

**ATTACHMENT A  
PERMIT TERMS AND CONDITIONS**

**TERMS OF PERMIT**

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

1. *Section 6.10.7 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 2, as shown on Attachment D and F.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Millstone Avenue) from 6.0m to 5.6m on each lot, as shown on Attachment C.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback (abutting the lane) from 10.5m to 9.53m on each lot, as shown on Attachment C.
4. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setbacks from 3.0m to 1.5m on each lot, as shown on Attachment C.

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

1. *Section 4.2 Parking Stall Dimensions* – to reduce the minimum required distance between a parking space and an obstruction from 0.3m to 0.27m as shown on Attachment C.
2. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 80% for each Lots 1 & 3.
3. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 6 spaces to 5 spaces for each Lots 1 & 3.

**PERMIT CONDITIONS**

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2023-DEC-08, 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-DEC-12, 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 2024-JAN-05, as shown on Attachment F.
4. Registration of a 3.35m wide Statutory Right-of-Way (SRW) to accommodate future widening of Millstone Avenue, prior to building permit issuance.
5. Registration of a 0.5m wide Statutory Right-of-Way (SRW) to accommodate future widening of the lane, prior to building permit issuance.
6. Registration of an easement over all lots which provides equitable access for all residents to the standard car parking spaces within Lot 2 prior to building occupancy.