

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO.3849"

TEMPORARY USE PERMIT

NO. TU000027

Issued to: SAU FONG MA, NELSON TO YEUNG MA, & MICHAEL TO WAI MA  
Address: 3233 EAST 62ND AVENUE VANCOUVER BC V5S 3V3

Issued to: ON LOK ENTERPRISES LTD., INC. NO.262237  
Address: #205 – 475 MAIN STREET VANCOUVER BC V6A 2T7

1. This Temporary Use Permit is issued to permit construction parking and storage uses and shall include the use of storage containers.

For clarity, the temporary use is only permitted for construction activities as permitted by development permit DP000500 and DP000501.

2. This Temporary Use Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 3660 WESTWOOD STREET & 3670 WESTWOOD STREET  
Legal Description: LOT 4, SECTION 39, DISTRICT LOT 4, NEW WESTMINSTER DISTRICT, PLAN NWP16492, EXCEPT PLAN 34397  
LOT 5 EXCEPT: "A" (EXPLANATORY PLAN 25684); DISTRICT LOT 4 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN 16492  
P.I.D.: 010-187-529 & 010-187-685

3. As a condition of the issuance of this permit, the following conditions are imposed:
  - a. The temporary construction parking and storage uses shall be restricted to maximum 933m<sup>2</sup> (10,035 ft<sup>2</sup>) area located in the rear yard of 3660 and 3670 Westwood Street as generally shown on the Site Plan which is attached hereto and form part of this permit.
  - b. The temporary use area must be secured with a 6ft tall screened construction fence.
  - c. No storage container shall be stacked and no structure or stored materials shall exceed 10 feet in height.
  - d. All storage containers and other structures, equipment, materials and construction fences associated with the temporary use are to be removed on or before the expiry of this permit.
  - e. The temporary use area must be restored to a residential landscape character including removal of gravel, reinstatement of grass and residential fences on or before the expiry of this permit.

4. As set forth in clause 3 above, the Municipality is holding the securities set out below to ensure the temporary storage containers and all other structures, equipment, materials and construction fences associated with the temporary use are removed and the landscaping restored on or before the expiry of this permit. There is filed accordingly:
  - a. An Irrevocable Letter of Credit or cash security in the amount \$10,000 for the purpose of removal of temporary storage containers and all other structures, equipment and construction fences.
  - b. An Irrevocable Letter of Credit or cash security in the amount \$50,000 for the purpose of landscape restoration.
  - c. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posing of the security is that should the Permittee fail to carry out the works as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
5. The lands described herein shall be used strictly in accordance with the terms and conditions and provisions of this permit.
6. This permit shall expire three years from the issuance date of this permit. The permit may be renewed only once in accordance with Section 497 of the *Local Government Act*.
7. The terms of this permit are binding on all persons who acquire an interest in the land affected by this permit.
8. This permit is not a building permit.

APPROVED BY THE COUNCIL THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

---

Mayor

---

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

---

Applicant (or Authorized Agent or Representative of Applicant)

## Site Plan

