

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the front yard setback from 1.2m to 2.8m for the proposed decorative arbours.
2. *Section 17.2.1 Minimum Landscape Treatment Level* – to reduce the minimum landscape buffer width for the east side yard from 1.8m to 0m as proposed.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2021-DEC-23, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Raymond de Beeld Architect Inc., dated 2021-DEC-23, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2021-NOV-18, as shown on Attachment G.
4. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Raymond de Beeld Architect Inc, received 2021-DEC-23, as shown in Attachment H, and is to include the following items:
 - A letter from the coordinating professional submitted prior to Building Permit issuance outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
5. The existing Statutory Right-of-Way (FB379537) be modified to allow public pedestrian and cyclist access from Menzies Ridge Drive to Bird Sanctuary Drive and emergency vehicle access only from Bird Sanctuary Drive, as shown on the proposed Site Plan in Attachment D, prior to building occupancy.
6. Release of existing charge CA3926722 to permit the installation of bollards to prevent vehicle traffic through the site.