

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 15.5m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Matthew T Hansen Architect, dated 2022-MAY-23, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Matthew T Hansen Architect, dated 2022-JUN-01 and 2022-MAY-23 as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Prospect & Refuge Landscape Architects, dated 2022-MAY-24, as shown on Attachment J.
4. The subject properties must be consolidated into a single property prior to Building Permit issuance.
5. Registration of a 2.5m-wide Statutory Right-of-Way (SRW) as shown on Attachment D prior to building permit issuance for future road improvements along the Terminal Avenue frontage.
6. Registration of a 7.0m-wide SRW prior to building permit issuance for future public access through the site across the “future lane”, as shown on Attachment D.
7. Registration of a Section 219 Covenant prior to building permit issuance to require:
 - a) closure of the vehicle drive aisle between the future lane and Terminal Avenue at such a time as the lane is completed with vehicle access to either Cypress Street or Townsite Road; and
 - b) future development on the closed drive aisle to be in substantial compliance with the “Landscape Long-Term Plan” prepared by Prospect & Refuge Landscape Architects, dated 2022-MAY-24, as shown on sheet L2.3 of Attachment J.