



TEMPORARY USE PERMIT TUP00027

**TRI FINN HOLDINGS LTD., INC.NO. BC0460383
Owner(s) of Land (Permittee)**

**2520 BOWEN 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 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 16051,
EXCEPT PART IN PLAN 43195
PID: 003-192-008**

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 Lease 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.

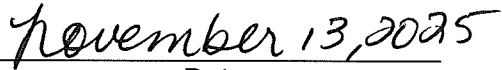
CONDITIONS OF PERMIT

1. The Temporary Use Permit authorizes the use of a portion of the existing building at 2520 Bowen Road for office as a principal use.
2. Office as a principal use shall be limited to the second storey of the existing building as identified on the Lease Plan shown in Schedule B.
3. The Temporary Use Permit is valid for a period of three years and may be considered for renewal once for up to three years.
4. 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 3RD DAY OF NOVEMBER, 2025.

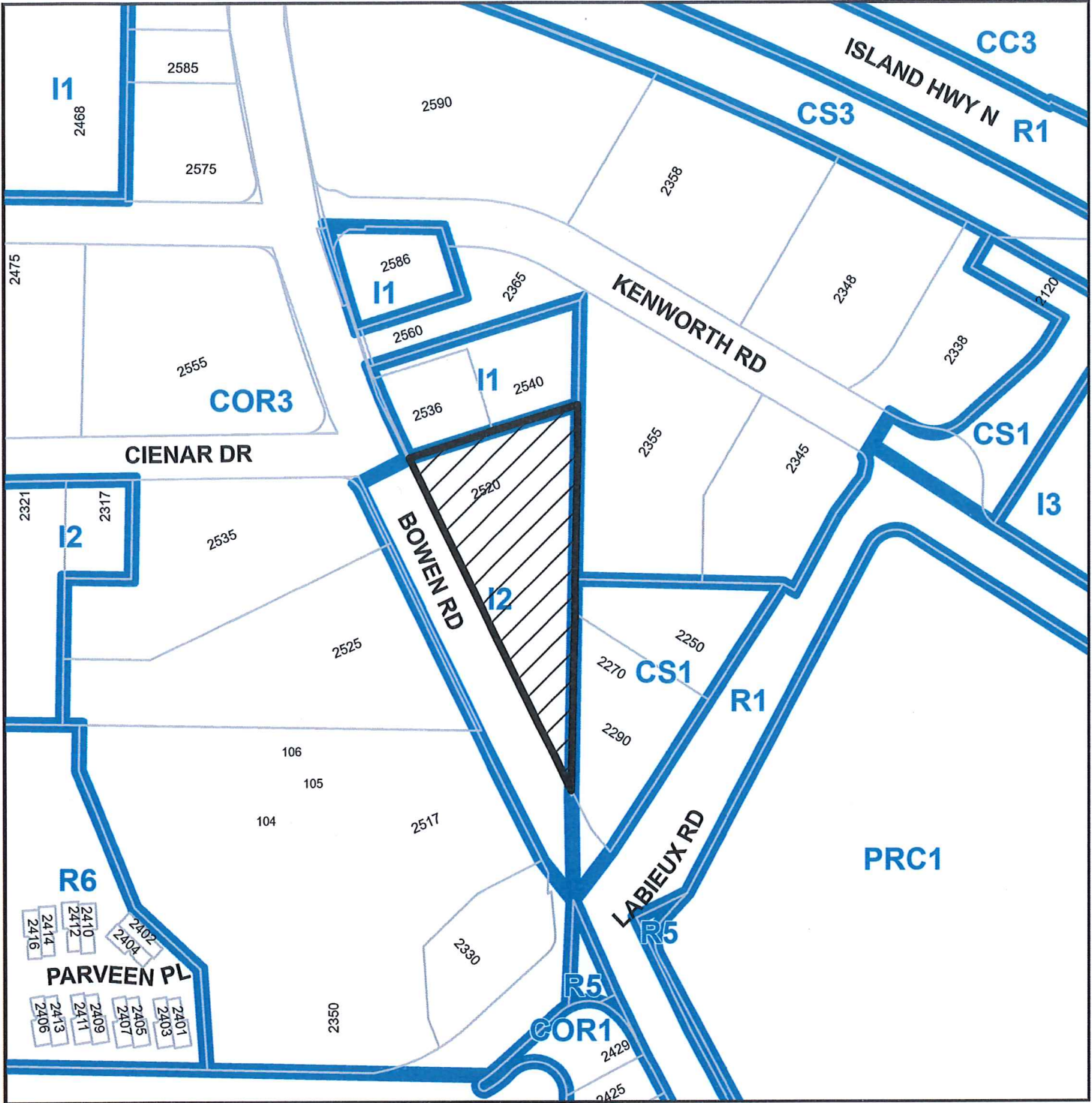


Corporate Officer
Sheila Gurrie
Corporate Officer
City of Nanaimo



Date

SUBJECT PROPERTY MAP



 2520 BOWEN ROAD

FILE No 37958

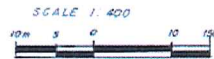
04-NA-218-R14

EXPLANATORY PLAN TO ACCOMPANY LEASE
OF PARTS OF A BUILDING SITUATE ON LOT 3,
SECTION 20, RANGE 6, MOUNTAIN DISTRICT,
PLAN 16051, FOR LEASEHOLD PURPOSES

