

THE CORPORATION OF THE
CITY OF WHITE ROCK

TEMPORARY USE PERMIT NO. 18-001



1. This Temporary Use Permit No. 18-025 is issued to Oviedo Properties 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 2, Section 11, Township 1, New Westminster District Plan 16655

PID: 010-236-511

(Civic: 1569 Maple Street)

Lot 1 Except: Parcel "M" (Bylaw Plan 30172), Section 11 Township 1 New Westminster District Plan 16655

PID: 010-236-473

(Civic: 1589 Maple Street)

Parcel "A" (Explanatory Plan 14134) North Half Block 34B Section 11, Township 1, New Westminster District Plan 1334

PID: 011-761-148

(Civic: 15630 North Bluff Road)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 18-001 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, 2012, No. 2000" 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, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Commercial Use Permit:

a) Permitted Temporary Uses

- (i) A temporary sales centre to market real estate units, and associated off-street parking
- (ii) Advertising structures associated with the marketing of real estate units; and
- (iii) A temporary construction site office for the related real estate developments, and associated off-street parking, shall be permitted as a temporary uses.

b) Dimensions and Siting of Buildings

- (i) The building that houses the temporary sales centre must generally comply with the following plans:

Schedule B	Site Plan
Schedule C	Building Elevations
- (ii) The temporary sales centre must be sited a minimum of 9.0 metres from North Bluff Road line and 5.0 metres from Maple Street.
- (iii) The construction site office must be a site a minimum of 2.0 metres from the south property boundary and 2.0 metres from the west property boundary.
- (iv) The temporary buildings and structures may encroach on lot lines internal to the Lands.
- (v) Advertising structures may be sited on any portion of the subject properties but shall not interfere with the safe use of the street by vehicles or pedestrians, impede traffic or interfere with the use or visibility of any traffic control device or other equipment installed by the City or by a utility company, to the satisfaction of the Director of Planning and Development Services.

4. Terms and Conditions:

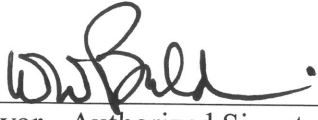
- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the temporary sales centre and the construction site office;
- c) The permittee must obtain a Tree Management Permit with the City as required by the “White Rock Tree Management Bylaw, 2008, No. 1831” 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 sales centre or temporary construction site office is not permitted;
- e) The temporary sales centre and temporary construction site office must be constructed and sited in a manner that will minimize any potential impacts to protected trees;
- f) The driveway access and parking must be located to minimize any potential impacts to protected trees;
- g) No alteration to the natural drainage shall be undertaken which may cause or contribute to hazardous conditions on the Lands or adjacent properties;
- h) The permittee must provide fencing to prevent access to the construction site office from the temporary sales centre; and
- i) The permittee must provide a minimum of twelve on-site parking spaces for the temporary sales centre.

- j) The permittee must provide a minimum of 8 on-site parking spaces for the temporary construction site office.
 - k) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Sections 921 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, shall apply to this Temporary Use Permit and the attachments herein.
 6. The permittee must provide an undertaking, prior to the issuance of a building permit, to remove the temporary sales centre and 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 permittee must also submit an estimate for the cost of the removal of the temporary sales centre and restoration of the Lands, along with securities in the amount of \$30,440, (125% of the cost of removal and restoration) to the City prior to the issuance of a building permit.
 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 securities mentioned above 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 for a period of three years less a day from the date the building permit for the temporary sales centre receives occupancy/final approval, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
 10. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
 11. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

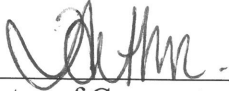
Authorizing Resolution passed by the Council for the City of White Rock on the 5th day of March, 2018.

This Temporary Use Permit has been executed at White Rock, British Columbia on the 7th day of March 2018.

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

A handwritten signature in dark ink, appearing to be 'W. B. ...', written over a horizontal line.

Mayor - Authorized Signatory

A handwritten signature in dark ink, appearing to be 'J. ...', written over a horizontal line.

