

THE CORPORATION OF THE CITY OF PORT COQUITLAM

TEMPORARY USE PERMIT

NO. TU000015

Issued to: KUTAK DEVELOPMENT SERVICES INC.
Address: Suite 2007, 1177 West Hastings St. Vancouver BC V6E 2K3

1. This Temporary Use Permit is issued to permit a temporary sales office for a.
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: 2440 Shaughnessy Street
Legal Description: LOT A, BLOCK MN&P, DISTRICT LOT 289, NEW WEST DISTRICT, PLAN NWP15433
P.I.D.: 004-875-362

3. As a condition of the issuance of this permit, the following conditions are imposed:
 - a. The hours of operation are limited to 8 a.m. to 8 p.m. daily.
 - b. The building, landscaping and parking are to be in general compliance with the drawing numbered TU000015 (A) and (E).
4. The land described herein shall be used strictly in accordance with the terms and conditions and provisions of this permit.
5. 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*.
6. The terms of this permit are binding on all persons who acquire an interest in the land affected by this permit.
7. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COMMITTEE OF COUNCIL THE __TH DAY OF _____, 2020.

ISSUED THIS _____ DAY OF _____ 2020.

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)



KUTAK DISPLAY CENTRE

2440 SHAUGHNESSY STREET
 PORT COQUITLAM,
 BRITISH COLUMBIA

CONSULTANTS:

RESIDENTIAL DESIGN/DRAFTING:	HORACE ENGINEERING LTD.
SURVEYOR CONSULTANT:	OLIEN & ASSOCIATES BRITISH COLUMBIA SURVEYORS
STRUCTURAL CONSULTANT:	HORACE ENGINEERING LTD.

DRAWING INDEX	
00.00	COVER SHEET
01.00	NOTE SHEETS
02.00	GENERAL NOTES
03.00	BUILDING PLANS
04.00	SECTION
05.00	DETAILS

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIAN BUILDING CODE (BCBC) AND THE NATIONAL BUILDING CODE (NBC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN INDICATED ON THE PLANS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

13. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

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17. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

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21. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

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25. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

27. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

28. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

29. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

REVISION	
01	ISSUE
02	REVISED
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HORACE ENGINEERING LTD.
 RESIDENTIAL ENGINEERING CONSULTANTS
 2440 SHAUGHNESSY STREET
 PORT COQUITLAM, BC V3C 2K8
 TEL: 604-273-1111 FAX: 604-273-1112
 WWW.HORACE-ENG.COM

