

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

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

1. *Subsection 9.5.1 & Subsection 9.5.4 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 17.1m and to allow 100% of the building face to be set back more than 6m 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.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Bicycle Parking Plans prepared by BJK Architecture Inc., dated 2022-JUL-27, as shown on Attachment D.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by BJK Architecture Inc., dated 2022-AUG-11, as shown on Attachment E.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects Inc., dated 2022-AUG-03, as shown on Attachment F.