

CITY OF PORT MOODY

TEMPORARY USE PERMIT NO. 3080-20-08

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: MOSAIC MURRAY MASTER HOLDINGS LTD., INC. NO. BC1128915

500 – 2609 Granville Street
Vancouver, BC V6H 3H3
(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 unenclosed storage and parking uses at 3015, 3033 and 3093 Murray Street on the property described as:

Lot 6 Except: Firstly, the East 20 Feet (Plan with Bylaw Filed 37048), Secondly:
Part Subdivided by Plan 44466, Thirdly: Part Subdivided by Plan 46958 District
Lot 190 Group 1 New Westminster District Plan 6245

PID: 011-179-805

Lot 71 District Lot 190 Group 1 New Westminster District Plan 44466

PID: 007-444-176

Lot 78 District Lot 190 Group 1 New Westminster District Plan 46958;

PID: 006-138-616

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 3080-20-08 (3015, 3033 and 3093 Murray Street):
 - (a) The temporary use allowed includes off-street parking, storage containers and unenclosed storage for construction materials, but excludes construction waste.
 - (b) The uses 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 site shall include a 1.8m (6ft) high chain-link fence with mesh privacy screens around the perimeter of the property.
 - (e) Access to the site shall not impede the flow of traffic on Murray Street. Any impacts due to queueing on-site are to be mitigated through the relocation of the proposed gates.
 - (f) A building permit shall be issued for all trailers which shall be relocated to be entirely within the property lines as necessary.
 - (g) An Erosion and Sediment Control Plan shall be prepared in accordance with Bylaw No.2407,"Stream and Drainage System Protection Bylaw for acceptance by staff to ensure stockpiled material (e.g. sand and gravel) does not enter the City's storm system and nearby streams. The ESC plans must include details for site monitoring and reporting by a qualified professional.
 - (h) 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 and must be signed and sealed by a Professional Engineer, certifying that all of the proposed works comply with the City's standards.
 - (i) The property should be regularly maintained during the period of the permit.
 - (j) 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.
- (k) A Letter of Credit in the amount of \$5,000 shall be submitted to the City as security for removal of the unenclosed storage uses, and the restoration of any on-site and off-site temporary construction following the temporary use.
- (l) The expiry date of this permit is October 31, 2022.

AUTHORIZED BY COUNCIL RESOLUTION _____.

CITY OF PORT MOODY, by its authorized signatories:

Rob Vagramov, Mayor

Dorothy Shermer, Corporate Officer

MGA

ORIGINAL SURVEY PRODUCED
BY OLSEN & ASSOCIATES

NOTES:

GROUND ELEVATIONS ON THIS PLAN
ARE BASED ON THE 1985 CANADIAN
CONSTRUCTION BENCHMARK
PURPOSES.

DIMENSIONS OF PAVING AREAS IN
THIS PLAN ARE APPROXIMATE BASED ON A
DAILY RATE. UNMARKED AREAS ON
THIS PLAN INDICATE UNPAVED
SPACE.

CONSTRUCTION MATERIALS STORED
INCLUDES FIBRE CABLE, TOOLS,
CONCRETE, BRICKS, TILES,
SAND, GRAVEL AND CONDUIT.

THIS PLAN DOES NOT CONSTITUTE A
RECORD OF THE FIELD SURVEY
BOUNDARIES OF THE TITLED LOT OR
LOTS. IT IS COMPILED FROM FIELD
TIES AND LAND TITLE OF THE
RECORDS.

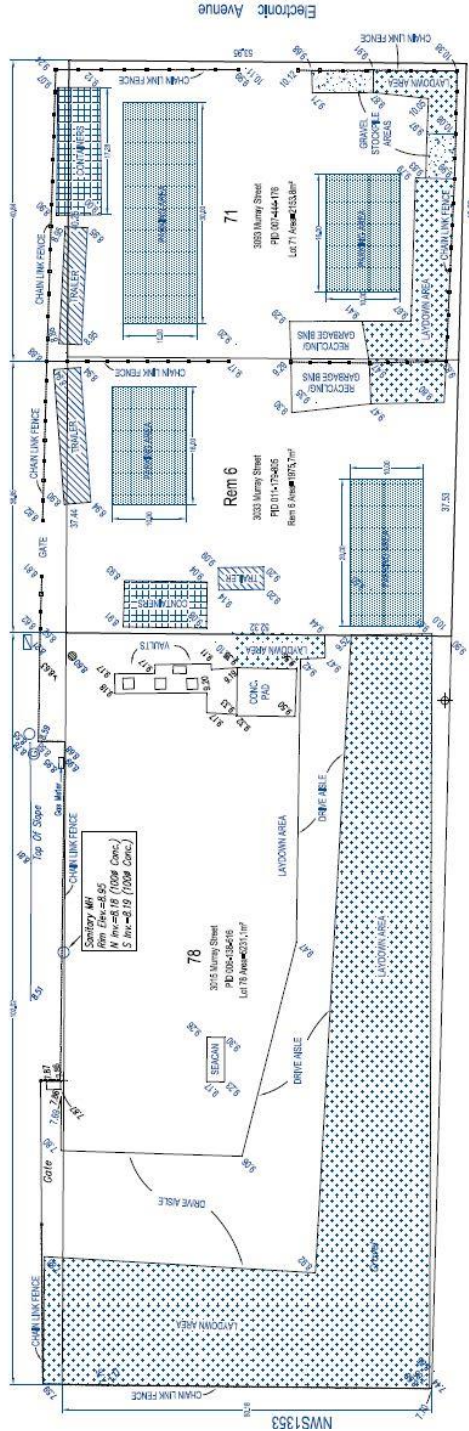
ELEVATIONS ON THIS PLAN ARE
GEODETIC AND ARE DEFINED FROM
THE CITY OF PORT MOODY BENCHMARK
340m EAST OF WOODY ST.
ELEVATION = 5.664m

MICHAEL GREEN ARCHITECTURE
155 W 30 AVENUE, WINDERMERE
CANADA V5V 1P



MURRAY STREET
3075, 3083, 3093 MURRAY STREET
PORT MOODY, BC
V9B 2G2

Murray Street



Canadian Pacific Railway

TEMPORARY USE PLAN
1:1000