

THE CORPORATION OF DELTA

TEMPORARY USE PERMIT NO. LU007852

Issued pursuant to Section 493 of the *Local Government Act, RSBC 2015, c.1*

1. This Temporary Use Permit is issued to:

H. SHARMA & ASSOCIATES INC. (Inc. No. BC0761817)
#1 – 13018 – 84 Avenue
Surrey, British Columbia V3W 1L2

(hereinafter called the “Permittee”) as the owner of, and shall apply only to ALL AND SINGULAR that certain parcel of lands situate in the Municipality of Delta, in the Province of British Columbia, and more particularly described as:

Parcel Identifier: 011-120-045
South Half of Lot 2 Except: Part Shown on Plan With Bylaw Filed 35637;
Section 25, Township 4, New Westminster District Plan 5159

11489 84 Avenue
(hereinafter called the “Lands”)

2. This Permit is issued subject to compliance with all of the bylaws of The Corporation of Delta (hereinafter referred to as “the Municipality”), except as specifically varied or supplemented by this Permit.
3. The Lands have been designated as a Temporary Use Permit Area in “The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985”.
4. Notwithstanding “Delta Zoning Bylaw No. 2750, 1977”, as amended, but subject to the terms and conditions contained herein, permission is hereby given to temporarily use the Lands for the following purpose:
- ‘Office Operation’ for real estate sales and showroom.
5. The temporary use shall be carried out according to the following conditions:
- a) The use must be accommodated within one or more buildings or structures to be located within the area shown outlined in bold, hatched and marked ‘Temporary Permit Use Area’ in Schedule “A”.
 - b) The Lands shall not be used for an Office Operation until all buildings and structures have received occupancy and have been serviced to the satisfaction of the Director of Community Planning & Development.
 - c) A total of five (5) parking spaces shall be provided for employees and customers of the ‘Office Operation’ on the subject property.

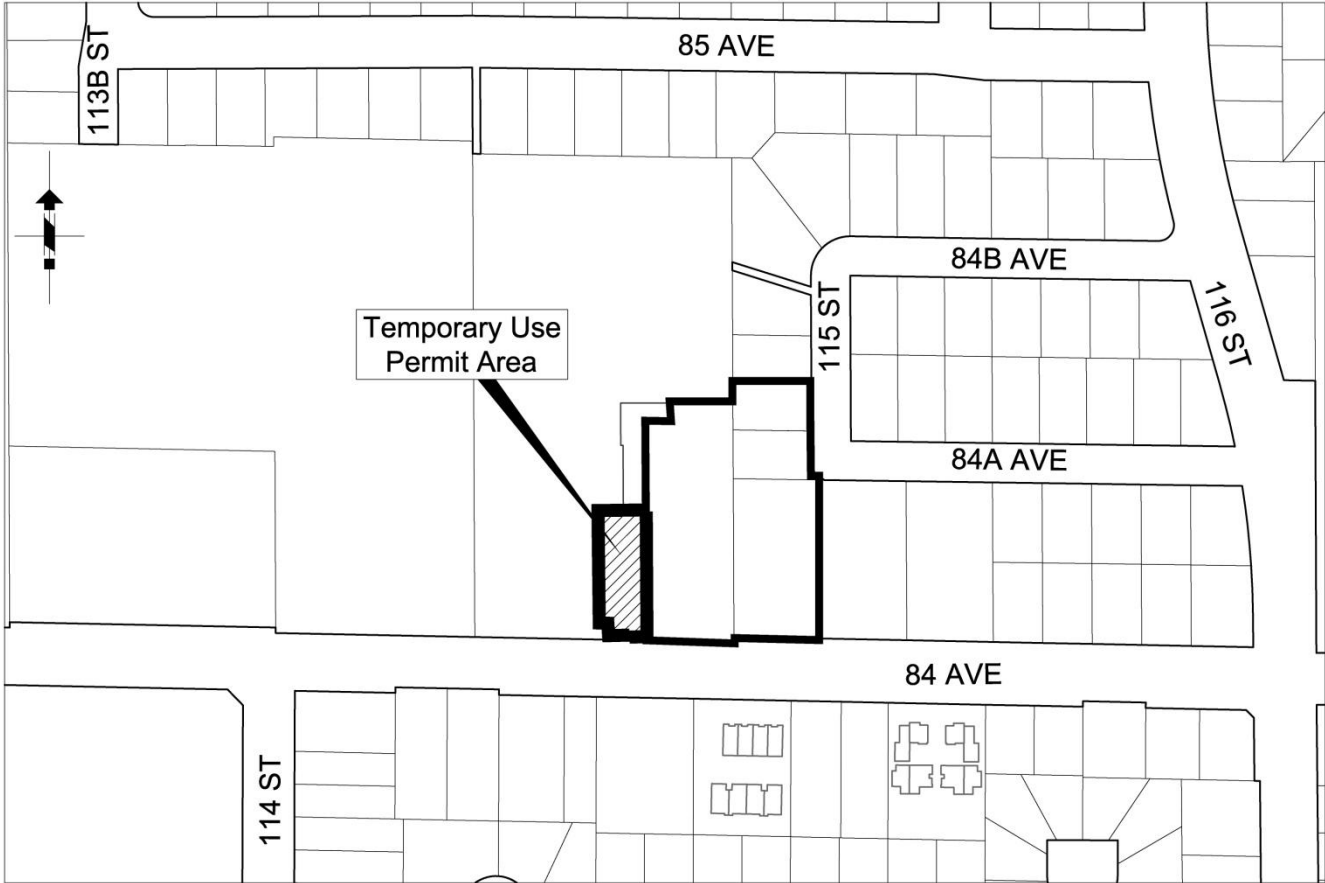
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- 6. The Lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit. This Permit does not constitute a rezoning, subdivision approval, sign permit or building permit.
 - 7. This Permit is not transferable.
 - 8. Subject to Section 5(c) of Temporary Use Permits in Schedule E of “The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985”, this Permit shall lapse one year from the date of issuance.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2017.

IN WITNESS WHEREOF this Permit has been executed by the Permittee and this Permit is hereby issued by the Municipality the day of , 2017.

H. SHARMA & ASSOCIATES INC.)
 (Inc. No. BC0761817))
 by its authorized signatories:)
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THE CORPORATION OF DELTA)
 by its authorized signatories:)
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 Lois E. Jackson – Mayor)
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 Robyn Anderson - Municipal Clerk)



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This is Schedule "A" to
Temporary Use Permit LU007852
(H. Sharma & Associates Inc.)

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