

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.10 Fence Height* – to increase the maximum fence height in the side yard setbacks from 1.8m up to 4.6m as shown on Attachment D.

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 4.1 & 4.3 Standard Vehicle Parking Stall Dimensions & Small Car Spaces* – to allow angled parking as shown on Attachment C.
2. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 50%.
3. *Section 7.3 Reduced Parking Conditions* – to increase the maximum percentage that required parking spaces may be substituted as cash-in-lieu from 10% to 20%.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan and Parking Plan, prepared by Joyce Reid Troost Architecture., dated 2022-AUG-24, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations, prepared by Joyce Reid Troost Architecture., dated 2022-NOV-02, as shown on Attachment D.
3. The subject property and site lighting shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2022-AUG-30, as shown on Attachment F.
4. Registration of a 0.75m-wide Statutory Right-of-Way (SRW) as shown on Attachment D prior to building permit issuance for future widening of the lane.
5. A cash-in-lieu payment to the City in the sum of \$10,000 prior to building permit issuance for the substitution of one required parking space.