



The proposed use of land is for the establishment and operation of a small scale retail ice cream shop. The shop will serve a variety of classic and seasonal ice cream flavors along with a small range of bakery items that pair well with our ice cream or are indulgent on their own. The purpose is to provide a community-focused, family friendly location for residents and visitors to enjoy. We will offer both dine-in and take away services. We aim to enhance the local economy, create employment opportunities and contribute to the vibrancy of the area.

The primary activity on the premises will be the retail sale of ice cream including a small range of bakery items. Customers may order at a service counter and either take their items to go or consume on site in designated seating areas, both indoor and outdoor.

In addition to regular daily operations, the facility will include a small event space designed to accommodate small community-oriented gatherings. This space may be used for birthday parties and children's celebration activities. All events will be small-scale and held during normal business hours. Events will not include amplified music, alcohol service or activities inconsistent with a family-friendly retail environment. The event space is intended to enhance the community-serving nature of the business, not to function as standalone event venue.

Nice Bite hours are designed to accommodate typical customer demand, for ice cream during afternoons and evening hours, particularly during warmer months. The business will remain flexible to adjust hours seasonally based on customer traffic patterns. Operating hours will observe all major holidays.

The ice cream shop will operate with a small efficient team to meet customer needs while maintaining a welcoming and managed environment. On an average day, the shop will have a minimum of 3 staff members working and a maximum of 8 on bust days. Additional staff may be scheduled during special events or weekends to support increased customer volume or private gatherings.

The primary occupant of the space will be a small, locally owned ice cream shop operating as a single retail food establishment. Based on square footage, the total occupancy (staff+patrons+event guests) at any given time will not exceed the typical range of 30-50 people. The space will be used exclusively for ice cream production, retail service and small-scale community events.

The ice cream shop anticipates limited vehicle activity associated with its operations. No heavy trucks, tractor-trailers or large commercial vehicles are expected to regularly access the site.

The anticipated occupation date for the ice cream shop will depend on final approvals, inspections and required permitting. If delays occur due to construction, permitting or utility set up, the occupation date will be adjusted.

The ice cream shop is committed to operating in a safe clean and compliant manner to protect customers, staff and surrounding community.