

This Temporary Use Permit is issued to:

**Name:** Harpreet Kaur & Rashpal Singh

**Address:** 465 Bic Drive  
Prince George, BC V2M 0A5

**cc: Name:** L&M Engineering Ltd.

**Address:** 1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4

This Temporary Use Permit applies to:

**Address:** 490 Lyon Street

**Legal Description:** Lots 23 and 24, Block 51, District Lot 937, Cariboo District, Plan 752

- 1) This permit is issued subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except for the temporary use permitted by this permit.
- 2) This permit authorizes the following temporary use:
  - a. **Service, Personal**

On the area of land shown on the plans attached as Exhibit "A".

- 3) This permit authorizes the temporary use mentioned in Section 4 of this permit for **another 3 years** from the date this permit is issued.
- 4) This permit establishes the following conditions under which the temporary use may be carried on:
  - a) Access from 5<sup>th</sup> Avenue will continue to be decommissioned.

- 5) If the applicant for this permit contravenes or commits any breach of any condition of this permit or suffers or permits any act or thing to be done in contravention of or in violation of any of the conditions of this permit or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing whatsoever by the permit prescribed or imposed or required to be done is in default of this permit, and the security provided pursuant to this permit may be forfeit to the City of Prince George.
- 6) **This Permit does not satisfy any other approvals required by the City of Prince George, the Province of British Columbia or the Federal Government.**

Authorizing resolution passed by Mayor and Council on \_\_\_\_ day of \_\_\_\_\_, 2026.

Issuance date: \_\_\_\_\_

Authorizing Signature: \_\_\_\_\_

LEGAL DESCRIPTION  
LOT 23 DL 937 PL 752  
PID: 007-908-261

LOT 24 DL 937 PL 752  
PID: 007-908-288

EXISTING ZONING  
RS4

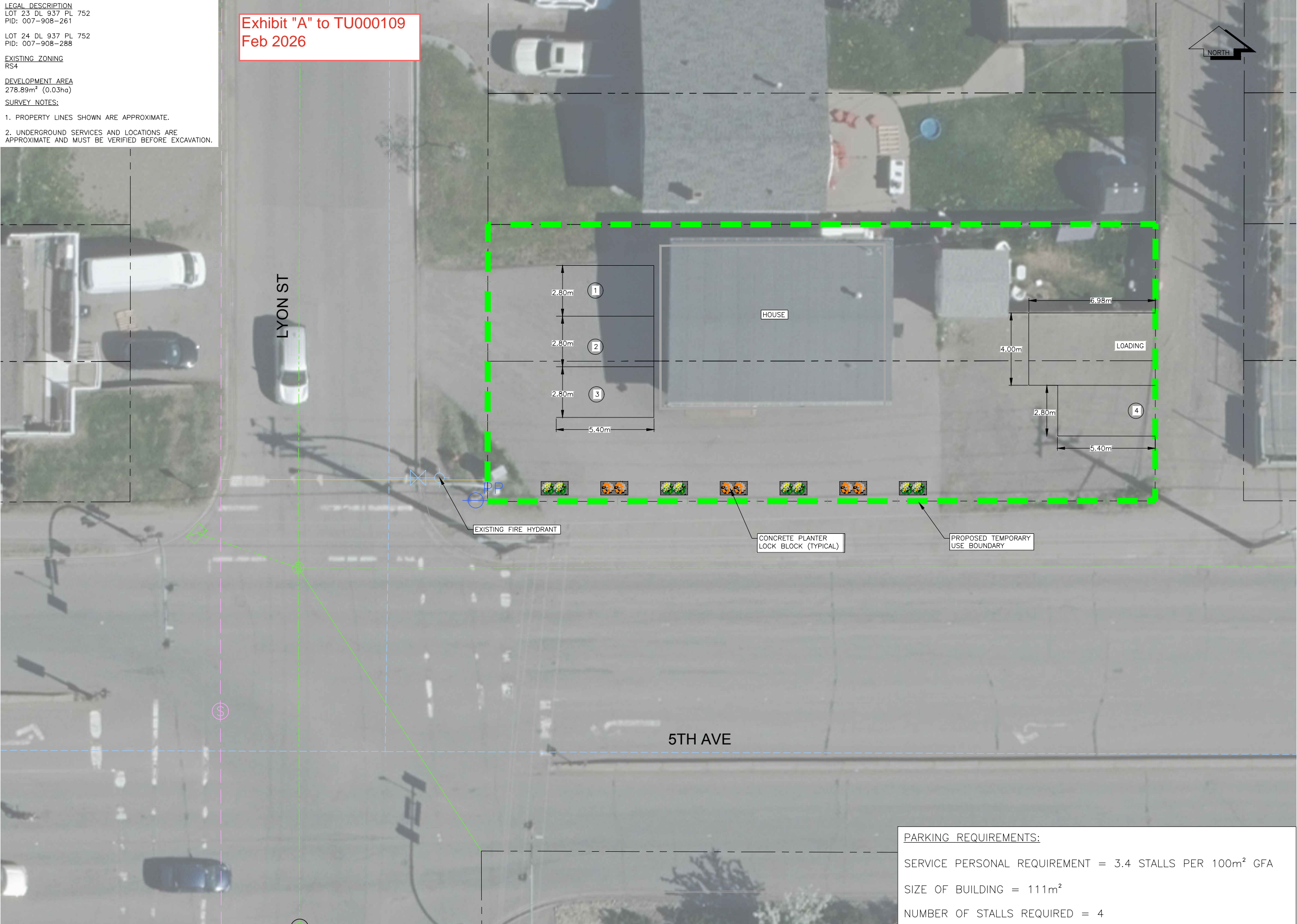
DEVELOPMENT AREA  
278.89m<sup>2</sup> (0.03ha)

