

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

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

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for a principal building from 4.5m to 2.7m.
2. *Section 6.5.1 Projections* – to increase the maximum allowable projection for steps and landings within the front yard setback from 2.0m to 4.5m.
3. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the front yard from 1.2m to 1.5m, as proposed.
4. *Section 17.3.4 Slopes, Urban Plazas and Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle along the east side 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 7.2 All Other Uses* – to reduce the number of required parking spaces from 5 to 0.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by MacDonald Hagarty Architects Ltd., dated 2024-MAY-07, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by prepared by MacDonald Hagarty Architects Ltd., dated 2024-MAY-07, as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Biophilia, dated 2024-FEB-20 and 2024-MAY-07, as shown on Attachment F.