

# ATTACHMENT A PERMIT TERMS AND CONDITIONS

## TERMS OF PERMIT

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

1. *Section 6.5.1 Projections into Yards* – to increase the maximum permitted projection of an entry portico and steps and landing within a front yard setback from 2.0m to 3.0m as shown on Attachment C.
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 F.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setbacks from 1.5m to 1.2m for a storage building, 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 10.5m as shown on Attachment D.
5. *Section 17.2.1 Landscaping General Regulations* – to reduce the minimum required landscape buffer width from 1.8m to 0.82m within the front yard (abutting Hecate Street) as shown on Attachment F.
6. *Section 17.3.4 Refuse Receptacles* – to reduce the required minimum setback for waste management containers from 3.0m to 0.21m as shown on Attachment F.

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

1. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 50%.

## CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Joyce Reid Troost Architecture, dated 2024-JAN-18, 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-13, 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-16, as shown on Attachment F.
4. Registration of a 1.67m wide Statutory Right-of-Way (SRW) to accommodate future widening of the lane, prior to building permit issuance.