

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 17.2.1 General Regulations* – to reduce a portion of the minimum required landscape buffer width from 1.8m to 0.0m along the flanking side yard (west) 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 for the proposed development.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by O.C.A. Architecture Inc., dated 2023-OCT-12 and 2023-OCT-06, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by O.C.A. Architecture Inc., dated 2023-OCT-06, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2023-OCT-06, as shown on Attachment F.
4. Registration of a Section 219 covenant and easement prior to Building Permit issuance to secure 28 off-site parking spaces at 1515 Dufferin Crescent in accordance with Section 2.1 of the “Off-Street Parking Regulations Bylaw 2018 No. 7266”.
5. Voluntary Road Dedication and registration of Statutory Right-of-Way (SRW) prior to Building Permit issuance as follows to be registered prior to Building Permit issuance:
 - a. 3.75m of dedication will be required along the frontage of Boundary Crescent;
 - b. 2.5m of dedication will be required along the frontage of Dufferin Crescent, combined with an additional SRW of approximately 1.7m to allow for some cross-sectional elements of the road to be constructed within the SRW area; and
 - c. Corner rounding of 6.0m radius is required at the intersection of the road frontages.