

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within a rear yard and west side yard setback from 2.4m up to 4.85m as shown on Attachment D.
2. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of trellis structures (up to 2.4m in height) in a front yard setback from 1 to 3, as shown on Attachment D and F.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Prideaux Street) from 6.0m to 4.3m as shown on Attachment C.
4. *Section 7.6.1 & 7.6.5 Size of Buildings* – to increase the maximum permitted height of a principal building as measured to the midpoint from 9.5m to 10.45m as shown on Attachment D.
5. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m to 1.15m within the front yard (abutting Prideaux Street) as shown on Attachment F.

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

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 6 to 5.

PERMIT CONDITIONS

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Joyce Reid Troost Architecture, dated 2023-MAR-03, 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 2023-NOV-28 and 2023-MAR-03, 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 2023-OCT-20, as shown on Attachment F.