KUTAK DEVELOPMENT

DESIGNER: HORACE ENGINEERING LTD.
 2440 SHAUGHNESSY STREET
 PORT COQUITLAM, BC

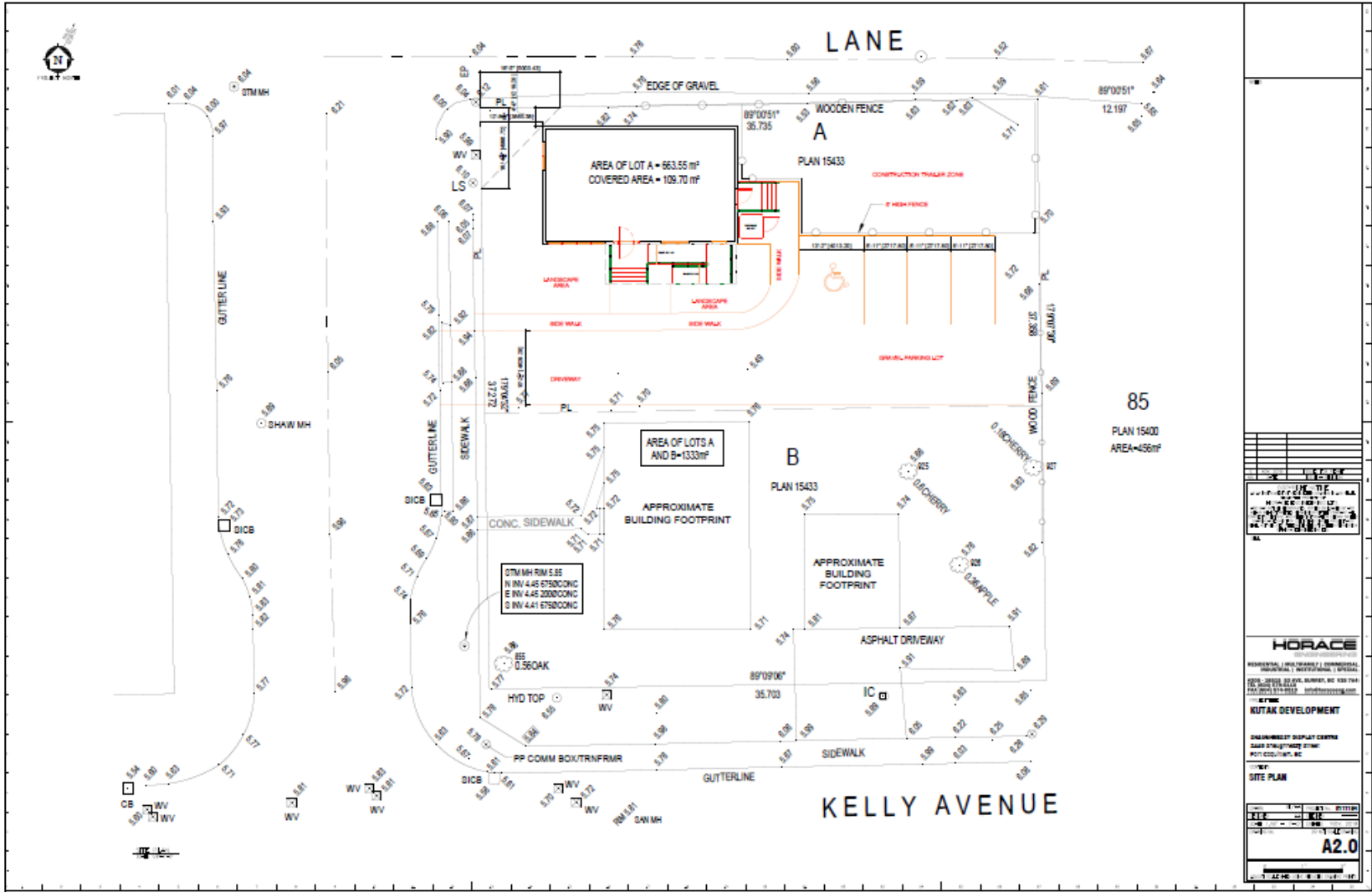
DATE: 2024-01-15

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COVER SHEET

NO.	DATE	BY	REVISION
1	2024-01-15	ABC	ISSUE FOR PERMIT

TU000015 (A)



DATE	DESCRIPTION

HORACE
 ARCHITECTURAL, ENGINEERING, PLANNING, ENVIRONMENTAL & CONSTRUCTION SERVICES
 2005 S. 20TH ST. W. WYOMING, WY 83406
 TEL: 307.233.1100 FAX: 307.233.1101
 WWW.HORACE-ARCHITECTS.COM