PURSUANT TO SECTION 99(1)(k) OF THE LAND TITLE ACT

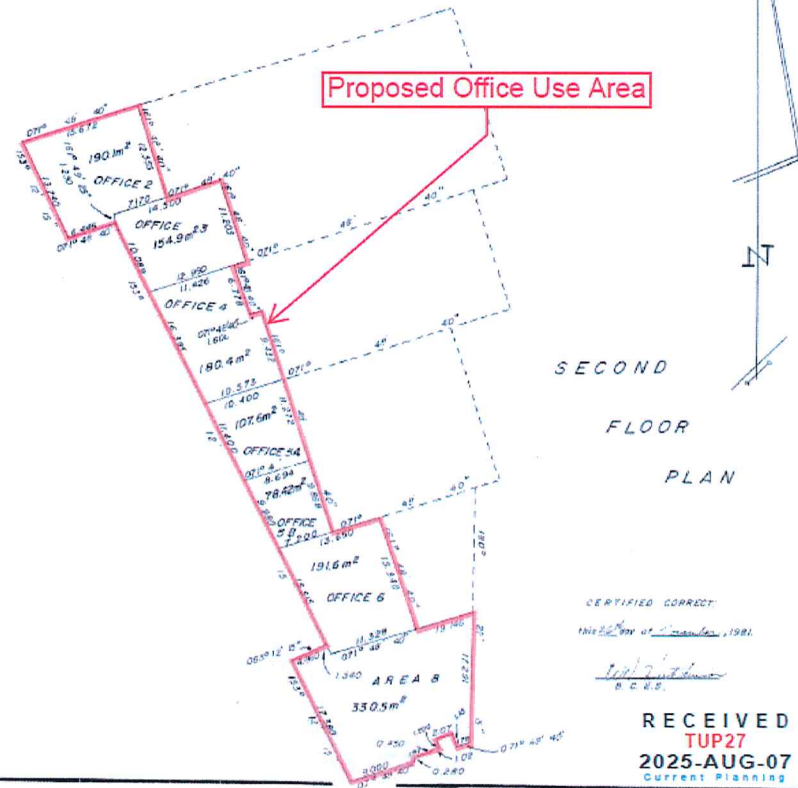
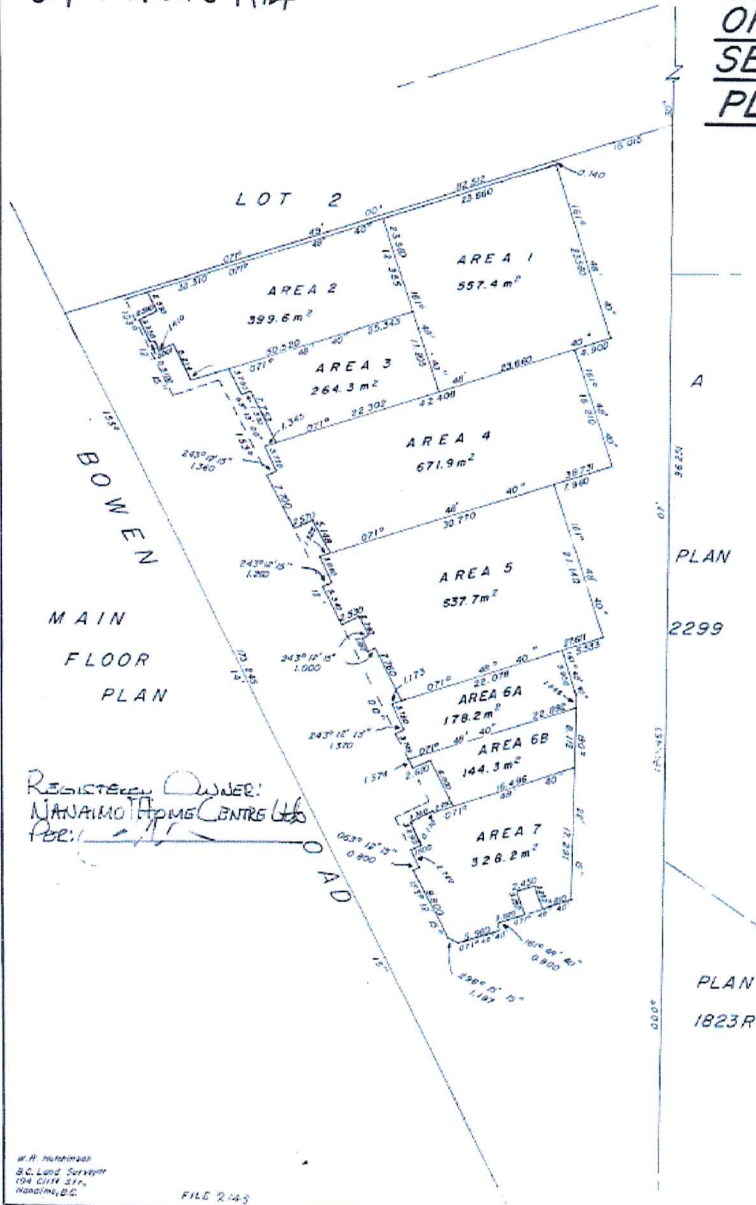
This plan lies within the Nanaimo Regional District

All distances are in metres.



LEGEND

- IIP denotes IRON POST found
 - OAP denotes ALUMINIUM POST found
 - NOTE - 30 angles are 90° unless shown otherwise
- Bearings are derived from Plan 16051



CERTIFIED CORRECT
1981
[Signature]

RECEIVED
TUP27
2025-AUG-07
Current Planning