

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 3.25m.
2. *Section 17.2 General Regulations* – to reduce the minimum required landscape buffer width from 1.8m to 0.0m along the east property line.

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

3. *Section 4.3 Small Car Spaces* – to increase the maximum allowable percentage of off-street small car parking from 40% to 48%.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by D-Architecture, dated 2024-OCT-24 as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by D-Architecture, dated 2019-OCT-31, as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-JUL-13, as shown on Attachment F.
4. The registration of a 2.5m wide Statutory Right-of-Way for future road widening, along the Meredith Road frontage, prior to Building Permit issuance.