KUTAK DEVELOPMENT

ENGINEERING DISPLAY CENTER
 2005 S. 20TH ST. WYOMING, WY 83406
 TEL: 307.233.1100 FAX: 307.233.1101

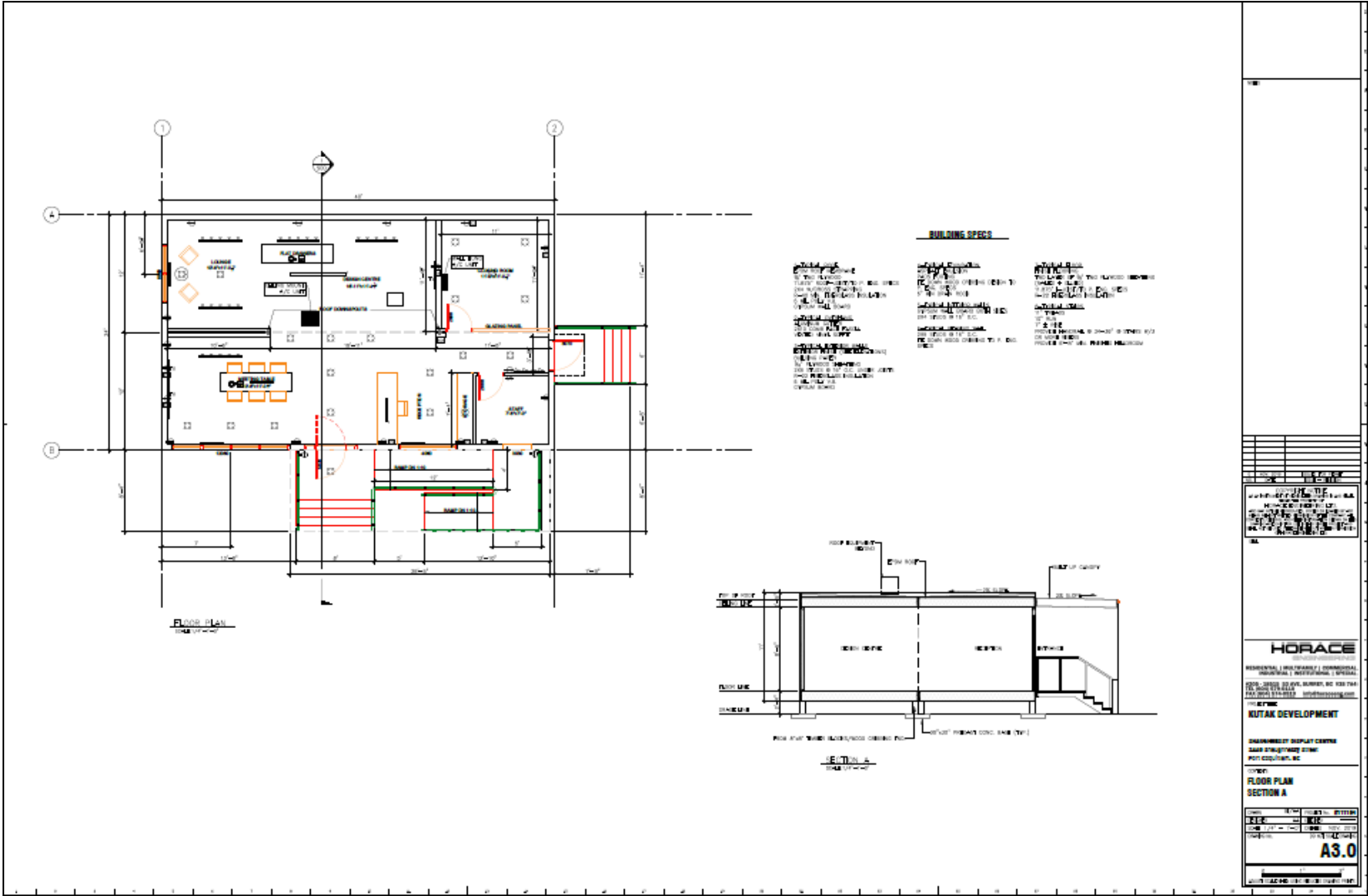
SCALE

AS SHOWN	1" = 10'

