

DATE OF MEETING | December 7, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP408 – 1955 BOXWOOD ROAD |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development variance permit application to allow a freestanding sign within the Nanaimo Parkway Buffer at 1955 Boxwood Road. |

### **Recommendation**

That Council issue Development Variance Permit No. DVP408 to allow a freestanding sign within the Nanaimo Parkway Buffer. |

## **BACKGROUND**

A development variance permit application, DVP408, was received from VI Granite & Quartz Countertops Ltd. to vary the provisions of the City of Nanaimo “Sign Bylaw 1987 No. 2850” (the “Sign Bylaw”) to allow a freestanding sign within the Nanaimo Parkway Buffer at 1955 Boxwood Road. The subject property includes an industrial building approved by Council on 2019-MAR-21 (DP1125) containing a warehouse with accessory showroom and office, and a caretaker’s suite.

### **Subject Property and Site Context**

<i>Location</i>	The subject property is located on the west side of Boxwood Road between Island Diesel Way and Dufferin Crescent.
<i>Total Lot Area</i>	3,551m <sup>2</sup>
<i>Current Zoning</i>	I2 – Light Industrial
<i>Official Community Plan (OCP)</i>	Light Industrial
<i>Future Land Use Designation</i>	

The subject property contains the VI Granite building on the east side of the lot facing Boxwood Road, with surface parking on the north side and outdoor storage to the rear. The west side of the property contains a 20m-wide vegetated character protection zone adjacent to the Nanaimo Parkway. The surrounding neighbourhood consists primarily of light industrial buildings under development as part of the Green Rock Industrial Business Park.

Statutory Notification has taken place prior to Council’s consideration of the variance.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to install a freestanding monument sign approximately 2.6m away from the east property line facing Boxwood Road. The proposed sign is a stone slab 1.6m tall by 2.9m wide and will identify the business on site. The sign will be ground-oriented and incorporated with the existing onsite landscaping that was approved through DP1125.

### **Proposed Variance**

#### *Freestanding Signs*

The Sign Bylaw does not allow freestanding signs within the 200m-wide Nanaimo Parkway Buffer on lands designated Rural Parkway as per ‘Schedule F’ of the Sign Bylaw. The entire subject property is within the Nanaimo Parkway Buffer. The intent of the Sign Bylaw is to limit freestanding signs in the Rural Parkway lands to reduce signage visibility from the Nanaimo Parkway.

While located in the Rural Parkway lands designated in the Sign Bylaw, the proposed freestanding sign at 1955 Boxwood Road will be approximately 100m away from the Nanaimo Parkway and will not be visible from the Parkway. The existing building and landscape buffer will screen the sign from view from the Parkway, and the sign will be oriented to face away from the Parkway to provide visibility along Boxwood Road near the site entrance. The use of stone material will complement the business use. No negative impacts are anticipated and Staff support the proposed variance.

## **SUMMARY POINTS**

- Development Variance Permit Application No. DVP408 proposes to allow a freestanding sign within the Nanaimo Parkway Buffer at 1955 Boxwood Road.
- The proposed signage will not be visible from the Nanaimo Parkway.
- No negative impacts are anticipated and Staff support the proposed variance.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site Survey  
ATTACHMENT E: Proposed Freestanding Sign Dimensions  
ATTACHMENT F: Proposed Sign Location  
ATTACHMENT G: Site Plan  
ATTACHMENT H: "Sign Bylaw 1987 No. 2850" Schedule F – Parkway Buffer  
ATTACHMENT I: Aerial Photo

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **TERMS OF PERMIT**

The City of Nanaimo "SIGN BYLAW 1987 NO. 2850" is varied as follows:


1. *Section 5(5)(E) Freestanding Signs* – to allow a freestanding sign within the Parkway Buffer on lands designated Rural Parkway.

