



**TEMPORARY USE PERMIT TUP00025**

**PHILIP & SANDRA DUBE**  
**Owner(s) of Land (Permittee)**

**2116 NORTHFIELD ROAD**  
**Civic Address**

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 as described below, and any and all building structures and other developments thereon:

Legal Description:

**LOT 3, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 21371**  
**PID: 003-436-497**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit, and any plans and specifications hereto shall form a part thereof.

**Schedule A Subject Property Map**  
**Schedule B Site Plan**

4. This permit prevails over the provisions of the bylaw in the event of conflict.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a sign permit.

**CONDITIONS OF PERMIT**

1. The subject property shall be developed generally in accordance with the Site Plan, prepared by Ian A. Niamath, A.I.B.C., dated 2022-OCT-20, as shown on Schedule B.
2. The Temporary Use Permit allows the following uses only: custom workshop and mini storage.
3. The subject property shall be maintained under the following terms for the duration of the Temporary Use Permit:
  - a) The uses shall be contained entirely within the building labeled 'machine shop' and 'shop'.
4. The hours of operation shall be limited to Monday to Friday, 7:00 a.m. to 4:30 p.m.
5. The Temporary Use Permit is valid for a period of three years (until 2026-FEB-27) and may be considered for renewal once for up to three-years.
6. Upon the expiry of the Temporary Use Permit, unless otherwise permitted by zoning, the use shall immediately cease and all associated items and debris shall be removed from the subject property within 30 days of permit expiry.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 27TH DAY OF FEBRUARY, 2023.