Director of Corporate Administration - Authorized Signatory

NORTH BLUFF RD

Subject Properties

FINLAY ST

MAPLE ST

LEE ST

RUSSELL AVE

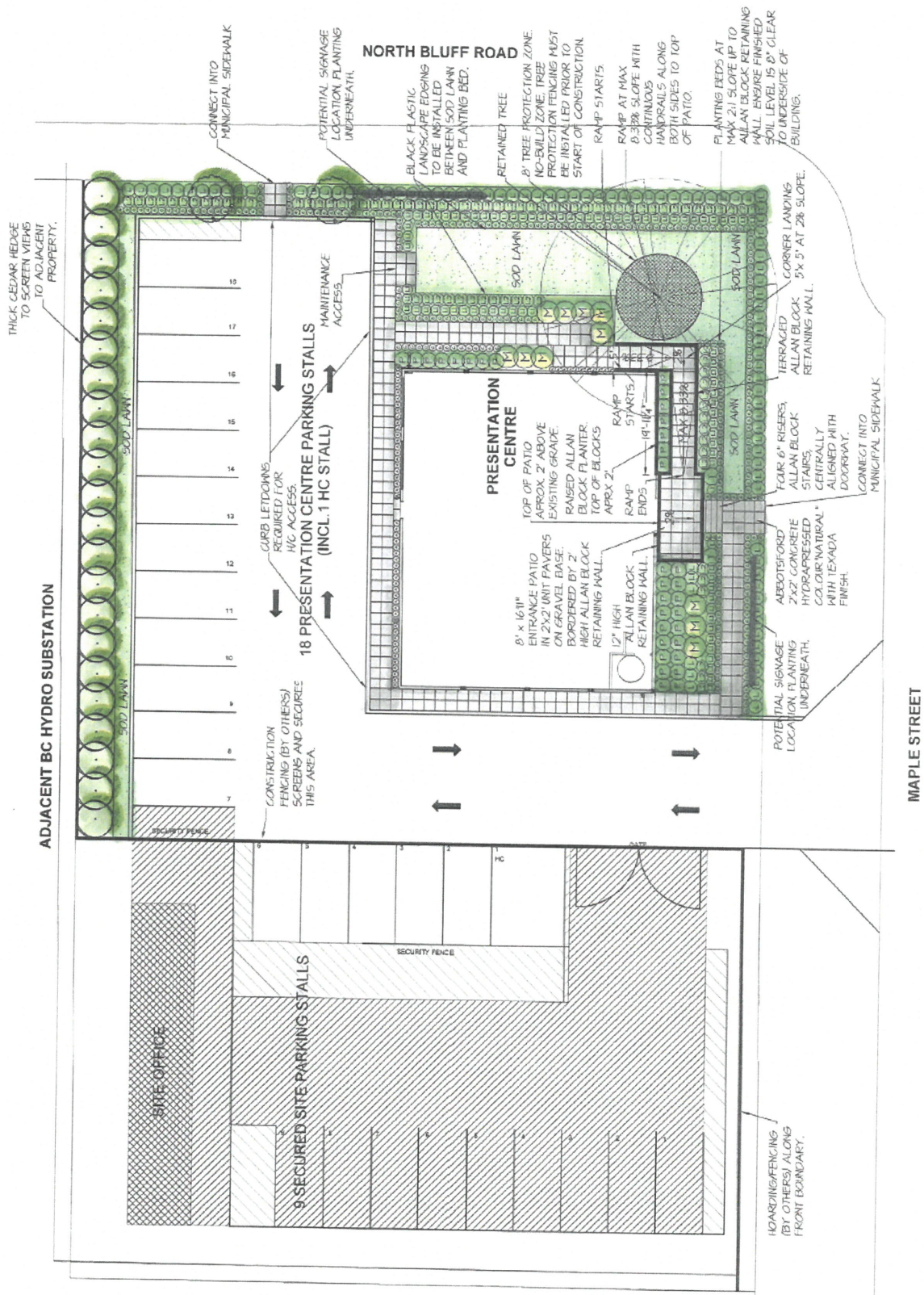
Location Map

1569 Maple Street, 1589 Maple Street
and 15630 North Bluff Road

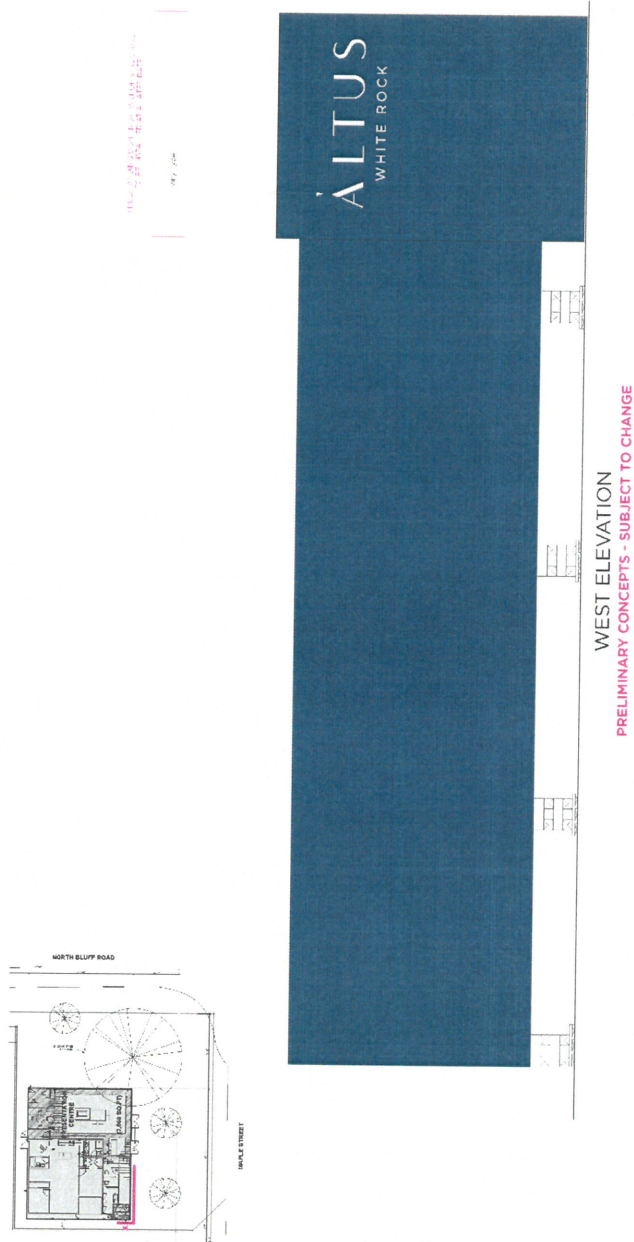
0 15 30 60 Metres

N

NORTH BLUFF ROAD



