

THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 21-019

1. This Temporary Use Permit No. 21-019 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 1, Except: Parcel "M" (Bylaw Plan 30172), Section 11 Township 1 New Westminster District
Plan 16655
PID: 010-236-473
(Civic: 1589 Maple Street)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 21-019 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 use.

b) Dimensions and Siting of Buildings

- (i) The building that houses the temporary sales centre must generally comply with the plans as outlined in the previous TUP 18-001.
- (ii) 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, as outlined in the previous TUP 18-001.

- (iii) The temporary buildings and structures may encroach on lot lines internal to the Lands.
- (iv) 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 driveway access and parking must be located to minimize any potential impacts to protected trees.
 - c) No alteration to the natural drainage shall be undertaken which may cause or contribute to hazardous conditions on the Lands or adjacent properties;
 - d) The permittee must provide fencing to prevent access to the construction site office from the temporary sales centre.
 - e) The permittee must provide a minimum of twelve on-site parking spaces for the temporary sales centre.
 - f) The permittee must provide a minimum of eight on-site parking spaces for the temporary construction site office.
 - g) 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 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 in the amount of \$30,400 (125% of the cost of removal and restoration) taken as part of the initial Temporary Use Permit (TUP 18-001) 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.
8. This Permit is valid for the time extension period of three years as approved by Council in accordance with the provisions of Section 497 of the *Local Government Act*.

9. 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.
10. 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 _____, 2021.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2021.

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 A – Location Map

