



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2021-JAN-07, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00745

**Applicants:** CONSTANCE AND MELVIN CRUM

**Civic Address:** 2198 DEPARTURE BAY ROAD

**Legal Description:** LOT 220, SECTION 1, NANAIMO DISTRICT , PLAN 18900

**Purpose:** The applicant is requesting a variance to allow a fence height of up to 2.0m within the front yard setback and within the required 7m setback for visibility at intersections.

**Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the "City of Nanaimo Zoning Bylaw No. 4500":

*Section 6.9.1 – Visibility At Intersections*

*Where two streets intersect, there shall be no obstruction to the line of vision between 1.2m and 3m within an area bounded by the centre line of intersecting lot lines and a line joining each of the lot lines 7m from their point of intersection (see attached excerpt on Page 2).*

*Section 6.10.2 – Fence Height*

*The maximum height of a fence within the front yard shall not exceed 1.2m in height in the R1 zone.*

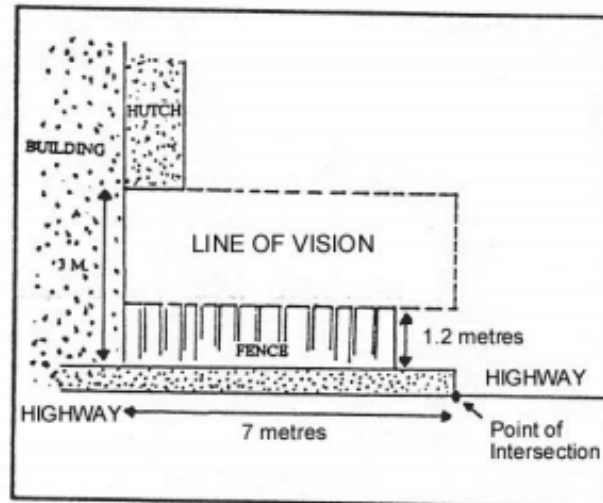
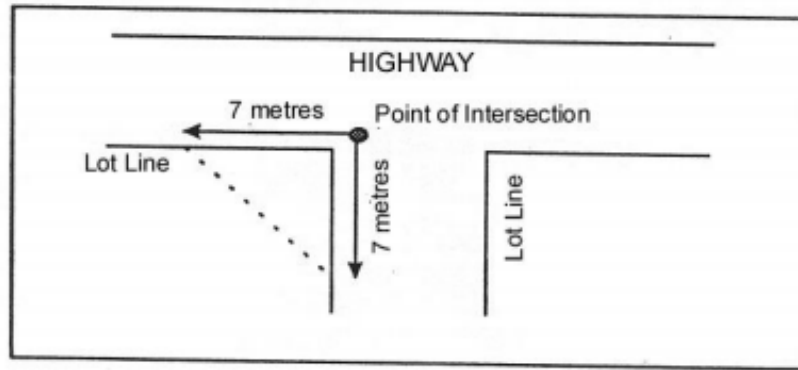
You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to attend via Zoom. In-person attendance will not be permitted at this time.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., January 7<sup>th</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4220).