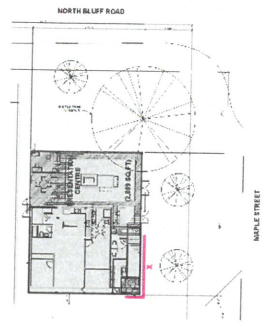
Schedule C – Building Elevations



ALTUS PRESENTATION CENTRE EXTERIOR
EXTENSION - PRELIMINARY CONCEPTS - SUBJECT TO CHANGE

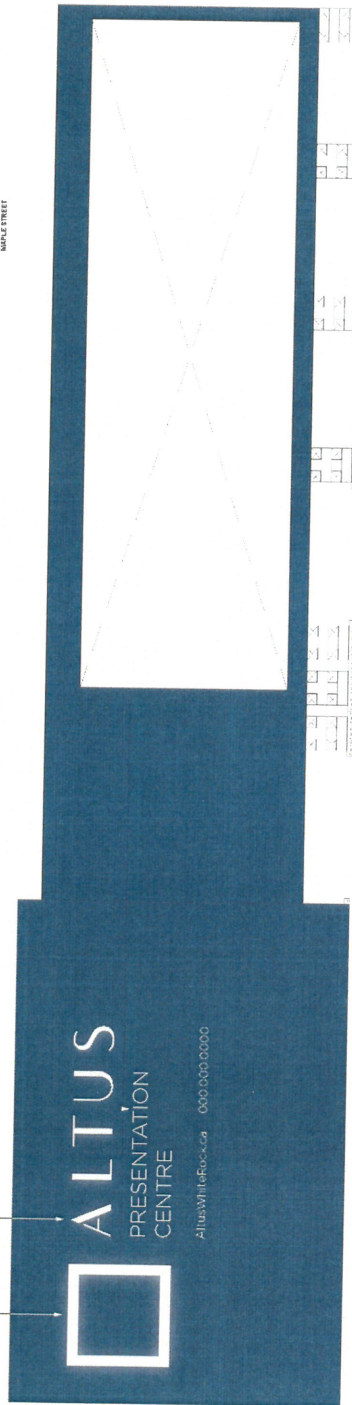
DAM

BAM



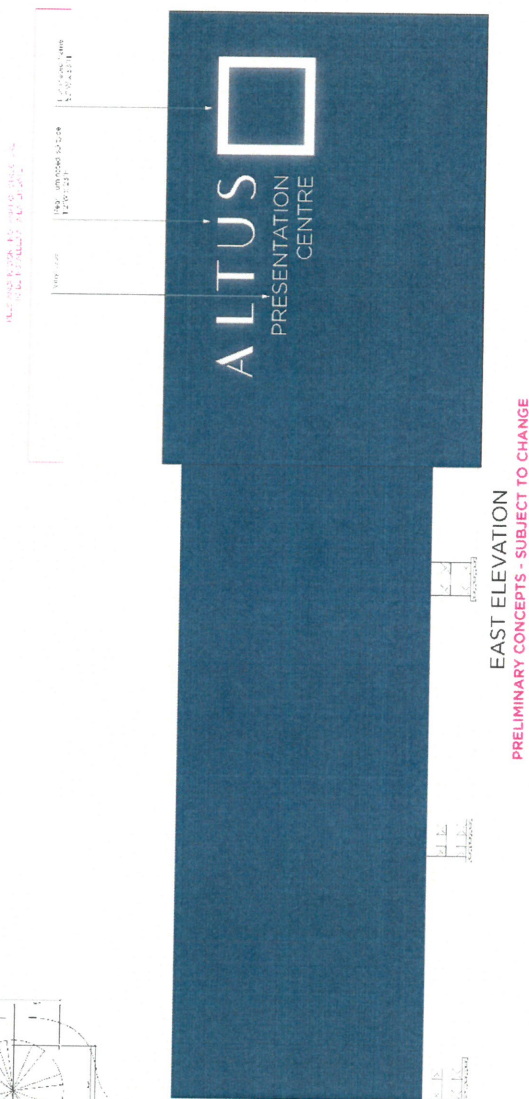
EXISTING LOT 15630/89 MAPLE STREET, 15630 NORTH BLUFF ROAD
15630/89 MAPLE STREET, 15630 NORTH BLUFF ROAD

