

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 14.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 18.73m for Building AE.
2. *Section 6.3.2 Location and Siting of Buildings and Structures to Watercourses* – to reduce the minimum watercourse setback for the Millstone River from 30m to 0m and for Brannen Lake from 15m to 0m for proposed upgrades to the existing road, security fence, and utility infrastructure.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan and Details prepared by IBI Group Architects (Canada) Inc., dated 2021-JUL-09, and Alpin Martin, dated 2021-FEB-08, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by IBI Group Architects (Canada) Inc., dated 2021-FEB-03 and 2021-JUL-14, as shown on Attachment E.
3. The development is in substantial compliance with the Retaining Wall Plan and Details prepared by IBI Group Architects (Canada) Inc., dated 2021-JUL-09, as shown on Attachment F.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by P+A Landscape Architecture Site Planning, dated 2021-FEB-03 and 2021-JUL-07, as shown on Attachment H.
5. The subject property is developed in accordance with the recommendations contained within the Environmental Impact Assessment prepared by Aquaparian Environmental Consulting Ltd., dated 2021-MAR-10.
6. A Vegetation Restoration Plan with a three-year maintenance period and bonding for the riparian area must be submitted prior to Design Stage Approval.