

Attachment 4

Draft Temporary Use Permit

CITY OF PORT MOODY

TEMPORARY USE PERMIT NO. 3080-20-09

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, B.C. V3H 5C3

(the "City")

TO: Appia Developments (2001) Limited, Inc. No. 631641

103 - 4430 Halifax Street,

Burnaby, B.C. V5C 5R4

(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.

B. The Owner has submitted an application for a temporary use permit to allow for temporary off-street parking and unenclosed storage uses. This activity would occur at 130 Ioco Road on the property described as:

Parcel "G" (Explanatory Plan 14697) Block "B" District Lot 233 Group 1 New
Westminster District Plan 6169
(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 3080-20-09 (130 Ioco Road):
 - (a) The temporary Phase 1 uses allowed include construction staging and concrete pouring for the adjacent lands.
 - (b) The temporary Phase 2 uses allowed include construction staging, off-street parking and unenclosed storage shall generally be in accordance with the site plan in Schedule A, attached to and forming part of this permit.
 - (c) Any on-site alterations should stay clear of any knotweed infested areas.
 - (d) The applicant shall repair and maintain the existing chain-link fence including the artistic vinyl wrapping.
 - (e) Access shall not impede the flow of traffic on Ioco Road. Any impacts due to queuing on-site are to be mitigated through the relocation of the proposed gates. Access should accommodate the delivery of materials as necessary.
 - (f) Erosion and sediment control during all phases of any demolition and construction, including removal of the temporary use once this permit expires, shall be in accordance with Schedule D, *Erosion and Sediment Control Site Plan* and *Erosion and Sediment Control Design Details and Notes*, attached to and forming part of this permit.
 - (g) The property should be regularly maintained during the period of the permit. This includes the maintenance of the artistic vinyl wrap installed by the previous applicant.
 - (h) At the time of expiration of the Temporary Use Permit, the Owner undertakes to either apply for an extension to the permit, or complete the following to the satisfaction of staff:
 - (a) remove the temporary fencing; and
 - (b) ensure the property is free of debris at the end of the term.
 - (i) A Letter of Credit in the amount of \$5,000.00 shall be submitted to the City as security for removal of the temporary off-street parking and unenclosed storage uses, and the restoration of any on-site and off-site temporary construction following the temporary use.

(j) The expiry date of this permit is October 31st, 2022.

AUTHORIZED BY COUNCIL RESOLUTION <date>.

CITY OF PORT MOODY, by its authorized signatories:

Rob Vagramov, Mayor

Dorothy Shermer, Corporate Officer

Schedule A – Phase 2 Site Plan

