

# SUMMARY FOR PERMIT APPROVAL

## TEMPORARY USE PERMIT NO. TUP00019 – 1680 Northfield Road

**Applicant:** KEITH BROWN ASSOCIATES LTD (Mr. Keith Brown)

**Owner:** 506675 BC LTD (Mr. Tim Sangha)

**Zoning:** CC2 – NEIGHBOURHOOD CENTRE

**OCP Designation:** Map 1 - Future Land Use Plan – Light Industrial

---

### RECOMMENDATION

That the Director of Community Development authorize Staff to issue the Temporary Use Permit.

### BACKGROUND

A Temporary Use Permit (TUP) application has been received from KEITH BROWN ASSOCIATES LTD., on behalf of 506675 BC LTD. (Tim Sangha) to permit a pet day care use within the existing building located at 1680 Northfield Road. The subject property is zoned Neighbourhood Centre (CC2), which does not permit the pet day care use, and is within the Light Industrial designation in the City of Nanaimo Official Community Plan (OCP).

Section 921 of the *Local Government Act* allows municipalities to approve TUPs to allow a use that is not permitted under current zoning. A TUP can be issued for up to a three year term, with the ability to renew the term only once. Section 7.7 of the OCP allows for the issuance of a TUP on lands designated Industrial, Light Industrial, Commercial, or Urban Node. The City's delegation bylaw has delegated the authority to issue a TUP to the Director of Community Development.

#### *Public Notification*

In accordance with Section 921 of the *Local Government Act*, public notification of the application will include:

- Posting the Notice in Council's office;
- Publishing the Notice in a local newspaper;
- Delivering the Notice to adjacent properties; and,
- Mailing the Notice to the adjacent property owners.

#### *Discussion*

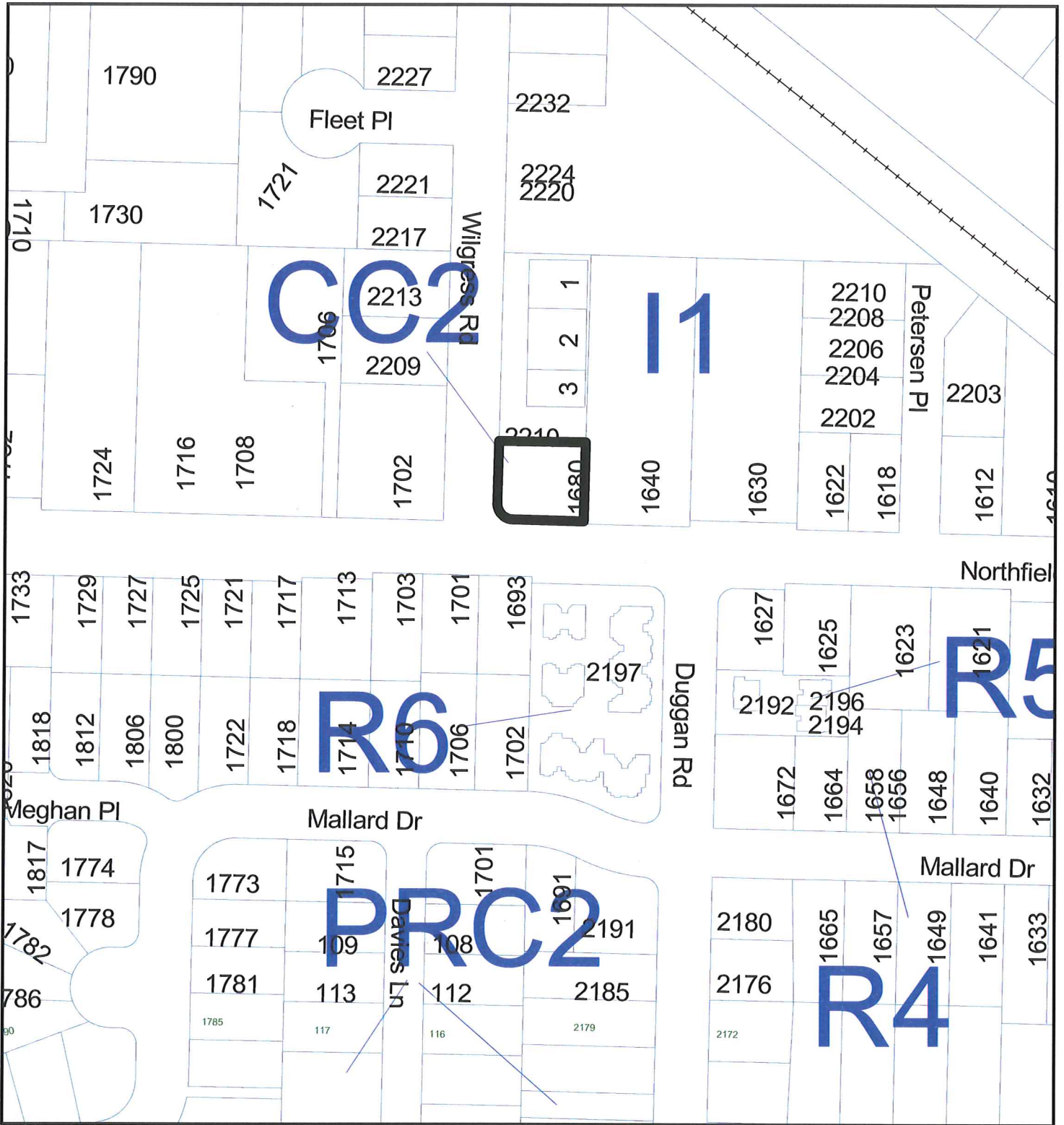
The subject property was previously occupied by Industrial Paint and Plastics, who have recently vacated the property in order to relocate to another Nanaimo location. The applicant in seeking a tenant to fill the vacant building has spoken with the owners of Dog n' Suds, a dog grooming and pet day care business, currently located at 2209 Wilgress Road. The owners of Dog n' Suds are seeking a second location to grow their business. Dog n' Suds are hoping to establish the second location permanently, but at this point only wish to sign a temporary lease in order to determine if the expansion would be a success.

The subject property owner and the owners of Dog n' Suds are aware that a TUP would allow the use for a 3 year period and that it may be renewed only once. If Dog n' Suds decide to remain at 1680 Northfield Road past the three year time frame, a rezoning application will be expected. A pet day care use is permitted within the Highway Industrial (I1) and High Tech Industrial (I3) zone.

*DS/lb*

\\PROSPERO\PLANNING\TEMPUSE\TUP00019\TUP19, APPLICATION SUMMARY.docx

Schedule A



Temporary Use Permit No. TUP19

# LOCATION PLAN

Civic: 1680 Northfield Road



 Subject Property