

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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 6, and from 1 to 4 in a flanking side yard setback, as shown on Attachment E.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Holly Avenue) from 6.0m to 5.7m, as shown on Attachment C.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14.0m to 14.7m as shown on Attachment D.
4. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m down to 0.0m along portions of the front lot line (abutting Holly Street) and flanking side lot line (abutting Rosehill Street) and reduce the minimum landscape treatment level from 1 to 0 along the flanking side lot line (abutting Rosehill Street) as shown on Attachment E.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Matthew Cheng Architect Inc., dated 2024-APR-15, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations, Details, and Perspectives, prepared by Matthew Cheng Architect Inc., dated 2024-APR-15, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-FEB-07, as shown on Attachment E.
4. Registration of a Statutory Right-of-Way (SRW) up to 2.5m wide along both the front lot line (abutting Holly Street) and flanking side lot line (abutting Rosehill Street) to accommodate a sidewalk as shown on Attachment C, prior to building permit issuance.
5. Registration of a Statutory Right-of-Way (SRW) for corner rounding with a radius of 6.0m at the intersection of Holly Avenue and Rosehill Street as shown on Attachment C, prior to building permit issuance.
6. Lot Consolidation of 307, 311 & 315 Holly Avenue, prior to building permit issuance.