

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6.00m to 1.09m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum lot coverage from 40.0% to 43.4%.
3. *Section 17.2.1 Required Landscaping* – to reduce the minimum required front yard landscape buffer width from 1.80m to 1.09m.

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

1. *Section 4.3 Small Car Spaces* – to increase the maximum permitted percentage of small car parking spaces from 40% to 50%.
2. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 9 spaces to 8 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the proposed Site Plan prepared by Ellins Architect Inc., dated 2021-MAR-16, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Ellins Architect Inc., received 2021-APR-13, as shown on Attachment E.
3. The development is in substantial compliance with the proposed Landscape Plan and Details prepared by Mystic Woods Landscape Design, dated 2020-JUN-24, as shown on Attachment F.