## **CONDITIONS OF PERMIT**

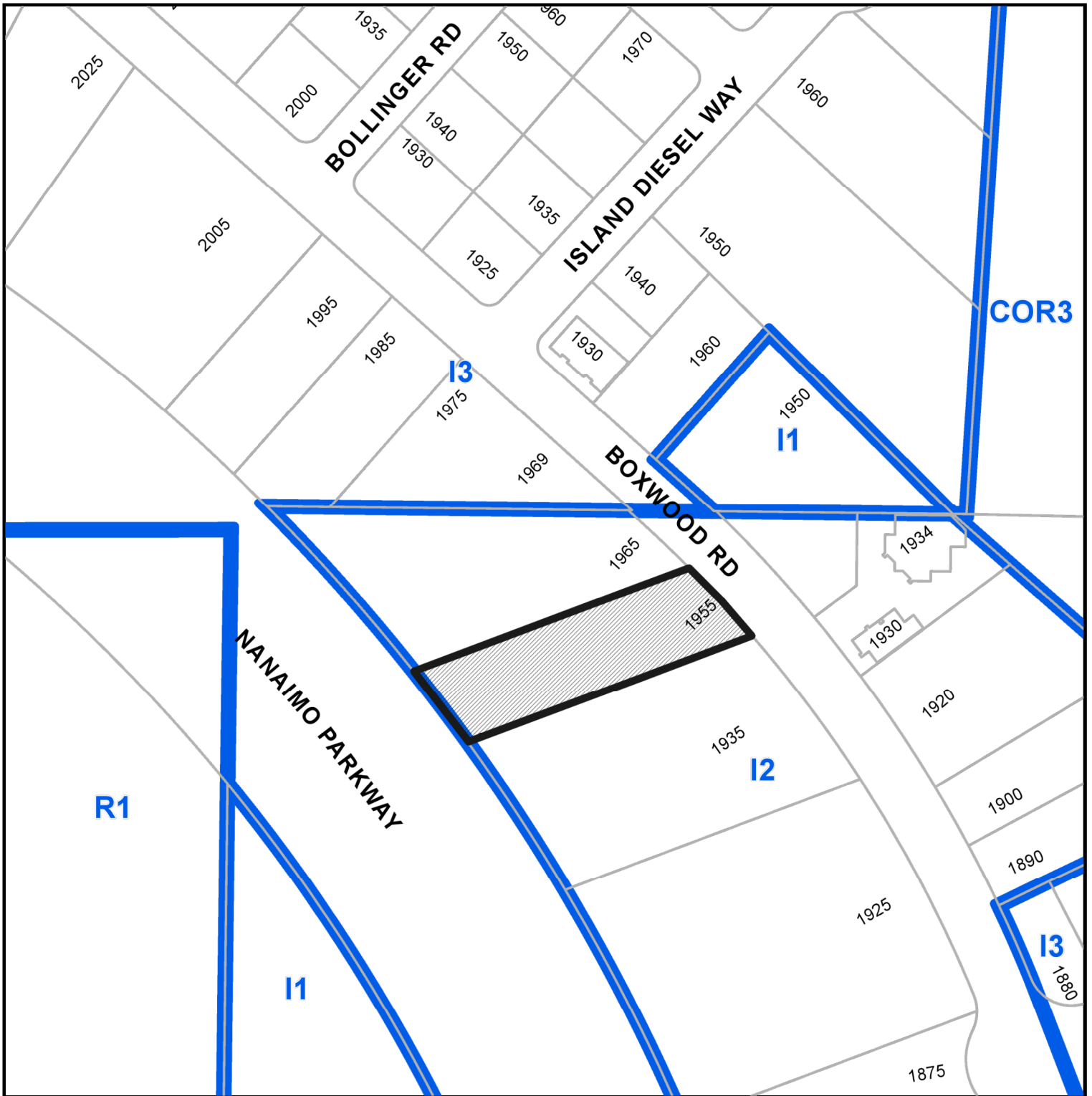
1. The proposed sign shall be located as shown on the Site Survey, prepared by Harbour City Land Surveying Ltd., dated 2020-NOV-06, as shown in Attachment D.
2. The proposed sign shall be developed in substantial compliance with the Freestanding Sign Dimensions, prepared by V.I. Granite & Quartz Countertops Ltd., received 2020-AUG-12, as shown in Attachment E.
3. The proposed freestanding sign shall not be backlit or illuminated by any artificial light source located behind the front face of the sign.

