

# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

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

1. *Subsections 9.5.1 & 9.5.4 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 21.79m and to allow 100% of the building face to be set back more than 6.0m from the front property line.
2. *Subsection 9.6.1 Location of Parking Area* – to permit parking between the front yard property line and the front face of a building, and within the maximum front yard setback.
3. *Subsection 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade.
4. *Subsection 17.2.1 General Regulations* – to reduce the minimum required landscape buffer width along the west side yard lot line from 1.8m to 0.9m.
5. *Section 17.11 Minimum Landscape Treatment Level 2* – to reduce the Minimum Landscape Treatment Level 2 along the west side yard lot line in the COR3 zone to the proposed landscape treatment.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site Plan, prepared by Alan Lowe Architect Inc., dated 2022-JUL-28, as shown on Attachment D.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alan Lowe Architect Inc., dated 2021-JUL-28, as shown on Attachment E.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by Design North Landscape Architecture Inc., dated 2022-JUL-28, as shown on Attachment G.