



District of West Vancouver

Temporary Use Permit No. 17-086

CURRENT OWNER: JAMES PURDIE AND LYNDA WRIGLEY

THIS TEMPORARY USE PERMIT APPLIES TO:

CIVIC ADDRESS: 4170 ROSE CRESCENT

LEGAL DESCRIPTION: 009-728-333
LOT 1 BLOCK 7 DISTRICT LOTS 559 AND 582 PLAN 9212
(the 'Lands')

1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the temporary retention of the single family dwelling, deck and detached garage (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) The existing single family dwelling, decks and detached garage (the "Temporary Buildings and Structures") may remain on the Lands for the purposes of the Temporary Use, subject to all subdivision requirements and in accordance with the attached **Schedule A**.

3.0 Expiry of Permit

- (a) This permit expires, and the Temporary Use and the Temporary Buildings and Structures is no longer permitted, 3 years from the date of issuance of this Permit, unless this Permit is renewed pursuant to s. 493 of the *Local Government Act*, in which case this Permit shall expire on the date specified in the renewal of the permit.
- (b) On or before the date that this Permit expires:
 - i. the Temporary Building and Structures must be removed from the Lands; or
 - ii. the Temporary Building and Structures must comply with the Zoning Bylaw; and
 - iii. demolition or alteration of the Temporary Buildings and Structures must comply with the Building Bylaw.

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4.0 Security of the Permit

- (a) Prior to the issuance of this Permit, security for the due and proper completion and the removal or alteration of the Temporary Structure (the "Works"), shall be provided in the amount of \$20,000.00 (the "Security Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.
- (b) Prior to issuance of this Permit, a covenant restricting the separate sale of the lots shall be registered at the Land Titles Office.
- (c) In the event that the Temporary Structure is not removed, or the Works are not completed as provided for in this Permit, the District may, at its option, retain the Security Deposit, or cancel the subdivision plan, or enter upon, carry out and complete the removal of the Temporary Structure and the Works so as to satisfy the terms of the Temporary Use Permit, and may recover the costs of doing so from the security deposited, including an additional 10% of the cost of the work to offset the District's costs in administering and enforcing the terms of the Permit.

5.0 Runs with the Land

- (a) The terms of this Permit are binding on all persons who acquire an interest in the Lands.

6.0 Lapse of Permit

This Temporary Use Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES APPROVED THIS PERMIT ON SEPTEMBER 24, 2018.

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

UNDERTAKING TO REMOVE AND RESTORE

The undersigned, being the Permittee identified in this Temporary Use Permit, solemnly undertakes to remove the Temporary Structure described in s. 2.0 of this Permit from the Lands, and to restore the Lands in the vicinity of the location of the Temporary Structure in accordance with this Permit. The undersigned acknowledges that, if the Temporary Structure is not removed or the Lands not restored in accordance with this undertaking to the satisfaction of the District, the District by its own forces or those of a contractor may, on two business days' notice given by posting the notice on the Temporary Structure, enter on the Lands, remove and dispose of the Temporary Structure, and restore the Lands to the condition specified in this Permit.

The undersigned acknowledges that the District may at its discretion apply the security deposit described in Section 4.0 of this Permit to the actual cost of the work, plus 10% of the cost of the work to offset the District's costs in administering and enforcing the terms of the Permit.

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON SEPTEMBER 24, 2018.

Schedules:

A – Subdivision Plan