

**CITY OF MISSION  
TEMPORARY USE PERMIT TPN24-1**

Issued to: Sarbjit Deol, Jagwinder Deol, Harjit Kaur Deol  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the Permittee)

Address: 107 – 32030 Lougheed Highway, Mission, BC V2V 1A4

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Temporary Use Permit applies to and only to those lands within the Municipality legally described below, and any and all buildings, structures and development thereon:

**7291 Wren Street**

Parcel Identifier: 004-031-334

Lot 184 Section 19 Township 17 New Westminster District Plan 50153

3. The said lands are zoned Urban Residential 558 Zone (R558) pursuant to “City of Mission Zoning Bylaw 5949-2020” as amended.

“City of Mission Zoning Bylaw” as amended is hereby supplemented in respect of the said lands as follows:

- (a) This permit allows for the addition of the following principal use and no other uses (as defined by “City of Mission Zoning Bylaw 5949-2020” as amended from time to time):
  - i. Sales centre for the promotion of residential units.
- (b) The allowable use, outlined in this permit, shall be permitted to be conducted on the said lands for a maximum of three (3) years from the date of issuance of the permit and the use of the property for those purposes is subject to the following conditions:
  - i. A security deposit of \$56,250 to guarantee the removal of the building must be paid to the City within 90 days of the approval of this permit. The deposit will be returned following the removal of the building.
  - ii. A new Section 219 Covenant be registered on title stating the temporary building will be removed within 3 years.
  - iii. Completion of a new temporary building permit which follows the design, siting, and landscaping as listed in **Appendices 1, 2, 3, and 4**. A letter of credit in the amount of \$10,000 is to be received alongside the temporary building permit.
  - iv. Upon expiry of this permit, the owner may apply for a one-time renewal.
  - v. All business licenses issued to the occupant of the property will have expiry dates that will not exceed the term of this permit.
  - vi. All proposed signage on the site must be in accordance with the District of Mission Sign Bylaw 1662-1987 and approved by the Development Services Department.
- (c) This permit shall lapse three (3) years after the date of issuance or upon breach of its terms and conditions.
- (d) The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.

Minor changes to the aforesaid drawings that do not affect the intent of this permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Development Services Department.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
6. The terms of this permit, or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
7. This permit is not a building permit. A building permit(s) must be obtained for all buildings to be located on the property associated with this permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Temporary Use Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type year] day of [Click here to type year] , [Click here to type year] .

