

Notice of Temporary Use Permit

Temporary Use Permit – for 757-773 Kingsway Avenue and 1681-1703 Trenton Street

Notice is given (s. 494 of the *Local Government Act*) the City of Port Coquitlam will be considering issuance of Temporary Use Permit No. TUP00026 on **Tuesday, September 22, 2026 at 5:00 p.m.** in the **Council Chambers at Port Coquitlam City Hall** (2580 Shaughnessy Street).

Purpose of the Proposed Permit

The intent of the **Temporary Use Permit No. TUP00026**, is to utilize the subject properties for outdoor stage uses.



The Council meeting is open to the public and anyone wishing to attend may do so in person by attending Council Chambers. The meeting will also be livestreamed on the City's website and can be viewed by going to portcoquitlam.ca/council.

A copy of the proposed permit and other relevant documents, may be inspected online at portcoquitlam.ca/publicnotice or in-person from **September 11, 2026, to September 21, 2026**, between 8:30 a.m. to 4:30 p.m., Monday to Friday at Port Coquitlam City Hall, 2nd floor, 2580 Shaughnessy Street, Port Coquitlam, BC, except holidays. You may also request a copy of the permit by emailing

legislativeservices@portcoquitlam.ca.

C. Deakin, Corporate Officer
Legislative Services
604-927-5212

Temporary Use Permit Application for 757-773 Kingsway Avenue and 1681-1703 Trenton Street

RECOMMENDATIONS:

That Committee of Council:

1. *Authorize staff to provide notice of Temporary Use Permit TUP000026 at 757-773 Kingsway Avenue and 1681-1703 Trenton Street; and*
2. *Recommend Council support issuance of the permit for a 3-year term subject to the following conditions:*
 - a. *Use of the lands must adhere to the watercourse protection area setbacks and conditions as established by watercourse development permit DP000687.*
 - b. *Use of the adjacent municipal lane must adhere to conditions and requirements set by the City through issuance of an encroachment agreement **or** all encroachments removed and the area restored to the City's satisfaction.*

PEVIOUS COUNCIL/COMMITTEE ACTION

Committee will consider issuance of watercourse development permit DP000687 on September 8th (prior to consideration of this report).

REPORT SUMMARY

Bath Investments has submitted a temporary use permit application to allow outdoor storage uses at 757-773 Kingsway Avenue and 1681-1703 Trenton Street. While the property is located within an active industrial area and historically used by a logging operation for the storage of wood chips, the site retains its historic A (Agriculture) zoning. Staff recommend Committee of Council authorize public notification of the temporary use permit application and provide a recommendation of support for the permit, with specified conditions related to watercourse setbacks and use of a municipal lane.

BACKGROUND

Proposal: 1269449 BC Ltd, 1269451 BC Ltd and 12702232 BC Ltd (Bath Investments) wish to use 757-773 Kingsway Avenue and 1681-1703 Trenton Street for outdoor storage. Bath Investments has purchased a number of adjacent parcels and advises their intent is to utilize the subject properties for outdoor storage uses in the short/medium term until they pursue comprehensive redevelopment of the area. As the property has a historic A (Agriculture) zoning, a temporary use permit is required to permit the proposed outdoor storage use.

Site Context: The 9,035m² (2.2 acres) site is comprised of 12 long, narrow parcels and located south-east side of the Mary Hill Bypass just before the Pitt River Bridge. An unopened municipal lane runs north/south through the collection of properties.

This site was historically used by an adjacent logging operation to store organic materials. It is currently surfaced with gravel and secured by a chain-link fence. The site is surrounded by industrial

Temporary Use Permit Application for 757-773 Kingsway Avenue and 1681-1703 Trenton Street

zoned properties and utility corridors owned by BC Hydro and Fortis. There is also an 8m wide BC Hydro right of way (ROW) along the northern edge of the site.

The site is also within a watercourse protection area for roadside drainage that runs along Kingsway Avenue, Trenton Street and Perkin Street, and a drainage swale to the north of the site.



Location map (properties outlined in red)

Policy and Regulations: The site's current zoning is Agricultural which allows farming related uses. This zoning designation reflects historic zoning in the area, but does not reflect use, context or agricultural viability.

The Official Community Plan (OCP) designates the site as Marine Commercial. The OCP describes the Marine Commercial land use designation as allowing for a mix of marine-related and multiple-family residential uses. This designation has been identified for review in the upcoming OCP update to ensure it reflects area characteristic and limitations.