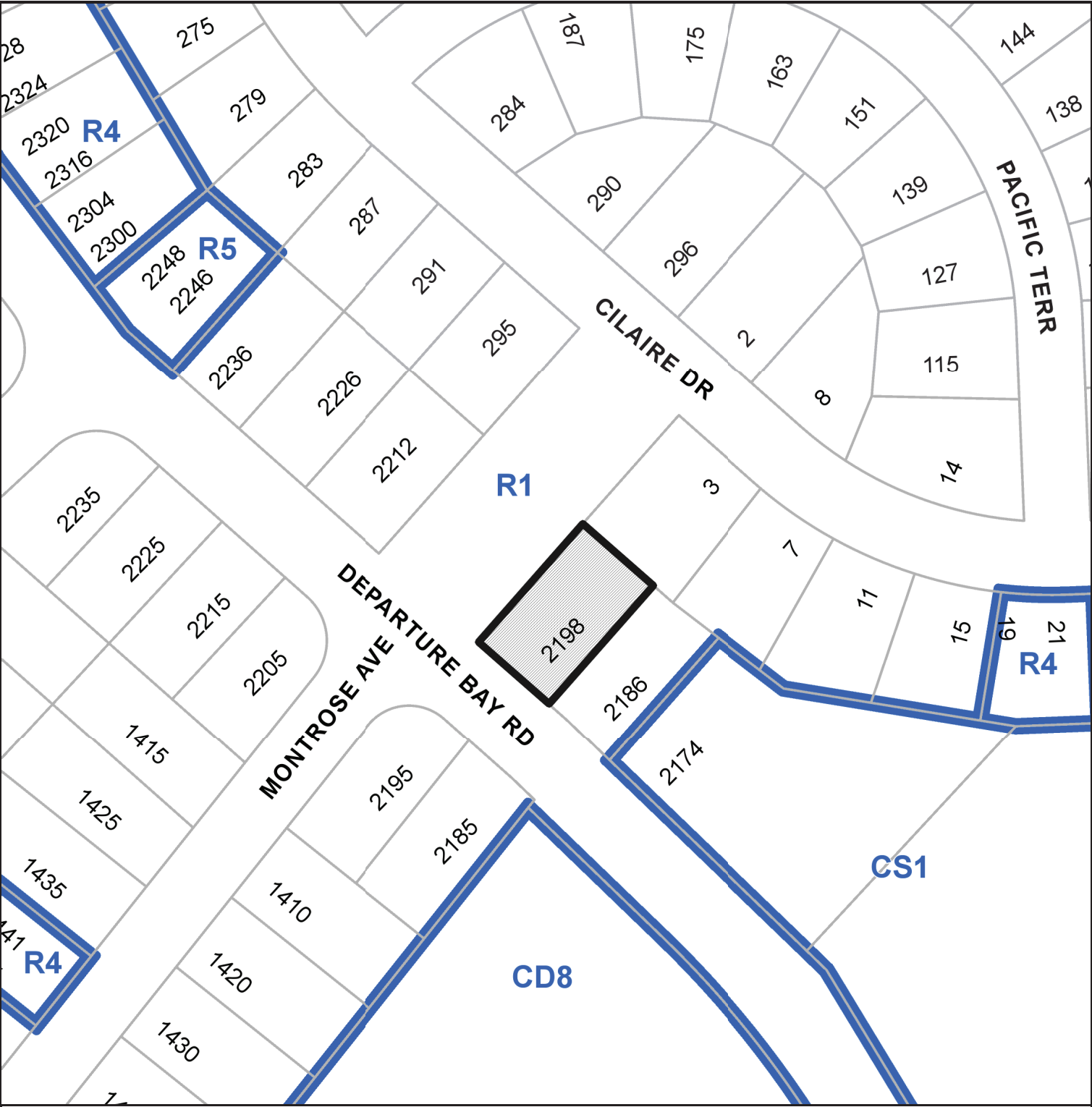
**ATTEND VIA ZOOM:** To attend electronically as a delegation, you must register no later than 11:00 a.m., January 4<sup>th</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4220).

## 6.9 VISIBILITY AT INTERSECTIONS

- 6.9.1. Where two streets intersect, there shall be no obstruction to the line of vision between 1.2m and 3m within an area bounded by the centre line of intersecting lot lines and a line joining each of the lot lines 7m from their point of intersection.  
(4500.073; 2015-MAR-16)



