

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 13.4.1 Siting of Buildings* – to reduce the minimum required front yard setback for a building from 3.0m to 2.7m as shown on Attachment C.
2. *Section 13.4.1 Siting of Buildings* – to reduce the minimum required rear yard setback for a building from 6.0m to 3.95m as shown on Attachment C.
3. *Section 17.2.1 Landscaping Regulations* – to reduce the minimum required landscape buffer width from 3.0m to 1.0m along a portion of the front lot line as shown on Attachment C.

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

4. *Section 6.1(i)(a) Required Number of Loading Spaces* – to reduce the minimum required number of off-street loading spaces from 2 to 1 space.
5. *Section 6.3(i) Dimensions and Design of Loading Spaces*– to reduce the length of a required off-street loading space from 10.0m to 5.8m as shown on Attachment C.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by 2K Architecture Inc., dated 2024-NOV-29, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by 2K Architecture Inc., dated 2024-NOV-29, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 2K Architecture Inc., dated 2024-NOV-29, as shown on Attachments C.
4. Registration of a 1.0m wide Statutory Right-of-Way (SRW) for road widening along the front lot line (abutting Island Diesel Way) as shown on Attachment C prior to building permit issuance.