

ATTACHMENT A

PERMITS TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (west) side yard setback from 3.0m to 1.24m as shown on Attachment C.
2. *Section 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within a front yard setback from 1.2m up to 1.49m as shown on Attachment D.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 1.03m along the east side lot line to accommodate a continuous driveway as shown on Attachment C.
4. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0.0m along a portion of the front lot line to accommodate a vehicle turn around as shown on Attachment C.

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

1. *Section 5.5 Driveways* – to reduce the width of a double lane driveway from 5.5m to 2.74m as shown on Attachment C.
2. *Section 7.6(iii) Bicycle Parking* – to reduce the access aisle width for long-term bicycle parking from 1.2m to 0.87m as shown on Attachment C.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site and Parking Plans, prepared by Raymond de Beeld Architecture Inc., dated 2023-JUN-09, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building and Fence Elevations and Details, prepared by Raymond de Beeld Architecture Inc., dated 2023-JUN-09, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Architecture Panel Inc., dated 2023-JUN-12, as shown on Attachment F.