

## **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum rear yard setback from 7.5m to 3.18m.
2. *Section 9.6.1 Location of Parking Area* – to allow off-street parking between the front property line and the front face of the building.
3. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 14.15m.
4. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum setback for a dumpster or container from any lot line adjoining a property zoned for residential use from 3m to 0m.

City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 4.4(i) Location of Parking* – to allow off-street parking on that part of the lot lying to the front of the front line of the building.
2. *Section 6.3(i) Dimensions and Design of Loading Spaces* – to reduce the dimensions of a loading space from 10m in length and 3m in width to 5.8m in length and 2.75m in width.

### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plans prepared by D-Architecture, dated 2019-NOV-12, as shown on Attachment C.
2. The development is developed in substantial compliance with the Building Elevations prepared by D-Architecture, dated 2019-NOV-12, as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plans prepared by Mystic Woods Landscape Design, dated 2019-SEP-05, as shown on Attachment F.
4. A 4.25m-wide statutory right-of-way to replace the existing 3m-wide statutory right-of-way is registered on the subject property prior to building occupancy (generally as shown on Attachment C).
5. In accordance with the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” Section 7.3(i), a minimum of 80% of the parking stalls shall remain unassigned and accessible to employees, customers, and residents.