

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 for a principal building from 6.0m to 3.8m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 14.4m.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable lot coverage from 40% to 42%.
4. *Section 6.6.4 Accessory Buildings* – to reduce the minimum required west side yard setback for an accessory building from 3.0m to 0.2m.
5. *Section 17.3.4* – to reduce the minimum required setback for a refuse receptacle along the east property line from 3.0m to 0.0m.

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

1. *Section 7.1 Multiple-Family Dwelling Parking* – to reduce the minimum number of required off-street parking spaces from 17 to 16.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by Raymond de Beeld Architect Inc., dated 2024-MAR-07, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Raymond de Beeld Architect Inc., dated 2024-MAR-07, as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by LANARC, dated 2024-MAR-07, as shown on Attachment E.