

ATTACHMENT A PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 13.6 Size of Buildings* – to increase the maximum permitted building height from 14m to 14.5m.
2. *Section 17.2.1 Landscape Buffer Width* – to reduce the minimum landscape buffer width along the Hansen Road frontage from 1.8m to 0m, as shown on Attachment G.
3. *Section 17.11 Minimum Landscape Treatment Levels* – to reduce the minimum required landscape treatment to eliminate trees within the landscape buffer along the rear lot line, as shown on Attachment G.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Alvin Reinhard Fritz Architect, dated 2023-APR-18, as shown in Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alvin Reinhard Fritz Architect, dated 2023-MAR-22 and 2023-APR-11, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray, dated 2023-MAR-13, as shown in Attachment G.
4. Voluntary road dedication of 2.5m along East Wellington Road to allow for the design and construction of East Wellington Road as a designated Industrial Collector.
5. Registration of a Statutory Right-of-Way (SRW) of 2.5m along the Hansen Road frontage to allow a 2.0M wide sidewalk to be constructed on the property as part of the proposed development.
6. Registration of an Encroachment Agreement along Hansen Road to provide for the maintenance of the landscape buffer within the Hansen Road right-of-way by Loaves and Fishes.