SURVEY NOTES:

1. PROPERTY LINES SHOWN ARE APPROXIMATE.

2. UNDERGROUND SERVICES AND LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BEFORE EXCAVATION.

Exhibit "A" to TU000109  
Feb 2026



LEGEND

EXISTING

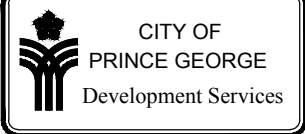
- EX. TEST PIT & DRILL HOLE
- EX. BENCHMARK & SURVEY HUBS
- EX. I.P.s & I.S.M.s
- EX. LEGAL LINE
- EX. LEGAL R.O.W. & EASEMENT
- EX. SANITARY & MANHOLE
- EX. SANITARY FORCE MAIN
- EX. STORM & MANHOLE
- EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- EX. CATCHBASIN MANHOLE
- EX. CULVERT
- EX. FIRE HYDRANT & VALVE ASSEMBLY
- EX. WATERMAIN & VALVE
- EX. BLOW-OFF ASSEMBLY
- EX. CURB STOP
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN(S)
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- EX. DITCH or SWALE
- EX. FENCE
- EX. OVERHEAD LINES
- EX. UNDERGROUND LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN

PROPOSED

- PR. LEGAL LINE
- PR. LEGAL R.O.W. & EASEMENT
- PR. SANITARY & MANHOLE
- PR. STORM & MANHOLE
- PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- PR. CATCHBASIN MANHOLE
- PR. CULVERT
- PR. DITCH or SWALE
- PR. FIRE HYDRANT & VALVE ASSEMBLY
- PR. WATERMAIN & VALVE
- PR. GRAVEL SHOULDER
- PR. ASPHALT
- PR. CURB & SIDEWALK
- PR. ROAD SIGN(S)

NO.	DATE (D/M/Y)	REVISION	BY

NOT FOR CONSTRUCTION



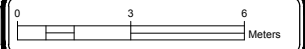
CONSULTANTS PROJECT No.: 1834-02	
DRAWN: KP	
CHECKED: AT	
ENGINEER: TAF	
DATE: MARCH 2023	
SCALES: 1:	
SCALES:	

WES WALKER

490 LYON STREET  
TEMPORARY USE PERMIT

SITE PLAN

DRAWING No.  
**TUP:01**



PARKING REQUIREMENTS:

SERVICE PERSONAL REQUIREMENT = 3.4 STALLS PER 100m<sup>2</sup> GFA

SIZE OF BUILDING = 111m<sup>2</sup>

NUMBER OF STALLS REQUIRED = 4