temporary Use Permit, the Applicant will undertake to either apply for an extension to the permit, or remove the temporary use.
  - (h) The expiry date of this permit is three years from issuance.

**AUTHORIZED BY COUNCIL RESOLUTION** \_\_\_\_\_.

**DATE OF ISSUANCE** \_\_\_\_\_

**CITY OF PORT MOODY**, by its authorized signatories:

\_\_\_\_\_  
M. Lahti, Mayor

\_\_\_\_\_  
S. Lam, City Clerk