# ATTACHMENT B CONTEXT MAP



 1955 BOXWOOD ROAD

# ATTACHMENT C LOCATION PLAN



## DEVELOPMENT VARIANCE PERMIT NO. DVP00408



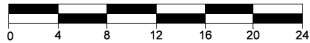
**Subject Property**

CIVIC: 1955 BOXWOOD ROAD

LEGAL: LOT 8, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398

# ATTACHMENT D SITE SURVEY

**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON:**  
**LOT 8, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398.**



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 279 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

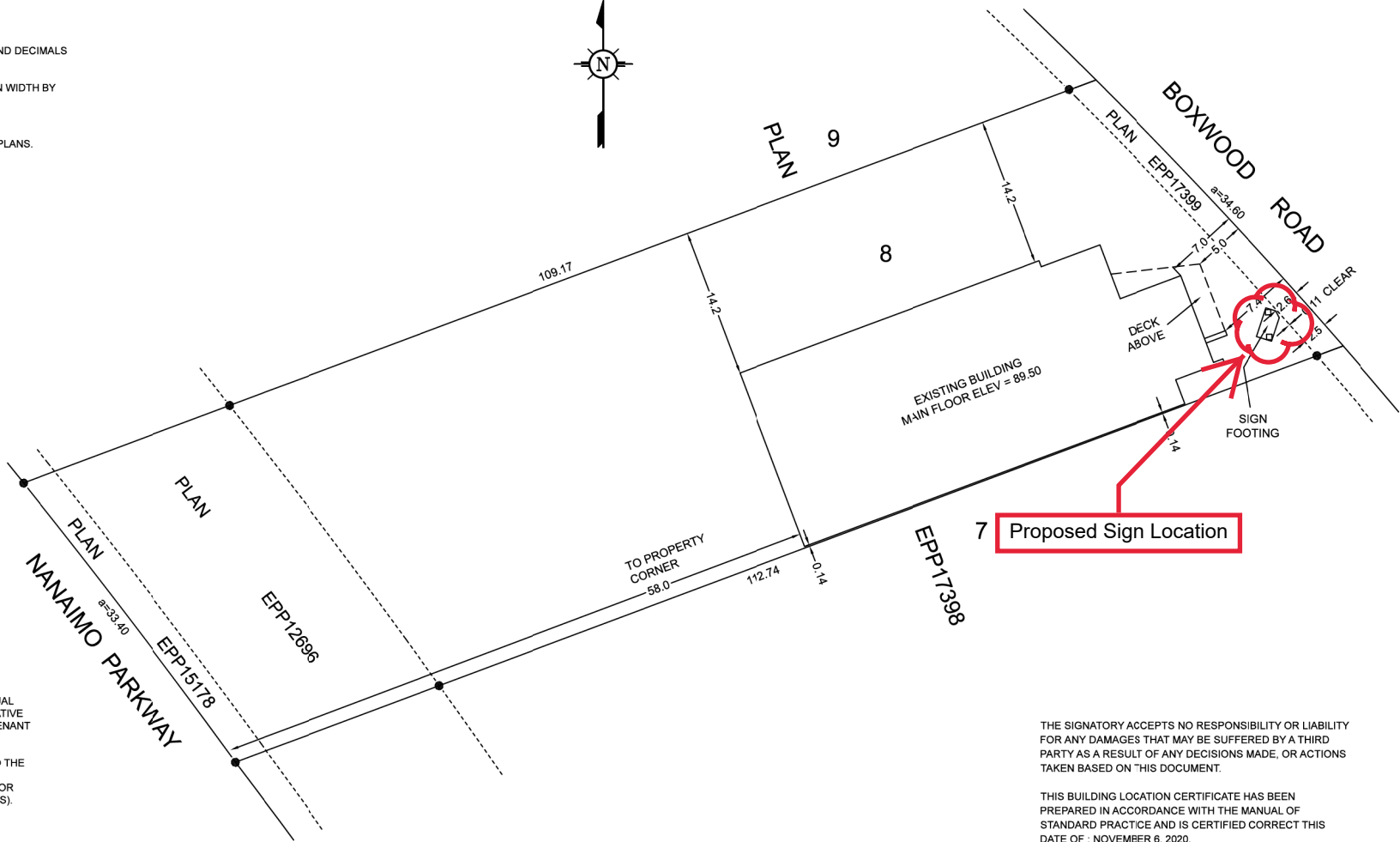
CIVIC ADDRESS: 1955 BOXWOOD ROAD, NANAIMO.

