

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 side yard setback from 3.0m to 1.77m along the east side property line.
2. *Section 6.10.2 – Fence Height* – To increase the maximum permitted combined retaining wall and fence height within the front yard setback from 1.2m to 2.4m; and within the side and rear yards from 2.4m to 3.7m.
3. *Section 6.10.5 – Fence Height* – To increase the maximum permitted combined retaining wall and fence height outside of the required yard setbacks from 3.0m to 3.95m.
4. *Section 17.11 – Minimum Landscape Treatment Levels* – To reduce the minimum required landscape buffer width of 1.8m to 0m along the east side property line.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the proposed Site Plan prepared by H.R. Hatch Architect Ltd., revision dated 2022-MAR-09, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations prepared by H.R. Hatch Architect Ltd., dated received 2022-APR-06, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by Prospect & Refuge Landscape Architects., revision dated 2022-MAR-18, as shown on Attachment G.
4. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ received 2022-APR-06, 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.