

**CITY OF PORT MOODY**

**TEMPORARY USE PERMIT NO. 3080-20-12**

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: 1236477 B.C. Ltd.  
295 Glynde Avenue  
Burnaby, BC V5B 3J5  
(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 a temporary long-term vehicle storage facility use on the property described as:

Parcel 1 District Lot 202 Group 1 New Westminster District Plan  
EPP78956

PID: 030-338-263

(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 3080-20-07 (3044 St. Johns Street and 3039 Spring Street):
  - (a) The temporary uses allowed include a long-term vehicle storage facility and is limited to cars, trucks, buses, recreational vehicles (including campers and trailers) and boats, with typical number of daily visits of up to five per day;
  - (b) The vehicle storage facility be in general accordance with the site plan attached as Schedule A;
  - (c) Prior to the start of the temporary use, a turning radius analysis shall be submitted and approved by the City;
  - (d) Maintain and provide existing oil water separation for parking areas (booms);
  - (e) No person may occupy or live in any vehicles parked on the site;
  - (f) No shipping containers are permitted on the site;
  - (g) The large significant tree shall be protected from any damage associated with the temporary use. Tree protection measures should reflect the requirements found in Schedule "D" of the Tree Protection Bylaw.
  - (h) Tree protection fencing must be installed and maintained throughout the duration of the TUP. Barriers that fall over or are in disrepair must be fixed immediately or will be subject to fines in accordance with the Tree Protection Bylaw.

- (i) Temporary safety fencing must be installed around the entire perimeter of the proposed site;
- (j) Provide screening with art images along Clarke Street, in accordance with the City's Cultural Services.
- (k) GVS&DD (Metro Vancouver) requires unimpeded access to its statutory right-of-way (SRW) area at all times. The owner must be prepared to remove any impediment from the SRW at any time. If the owner is unable to do so, Metro Vancouver will take all steps necessary to remove such impediment at the owner's expense. Vehicles stored in the SRW area shall comply with the following:
  - (a) vehicles shall be limited to 5,000 lbs GVW;
  - (b) vehicles must be operable so they can be easily moved without towing; and
  - (c) vehicles must be parked in an orderly arrangement such that they can be moved without blocking each other.
- (l) Prior to the time of expiration of the Temporary Use Permit, the Owner will undertake to either apply for an extension to the permit, or remove the temporary use; and
- (m) Prior to the start of the temporary use, a security of \$5,000 must be submitted to the City for removal of the temporary use.

**AUTHORIZED BY COUNCIL RESOLUTION** passed on the 24<sup>th</sup> day of November, 2020.

**ISSUED THIS** \_\_\_\_ day of \_\_\_\_\_, 2020

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

\_\_\_\_\_  
Rob Vagramov, Mayor

\_\_\_\_\_  
Dorothy Shermer, Corporate Officer

## Schedule A



TEMPORARY USE	QUANTITY	COMMENTS
40 FT PARKING STALL	9	
19 - 24 FT PARKING STALL	36	12 ARE TANDEM STALLS
PORTABLE OFFICE TRAILER	1 x 160 SF	HYDRO AND COMM CONNECTIONS
LANDSCAPED BUFFER	1,364 SF	
PUBLIC ART / HERITAGE DISPLAY	6 X 10 FT PANELS	IN COOPERATION WITH PORT MOODY CULTURAL SERVICES

### SCOPE OF WORK

- SITE IS ALREADY IMPROVED WITH 3/4" GRAVEL SURFACE
- NO EARTH MOVEMENT
- SECURITY IMPROVEMENTS
- PORTABLE OFFICE TRAILER IS OPTIONAL
- INITIALLY, ACCESS WILL BE BY APPOINTMENT
- 6 DISPLAY PANELS ON FENCE FACING CLARKE ST