

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF DEVELOPMENT PERMIT DP1272

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

1. *Section 6.3.1.1 Location and Siting of Buildings and Structures to Watercourses* to reduce the minimum required watercourse setback from Brannen Lake from 15m to 1.1m to allow an existing non-conforming dwelling and proposed site improvements.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Proposed Site Plan prepared by Turner & Associates Land Surveying, dated 2022-APR-04.
2. The subject property shall be developed in accordance with Environmental Impact Assessment & Remediation Plan prepared by Aquaparian Environmental Consulting Ltd., dated 2021-FEB-11, including section 6.0 Environmental Protection Recommendations.
3. A landscape bond is required for 100% of the Landscape Cost Estimate prepared by Aquaparian Environmental Consulting Ltd., dated 2021-FEB-11, to be held for 3 year maintenance period. A certified letter of completion is required from the Qualified Environmental Professional at the end of the 3 year maintenance period.

## TERMS OF DEVELOPMENT VARIANCE PERMIT DVP419

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

1. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the rear and side yard setbacks from 2.4m to 3.15m.
2. *Section 7.5.1 Siting of Buildings* - to reduce the minimum required rear yard setback from 6.0m to 0.02m; and the minimum required south side yard setback from 1.5m to 0.07m.
3. *Section 7.6.1 Lot Coverage* – to increase the maximum permitted lot coverage within the R2 zone from 40% to 50%.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Proposed Site Plan prepared by Turner & Associates Land Surveying, dated 2022-APR-04.