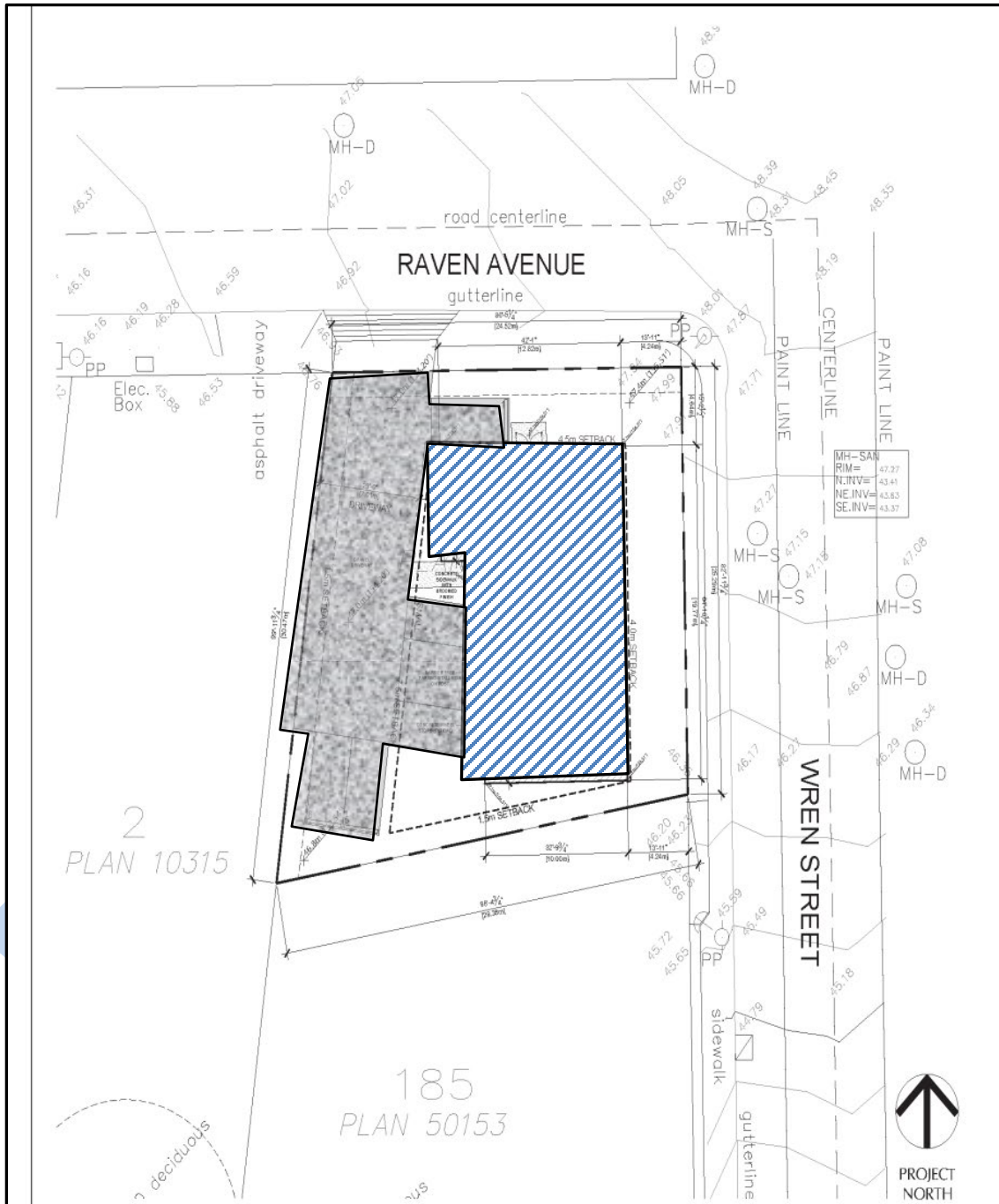
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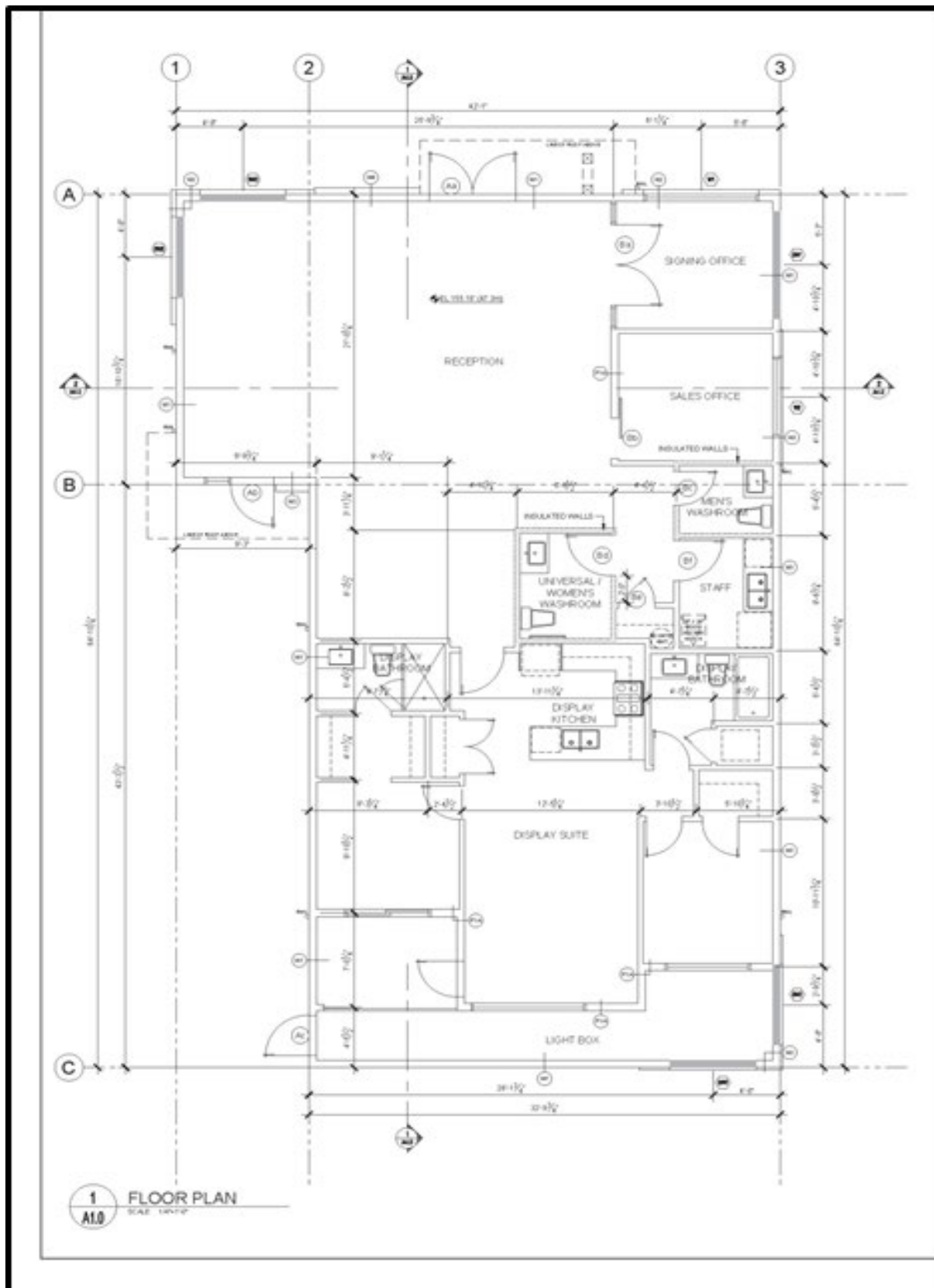
Temporary Use Permit TPN24-1



Appendix 2  
SITE PLAN



Appendix 3  
FLOOR PLAN



## Appendix 4

### Landscape Plan