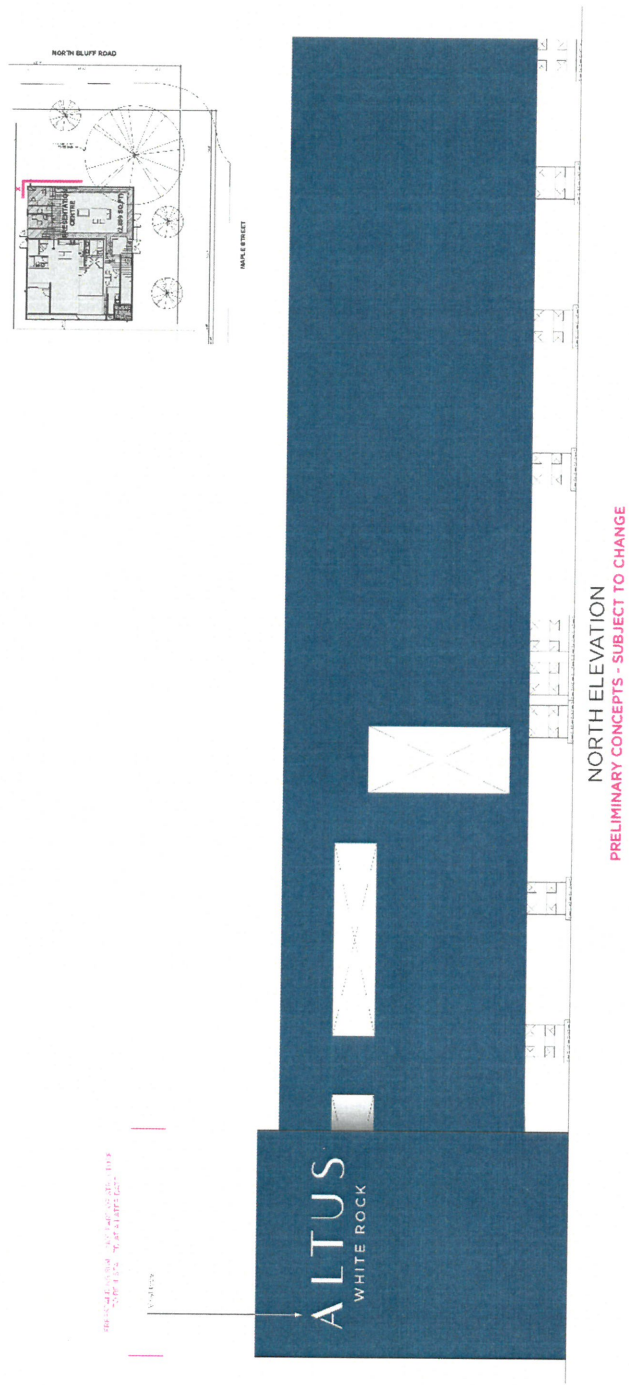
ALTUS
PRESENTATION
CENTRE
AltusWhiteBox.ca 000.000.0000



SOUTH ELEVATION
PRELIMINARY CONCEPTS - SUBJECT TO CHANGE

ALTUS PRESENTATION CENTRE EXTERIOR
15630/89 MAPLE STREET, 15630 NORTH BLUFF ROAD





ALTUS PRESENTATION CENTRE EXTERIOR
DESIGN AND CONSTRUCTION OF THE BUILDING

FLAM