The policies of the OCP encourage the efficient use of land and support of business and employment opportunities in the industrial sector and suggests the City may consider issuance of temporary use permits in accordance with S.493 of the *Local Government Act (LGA)*. Temporary use permits may be valid for up to three years, be renewed for an additional three years, and may specify conditions under which the temporary use is carried out. The LGA also requires public notification prior to consideration of permit issuance.

DISCUSSION

In addition to the proposed temporary use permit, the City is working with the property owner on two other related matters:

Temporary Use Permit Application for 757-773 Kingsway Avenue and 1681-1703 Trenton Street

- Issuance of a watercourse development permit (DP000687) to establish requirements for watercourse setbacks and protection of existing vegetation on the site (anticipated to be considered by Committee prior to this report).
- Approval of an encroachment agreement to allow for exclusive use and encroachment of storage uses into the unopened municipal lane (authority for issuance delegated to the Director of Engineering and Public Works, in accordance with the Highway Use Bylaw) or all encroachments removed and the area restored to the City's satisfaction.

The proposed temporary use permit would allow outdoor storage of vehicles, trailers, equipment and other materials on the site. These uses are in keeping with the context of surrounding properties and similar to a temporary use permit approved for industrial storage uses on an A zoned property at 750 Holland Avenue, directly north of this site, in 2024. The site is well screened from the Mary Hill Bypass with surrounding natural vegetation and staff do not anticipate any negative impacts related to the proposed temporary use.

Staff recommend the application be supported with conditions to ensure all uses are being sited in compliance with the watercourse development permit and that the owner either obtain an encroachment agreement to allow temporary use of the municipal lane or remove any encroachment from this area.

PUBLIC CONSULTATION

Public notice of the application is required prior to Council's consideration of the temporary use permit.

FINANCIAL IMPLICATIONS

None associated with this application, however, if the owner enters into an encroachment agreement with the City for use of the unopened lane for storage purposes, a fee will be required for the use of public land.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of the temporary use permit application and recommend Council support issuance of the permit.
	2	Request staff provide additional information prior to making a decision or amend the proposed temporary use permit uses and conditions.
	3	Not authorize notification of the temporary use permit if Committee does not support the requested use. The applicant may then request the application be forwarded to Council for consideration.

Temporary Use Permit Application for 757-773 Kingsway Avenue and 1681-1703 Trenton Street

ATTACHMENTS

Attachment 1: Draft Temporary Use Permit TU000023

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

TEMPORARY USE PERMIT

NO. TU000023

Issued to: 1269449 BC LTD; 1269451 BC LTD; 1270232 BC LTD
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 23867 FRASER HWY LANGLEY BC V2Z 2K5

1. This Temporary Use Permit is issued to permit outdoor storage of vehicles, trailers, equipment and other materials.
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: 1703 TRENTON STREET; 1681 TRENTON STREET; 773
KINGSWAY AVENUE; 757 KINGSWAY AVENUE

Legal Description: LOT 5 BLOCK 12 SECTIONS 16 AND 17 BLOCK 6 NORTH
RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 2416;
LOT 6 BLOCK 12 SECTION 17 BLOCK 6 NORTH RANGE 1
EAST NEW WESTMINSTER DISTRICT PLAN 2416; LOT 7
BLOCK 12 SECTION 17 BLOCK 6 NORTH RANGE 1 EAST
NEW WESTMINSTER DISTRICT PLAN 2416; LOT 8 BLOCK 12
SECTION 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 9 BLOCK 12
SECTION 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 10 BLOCK 12
SECTIONS 16 AND 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 11 BLOCK 12
SECTIONS 16 AND 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 12 BLOCK 12
SECTIONS 16 AND 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 13 BLOCK 12
SECTIONS 16 AND 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 14 BLOCK 12
SECTIONS 16 AND 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 15 BLOCK 12
SECTIONS 16 AND 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416; LOT 16 BLOCK 12
SECTIONS 16 AND 17 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 2416

P.I.D.: 007-464-673; 012-644-358; 012-644-366; 012-645-150; 012-645-460; 007-464-746; 007-464-762; 007-464-801; 007-464-835; 007-464-860; 007-464-886; 007-464-908

3. As a condition of the issuance of this permit, the following conditions are imposed:
 - a. Use of the lands must adhere to the watercourse protection area setbacks and conditions as defined by watercourse development permit DP000687.
 - b. Use of the adjacent municipal lane must adhere to conditions and requirements set by the City through issuance of a legal agreement OR all encroachments removed and the area restored to the City's satisfaction.
4. The lands 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.

APPROVED BY THE COUNCIL THE ____ DAY OF _____, 2026.

SIGNED THIS ____ DAY OF _____, 2026.

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)