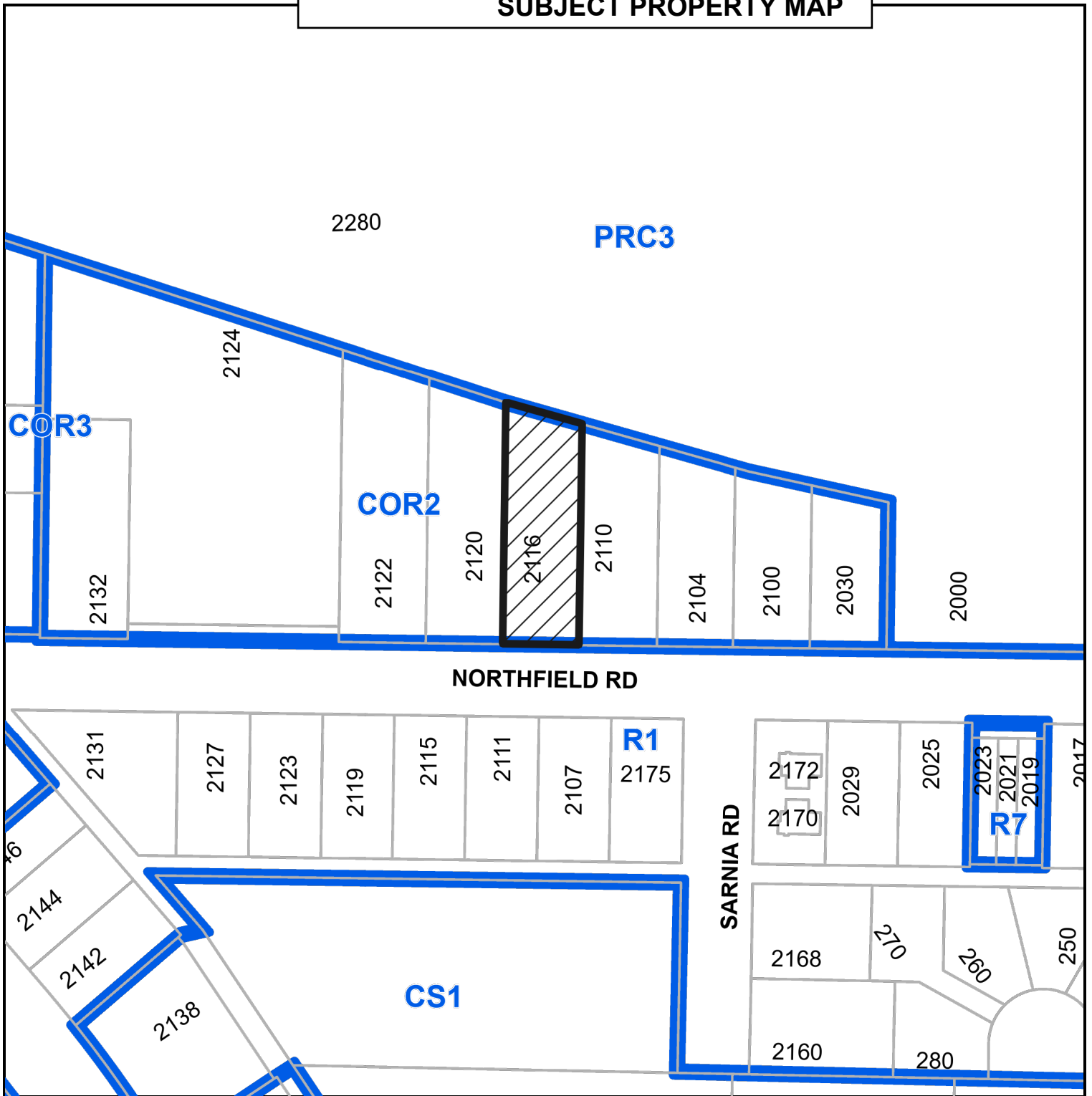
  
Corporate Officer

  
Date

PC/bb

Prospero attachment: TUP00025

**SUBJECT PROPERTY MAP**

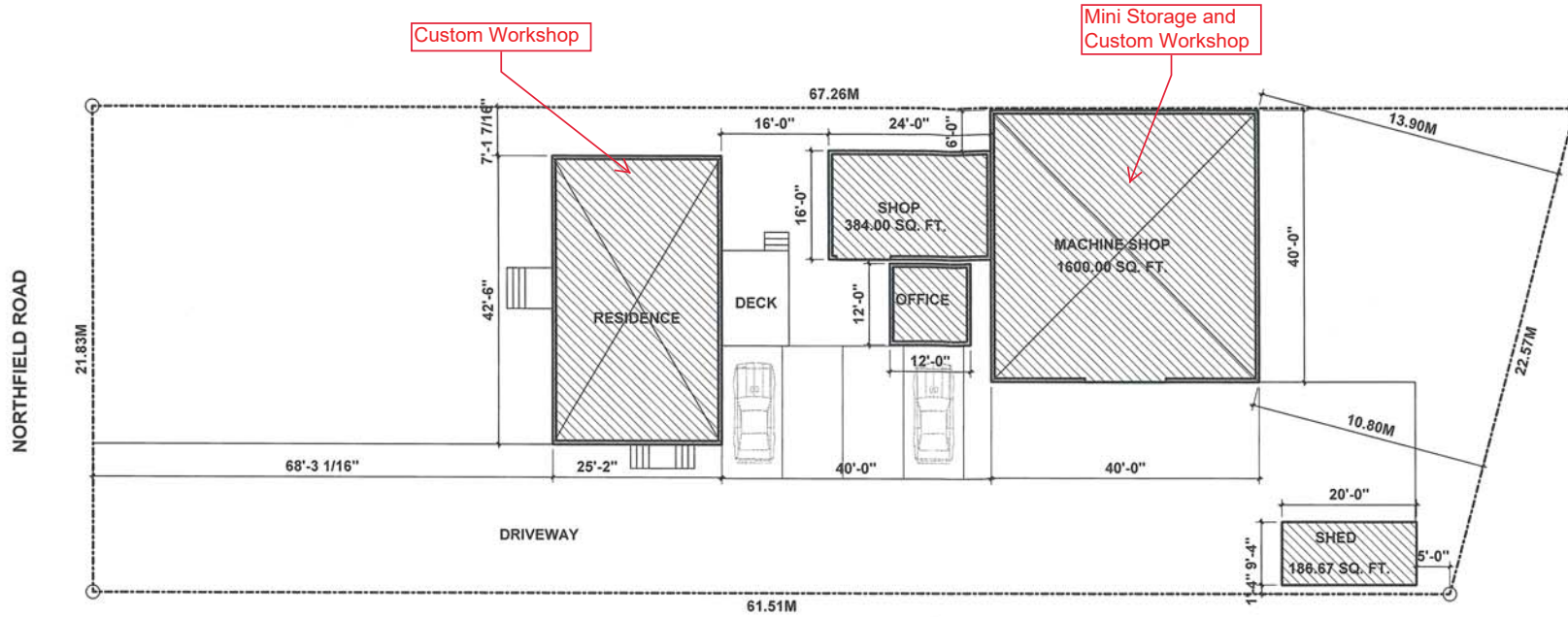


**CIVIC: 2116 NORTHFIELD ROAD**

Temporary Use Permit TUP00025  
2116 Northfield Road

Schedule B

SITE PLAN



SITE PLAN



LOCATION MAP

NOTICE: THIS PLAN IS VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY CHANGES TO THE PLAN OR THE PROJECT MUST BE APPROVED BY THE LOCAL AUTHORITY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.

NO.	REVISION	DATE

ian a. niamath  
A.S.A.  
101 BROAD STREET NANAIMO, B.C. V9R 3K9  
TEL: 250.754.8888

PROJECT  
PHILIP DUBE  
2116 NORTHFIELD ROAD  
NANAIMO B.C.

DEED TITLE  
SITE PLAN

SCALE AS SHOWN	DATE: OCTOBER 20, 2022

RECEIVED  
TUP00025  
2022-NOV-28  
Current Planning