LOCATION PLAN



Subject Property

BOARD OF VARIANCE NO. BOV00745

CIVIC: 2198 DEPARTURE BAY ROAD  
LEGAL: LOT 220, SECTION 1, NANAIMO DISTRICT , PLAN 18900

*This is an enlargement.*

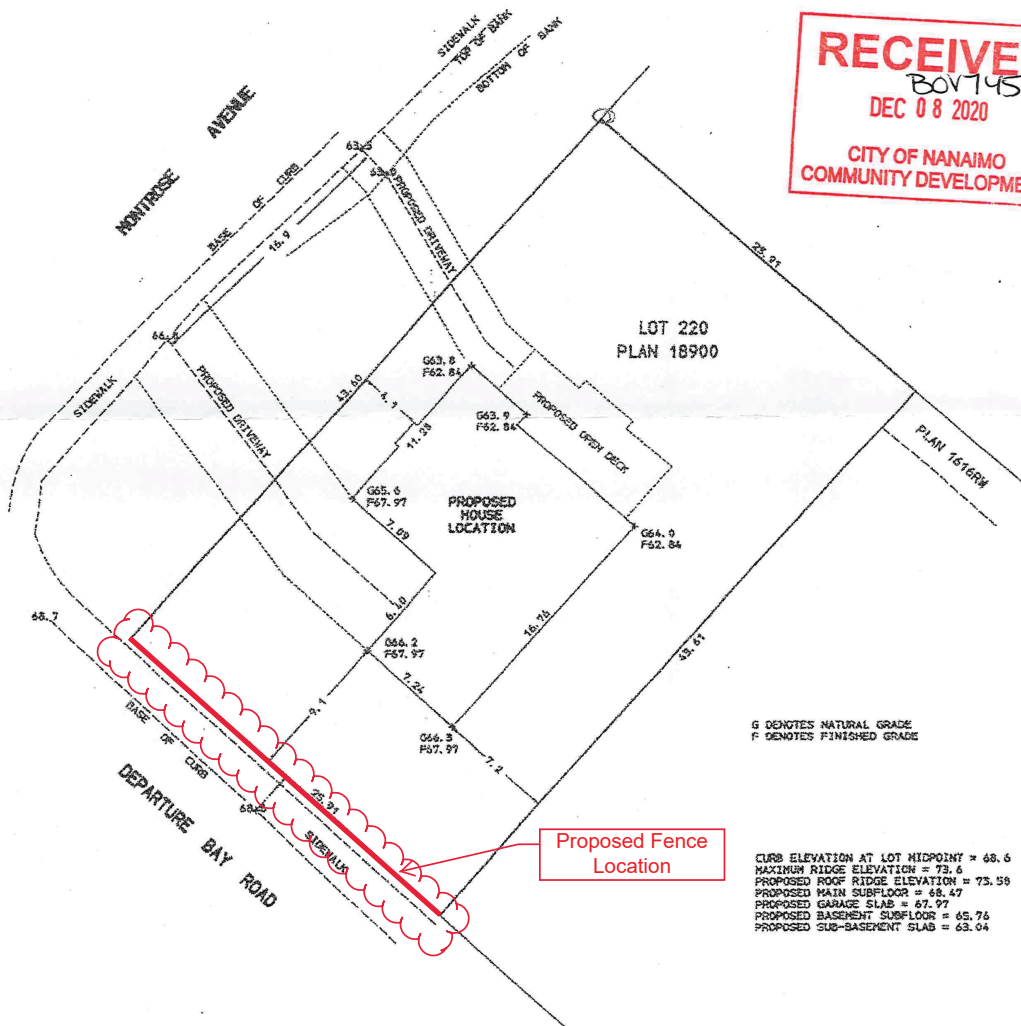
BRITISH COLUMBIA LAND SURVEYOR'S  
SKETCH PLAN  
LEGAL DESCRIPTION :

LOT 220, PLAN 18900,  
SECTION 1, NANAIMO DISTRICT

SCALE 1:200  
0 5 10 15 20  
ALL ELEVATIONS AND DIMENSIONS SHOWN ARE IN METRES.

NOTE:  
ELEVATIONS ARE REFERRED TO GEODETIC DATUM  
BEARINGS ARE DERIVED FROM PLAN V1P68075  
CIVIC : 2198 DEPARTURE BAY ROAD  
ZONING = R51

ELEVATIONS ARE TAKEN AT NATURAL GRADE  
ELEVATION "65.6" EXTRAPOLATED (IN FILL AREA)



**RECEIVED**  
BOV 745  
DEC 08 2020  
CITY OF NANAIMO  
COMMUNITY DEVELOPMENT

THIS DOCUMENT PREPARED FOR  
PETER HO

LEIGH A. MILLAN  
BRITISH COLUMBIA  
LAND SURVEYOR  
CANADA LANDS SURVEYOR

SUITE NUMBER 102  
170 WALLACE STREET  
NANAIMO, B.C.  
V9R-5B1 (250) 753-9181

FILE NO. 210  
F.B. NO. 1005E4F COMP. FILE LABIC 425

NOTE TO CITY OF NANAIMO BUILDING INSPECTION DEPARTMENT  
WE HAVE BEEN RETAINED TO PROVIDE BUILDING LAYOUT  
AND RELATED SURVEY SERVICES FOR THIS PROJECT.

CERTIFIED CORRECT

DATE : FEBRUARY 01, 2007

*[Signature]* SCLS, CLS  
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