PID: 028-790-073.

**LEGEND:**

● DENOTES LEGAL POST FOUND.

ELEVATION DATUM IS DERIVED FROM OBSERVATION TO GEODETIC MONUMENT 15H2764. MONUMENT ELEVATION = 86.873.



THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF : NOVEMBER 6, 2020.

**Harbour City Land Surveying Ltd.**  
 1825 LATIMER ROAD © 2020  
 NANAIMO BC V9S 5H2  
 PHONE: 250-758-4180

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO. CA5384922.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

**RECEIVED**  
**DVP 408**  
**2020-NOV-09**  
 Current Planning

ANDRÉ MCNICOLL B.C.L.S.  
 THIS DOCUMENT IS INVALID UNLESS ELECTRONICALLY SIGNED.

DRAWING: 19068-BLC-FINAL STREET SIGN REV1.DWG  
 LAYOUT: 1

ATTACHMENT E

Image B - Rock Monument w  
Business Lettering

PROPOSED FREESTANDING SIGN DIMENSIONS



**ATTACHMENT F  
PROPOSED SIGN LOCATION**



**IMAGE C: Visibility from Boxwood Road**

**RECEIVED**  
**DVP 408**  
**2020-JUL-21**  
Current Planning

# ATTACHMENT G SITE PLAN

Image A - Monument  
Visibility

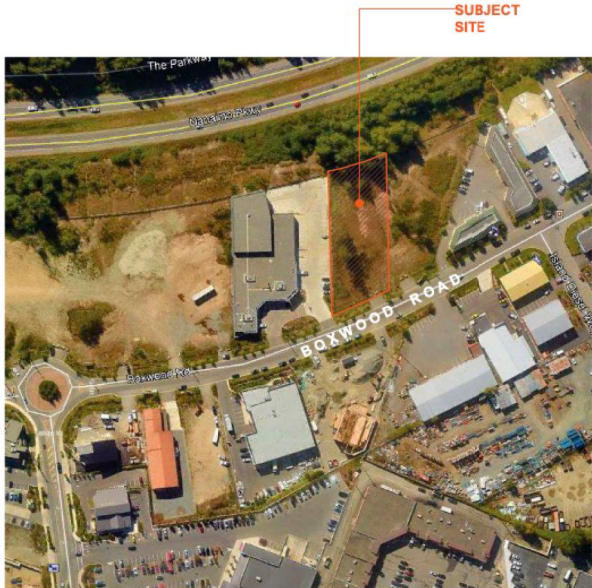


Approved Building Facia Sign -  
Visible to traffic travelling  
southwest

Proposed sign on  
Landscape monument

**SITE PLAN**  
NOT TO SCALE

<b>LEGAL DESCRIPTION:</b>	
LOT 8, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398	
<b>CIVIC ADDRESS:</b>	
1955 BOXWOOD ROAD	
<b>LOT AREAS:</b>	
LOT 8	3553.4 SQ.M.
<b>LAND USE:</b>	
INDUSTRIAL	
<b>ZONING:</b>	
I2 - LIGHT INDUSTRIAL	
<b>BUILDING AREA:</b>	
SHOWROOM/OFFICE	+/- 1,812 SQ.FT.
WAREHOUSE	+/- 5,515 SQ.FT.
CARETAKERS SUITE	+/- 1,265 SQ.FT.
<b>LOT COVERAGE (MAX 40%):</b> +/-19.2%	
<b>PARKING REQUIRED:</b>	
INDUSTRIAL WORKSHOP @ 1/100 SQ.M.	6
CARETAKERS SUITE	2
NOTE: ALL AREAS ARE APPROXIMATE	