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DATE: 11-18-2011

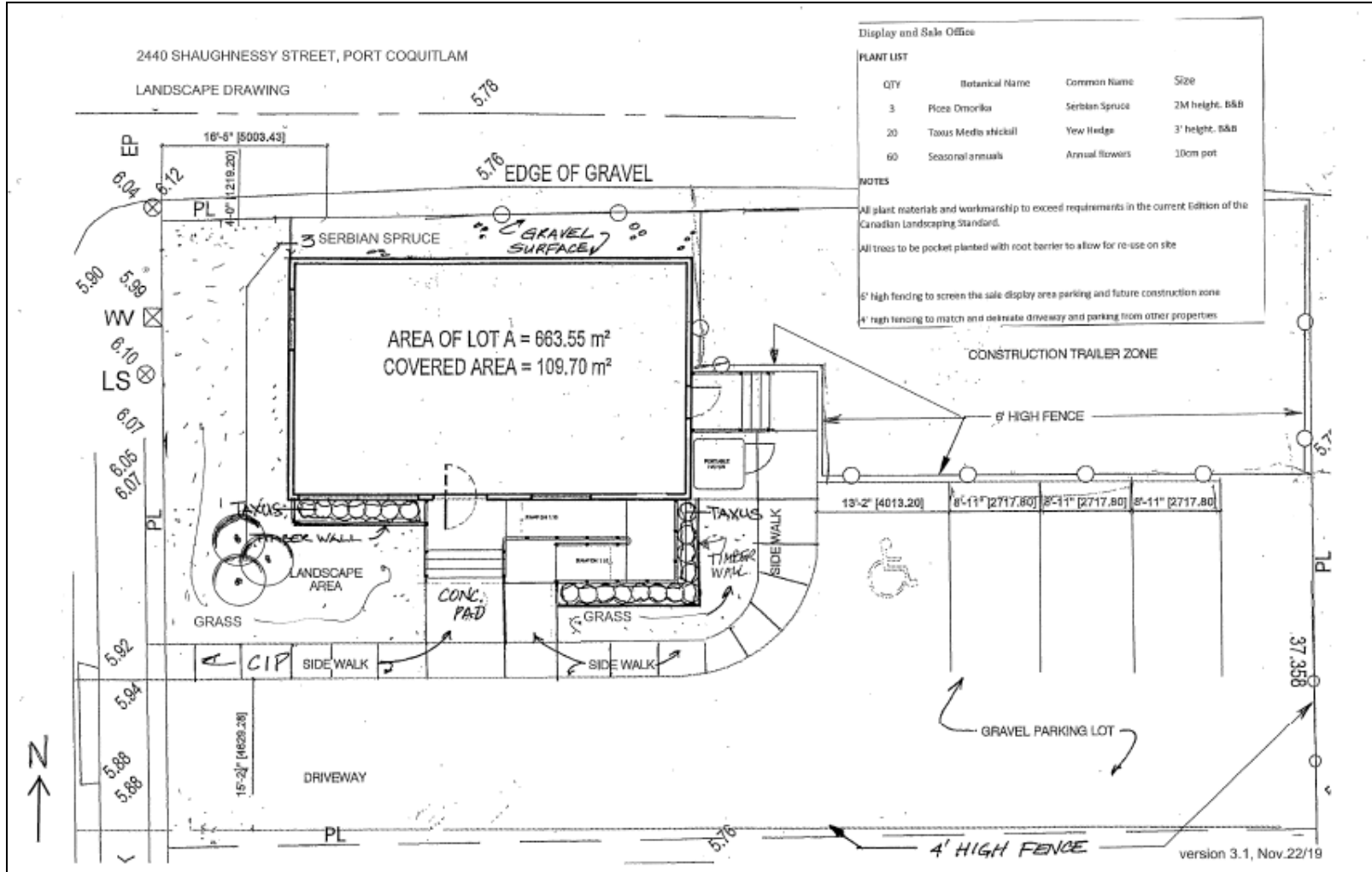
TU000015 (B)



TU000015 (C)

2440 SHAUGHNESSY STREET, PORT COQUITLAM

LANDSCAPE DRAWING



Display and Sale Office

QTY	Botanical Name	Common Name	Size
3	Picea Omorika	Serbian Spruce	2M height, B&B
20	Taxus Media stickall	Yew Hedge	3' height, B&B
60	Seasonal annuals	Annual flowers	10cm pot

NOTES

- All plant materials and workmanship to exceed requirements in the current edition of the Canadian Landscaping Standard.
- All trees to be pocket planted with root barrier to allow for re-use on site
- 6' high fencing to screen the sale display area parking and future construction zone
- 4' high fencing to match and delineate driveway and parking from other properties

TU000015 (E)