

THE CORPORATION OF THE CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 24-025

1. This Temporary Use Permit No. 24-025 is issued to Oviedo Properties Ltd. and 1097882 B.C. Ltd. as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 1 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP80367
PID: 030-401-861
(Civic: 1589 Maple Street)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 24-025 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Zoning Bylaw, 2024, No. 2506" as amended; and in conformity with the procedure prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2024, No. 2506" as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) A temporary emergency daytime warming centre
- (ii) Associated portable washroom facilities, parking, and storage; and
- (iii) A temporary construction site office for nearby developments under construction, and associated off-street parking,

shall be permitted as a temporary uses.

b) Dimensions and Siting of Buildings

- (i) The temporary emergency daytime warming centre and associated portable washroom and storage facilities must be sited generally in accordance with Schedule B;
- (ii) The construction site office must be sited a minimum of 2.0 metres from the south property boundary and 2.0 metres from the west property boundary.

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and uses shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2024, No. 2506” as amended;
 - b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the temporary daytime warming centre;
 - c) No trees are to be removed or impacted by the proposed uses, as the proposed uses utilize existing paved areas, however, if tree impacts are proposed, a Tree Management Permit with the City must be obtained as required by the “White Rock Tree Protection Bylaw, 2021, No. 2407” and amendments thereto;
 - d) Tree removal or impacts to the critical root zone of Tree 3304 (“Quercus rubra”) located in the northeast corner of the Lands, to facilitate the construction/siting of the temporary emergency daytime warming centre or temporary construction site office is not permitted;
 - e) The temporary emergency daytime warming centre and associated portable facilities must be placed in a manner that will minimize any potential impacts to trees;
 - f) The temporary construction site office must be constructed and sited in a manner that will minimize any potential impacts to protected trees;
 - g) The driveway access and parking must be located to minimize any potential impacts to protected trees;
 - h) No alteration to the natural drainage shall be undertaken which may cause or contribute to hazardous conditions on the Lands or adjacent properties;
 - i) The permittee must provide fencing to prevent access to the construction site office from the temporary emergency daytime warming centre;
 - j) The permittee must provide a minimum of 8 on-site parking spaces for the temporary construction site office; and
 - k) The temporary uses shall not produce noise, light or traffic that is disruptive to surrounding residents quiet enjoyment of their property.
5. All definitions of words and phrases contained in Sections 493 to 497 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2024, No. 2506” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. The permittee must provide an undertaking, to remove the temporary construction site office and restore the Lands to the satisfaction of the City on or prior to the expiration of this permit.

7. The City will assume responsibility to facilitate the removal of any temporary structures and materials associated with the emergency daytime warming centre.
8. The permittee must remove or demolish the temporary sales centre, advertising structures, construction site office and restore the Lands to the acceptance of the City prior to the expiration of this permit, at which time the remaining securities from TUP 2018-001 and TUP 2021-019 will be returned. If the Lands have an approved Building Permit for the construction of a multi-unit residential building, the securities will be returned to the permittee.
9. This Permit is valid from date of issuance to April 30th, 2025, with the emergency daytime warming centre operating no later than March 31st, 2025 unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
10. Any terms and conditions associated with TUP 2018-001 and 2021-019 as they relate to the site will remain in place until remedied in accordance with that permit and this permit.
11. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2024.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2024.

The Corporate Seal of THE CORPORATION OF THE CITY OF WHITE ROCK was hereunto affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

Schedule B – Site Plan

Buildings not to scale – for reference purposes only

