

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 6.10.7 Fence Height* – to increase the maximum permitted height of a retaining wall and fence within a side yard from 1.8m up to 3.2m as shown on Attachment E.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (west) side yard setback from 4.5m to 3.0m for a proposed multi-family development.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to between 1.3m and 0.0m and vary minimum landscape treatment level 1(d) along the west side yard lot line as shown on Attachment G.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Joyce Reid Troost Architecture., dated 2022-NOV-21, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture., dated 2022-NOV-21, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2022-DEC-01, as shown on Attachment F.
4. Registration of a 1.67m-wide Statutory Right-of-Way (SRW) as shown on Attachment C prior to building permit issuance for future widening of the lane.