

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

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

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Nelson Road) from 6.0m to 4.7m as shown on Attachment C.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (east) side yard setback from 3.0m to 1.6m as shown on Attachment C.
3. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of arbours (up to 2.4m in height) in a front yard setback from 1 to 4 and to increase the maximum allowable height for the arbours from 2.4m to 2.7m, as shown on Attachment C and G.
4. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m to 0.0m on the side yard and a portion of the rear yard as shown on Attachment G.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by Delinea Design Consultants Ltd., dated 2023-NOV-20, as shown on Attachment C.
2. The subject property shall be developed in accordance with the Parking Plan, prepared by Delinea Design Consultants Ltd., dated 2024-JAN-08, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Delinea Design Consultants Ltd., dated 2022-DEC-21, as shown on Attachment E.
4. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2023-NOV-09, as shown on Attachment G.
5. The registration of a 3m Statutory Right-of-Way along the west property line and portion of the north property line, prior to Building Permit issuance.