

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.10.5 Fence Height* – to increase the maximum permitted height of a retaining wall outside a required yard setback from 3.0m up to 7.34m as shown on Attachment D & F.
2. *Section 13.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building (Building 4) from 12.0m up to 16.5m as shown on Attachment D.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Larry Podhora Architecture Inc., dated 2023-DEC-15, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Larry Podhora Architecture Inc., dated 2023-DEC-15, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by KD Planning & Design Ltd., dated 2024-MAR-20 & 2023-DEC-08, as shown on Attachment F.
4. Registration of a Statutory Right-of-Way (SRW) for corner rounding with a radius of 6.0m at the intersection of Old Victoria Road and Eighth Street.
5. The subject property shall be developed in accordance with the recommendations contained within the Wildfire Hazard Assessment prepared by Strathcona Forestry Consulting, dated 2023-JAN-24.