

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.6.4 Accessory Uses - Buildings and Structures & Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for an accessory parking structure from 3.5m to 0.0m.
2. *Section 6.6.4 Accessory Uses - Buildings and Structures & Section 9.5.1 Siting of Buildings* – to reduce the minimum required flanking (north) side yard setback for an accessory parking structure from 4.5m to 0.0m.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 1.45m along a portion of the front lot line at the southeast corner of the accessory parking structure to accommodate one parking space.
4. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0.0m and reduce the minimum landscape treatment level from 1 to 0 along the flanking (north) side lot line.

CONDITIONS OF PERMIT

1. The subject property shall be developed substantially in accordance with the Site Plan & Parking Plans, prepared by Low Hammond Rowe Architects, dated 2023-DEC-14, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Sections, prepared by Low Hammond Rowe Architects, dated 2023-DEC-14, 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-DEC-20, as shown on Attachment F.
4. Provision of a bus stop shelter along Ross Road, to a BC Transit standard to be determined at Design Stage Acceptance and to be completed prior to building occupancy.