

September 6, 2022

TO: Kate Walker
Nelson Brewing Company
512 Latimer Street,
Nelson, BC
V1L 4T9
(referred to as the “permittee”)

1. Please be advised that the City of Nelson has approved the Temporary Commercial and Industrial Use permit No. 2206001 as per the attached Schedule “A”. This Temporary Use Permit is issued subject to compliance with all City of Nelson Bylaws applicable thereto.
2. This Permit applies to and only to those lands within the City of Nelson described below, and any and all buildings, structures and other development thereon:

514 Latimer Street, Nelson BC
Includes Lot 3 to 10 - Block 46 Plan NEP9500 District Lot 95 Land District 26 **(referred to as the “Lands”)**
3. This Permit has the effect of authorizing the issuance of a Temporary Use Permit to allow a neighbourhood pub in the existing Nelson Brewing Company tasting room, as per the plans submitted and approved in accordance with Schedule “A” attached to this Permit and the following list of conditions:
 - 1) That the maximum occupancy for the use of “neighbourhood pub” be limited to 30 people; and
 - 2) That the hours of operations be limited to 11:00 am to 9:00 pm
4. The development is subject to all applicable laws and City Bylaws, including meeting all requirements of the Fire and Rescue Services Department under the Fire Code.
5. Notice of this Permit shall be filed in the Land Title Office at Kamloops under Section 503 of the *Local Government Act*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
6. In accordance with Section 504 of the *Local Government Act*, if the Permittee does not commence the work authorized by this Permit within two years of the date of this Permit, this Permit shall lapse.
7. In accordance with Section 497 of the Local Government Act, this permit will expire 3 years after the date of issuance.

8. All of the work required to be done or carried out under this Permit shall be done at the expense of the Permittee, unless otherwise specifically stated herein.
9. The Permittee may assign the benefits and obligations herein derived with the consent of the City of Nelson, such consent not to be unreasonably or arbitrarily withheld.
10. The said Lands shall be developed strictly in accordance with the provisions, terms, and conditions of this Permit and any plans and specifications attached hereto which shall form a part hereof.
11. The terms and conditions as established herein for the development on the above described Land are hereby accepted.
12. This Permit is not a Building Permit.

ISSUED THIS 6th DAY OF SEPTEMBER, 2022.

NOTICE FILED IN THE LAND TITLE OFFICE the _____ day of _____, 2022



Sebastien Arcand
Director of Development Services / Approving Officer

Authorized Signatory of Permittee