

ATTACHMENT A

PERMITS TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 9.5.3 Siting of a Principal Building Abutting a Major Road* – to reduce the minimum required front yard setback abutting a major road (Bowen Road) from 5.5m to 3.09m as shown on Attachment C.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14.0m to 15.3m as shown on Attachment D.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 1.57m along the rear yard (west) lot line and from 1.8m to 0.12m along the side yard (north) lot line as shown on Attachment F.
4. *Section 17.11 Minimum Landscape Treatment Levels* – to vary minimum landscape treatment level 1(d) along the front yard (east) lot line and vary minimum landscape treatment level 2(c) along the side yard (north) lot line as shown on Attachment F.

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

1. *Section 6.1(i)(a) Required Number of Loading Spaces* – to reduce the minimum required number of loading spaces from 2 to 1.
2. *Section 7.2 All Other Uses Parking Table* – to reduce the minimum required number of parking spaces from 81 spaces to 19 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by dHK Architects, dated 2023-MAY-31, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHK Architects, dated 2023-AUG-18, 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 Consultants, dated 2023-SEP-06, as shown on Attachment F.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future widening of Bowen Road prior to building permit issuance, with an approximate width as shown in the Site and Parking Plan, prepared by dHK Architects, dated 2023-MAY-31, as shown on Attachment C.