

## CITY OF PORT MOODY

DEVELOPMENT PERMIT NO. DP000090

Issued pursuant to Section 490 of the *Local Government Act*, RSBC 2015, c. 1, as amended.

1. This Permit is issued to:

SPRING STREET HOLDINGS CORP. (INC.NO. BC1174666)  
Suite 300 – 1030 West Georgia Street,  
Vancouver, BC V6E 2Y3

and

SPRING STREET HOLDINGS (3020) CORP. (INC.NO. BC1160722)  
Suite 300 – 1030 West Georgia Street,  
Vancouver, BC V6E 2Y3

and

PCI PORT MOODY DEVELOPMENT CORP. (INC. NO. BC1174662)  
Suite 300 – 1030 West Georgia Street,  
Vancouver, BC V6E 2Y3  
and

MURRAY & SPRING STREET PROPERTIES LIMITED PARTNERSHIP (REG. NO. XP0762212)  
Suite 300 – 1030 West Georgia Street,  
Vancouver, BC V6E 2Y3

(collectively, hereinafter called the "**Permittee**") as the owners of 3006, 3008B, 3010, 3020, 3022 Spring Street, Port Moody, shall apply only to ALL AND SINGULAR those certain parcels of land situate in the Municipality of Port Moody, in the Province of British Columbia, listed on Schedule "A".

2. This Permit is issued subject to compliance with all of the bylaws of the City of Port Moody (hereinafter referred to as the "**City**"), except as specifically varied or supplemented by this Permit.
3. The Lands are located in the Development Permit Area 2 - Moody Centre, Development Permit Area 3 - Inlet Centre, and Development Permit Area 5 – Hazardous Lands established pursuant to City of Port Moody Official Community Plan Bylaw No. 2955, as amended.
4. The Permittee intends to subdivide the Lands, generally as shown on Schedule "B" and obtain a building permit for excavation of the Lands.
5. Section 489 of the *Local Government Act* prohibits subdivision, construction or alteration of land within a development permit area unless the owner of the land obtains a development permit.
6. It is premature to issue a development permit covering all policies, objectives and guidelines applicable to the Lands.

7. The following terms and conditions shall apply to this Permit and to the Lands:

(a) Development Permit Area 5 – Hazardous Lands

In order to facilitate the registration of the subdivision plan in accordance with Section 7(b), prior to or concurrently with the Land Title Office subdivision registration package for the Lands (the “**LTO Package**”), the Permittee shall include a geotechnical covenant to be registered against title to the Lands. The City must review the geotechnical covenant and provide written approval before the LTO Package can be submitted for registration.

(b) Subdivision Plan

The Lands shall be subdivided generally as shown on Schedule “B”.

(c) Excavation

The Permittee may only excavate the Lands in accordance with a building permit issued by the City.

(d) Future Development

Following subdivision of the Lands generally as shown on Schedule “B” and any excavation performed in accordance with a building permit issued by the City, the resulting lots shall not be subdivided or altered and no building or structure shall be constructed thereon unless the Permittee obtains a development permit (including without limitation, any additional development permits in connection with Development Permit Area 5 – Hazardous Lands) for such additional subdivision, alteration or construction in accordance with all policies, objectives and guidelines applicable to the Lands or that portion thereof being subdivided or developed.

8. This Permit is issued solely for the purpose of authorizing approval of the subdivision plan shown in Schedule “B” and excavation of the Lands in accordance with permits issued by the City pursuant to section 489 of the *Local Government Act*.

9. Nothing in this Permit:

(a) authorizes any subdivision of the Lands other than that shown on Schedule “B”;

(b) authorizes any alteration of or construction on the Lands other than excavation of the Lands in accordance with a building permit issued by the City; or

(c) fetters the authority of the City to require a development permit for any future subdivision of the Lands or any portion thereof or any alteration of or construction on the Lands or any portion thereof.

10. The terms of this Permit are binding on all persons who acquire an interest in the Lands or any portion thereof.

11. This Permit shall lapse if the plan of such subdivision has not been registered in the appropriate Land Title Office within a period of six (6) months after the date of this Permit.

12. This Permit does not constitute approval of the subdivision plan shown on Schedule “B” for the purposes of the Land Title Act.



## SCHEDULE "A"

List of Lands

<b>PID</b>	<b>Legal Description</b>
029-274-192	LOT 1 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP29640
005-024-641	PARCEL "A" (EXPLANATORY PLAN 53550) LOT 79 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 52176
006-308-261	LOT 69 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 42015

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SCHEDULE "B"

Subdivision Plan

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