**AERIAL**  
NOT TO SCALE

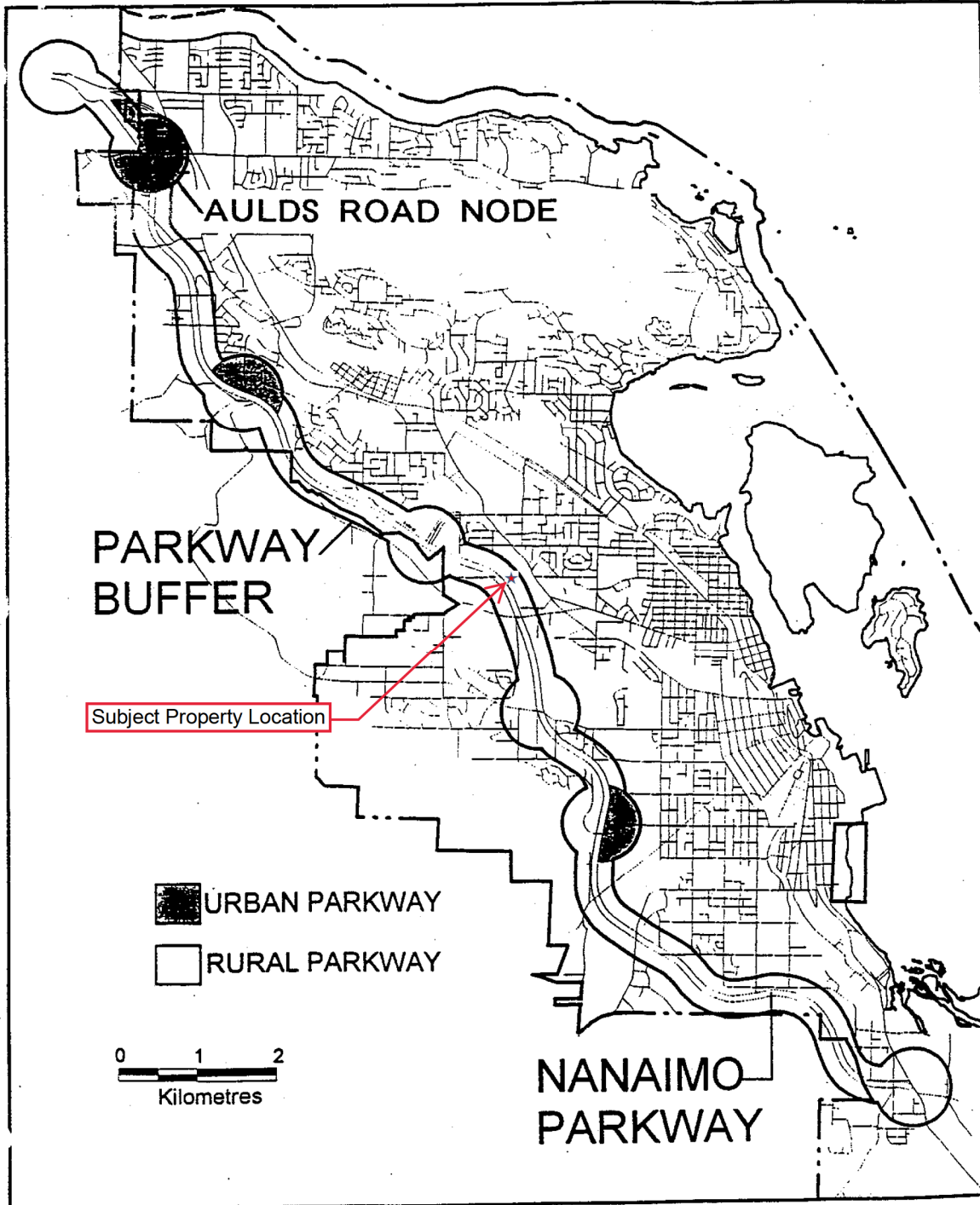
RECEIVED  
DVP 408  
2020-JUL-21  
Current Planning

ATTACHMENT H  
"SIGN BYLAW 1987 NO. 2850"  
Schedule F - Parkway Buffer

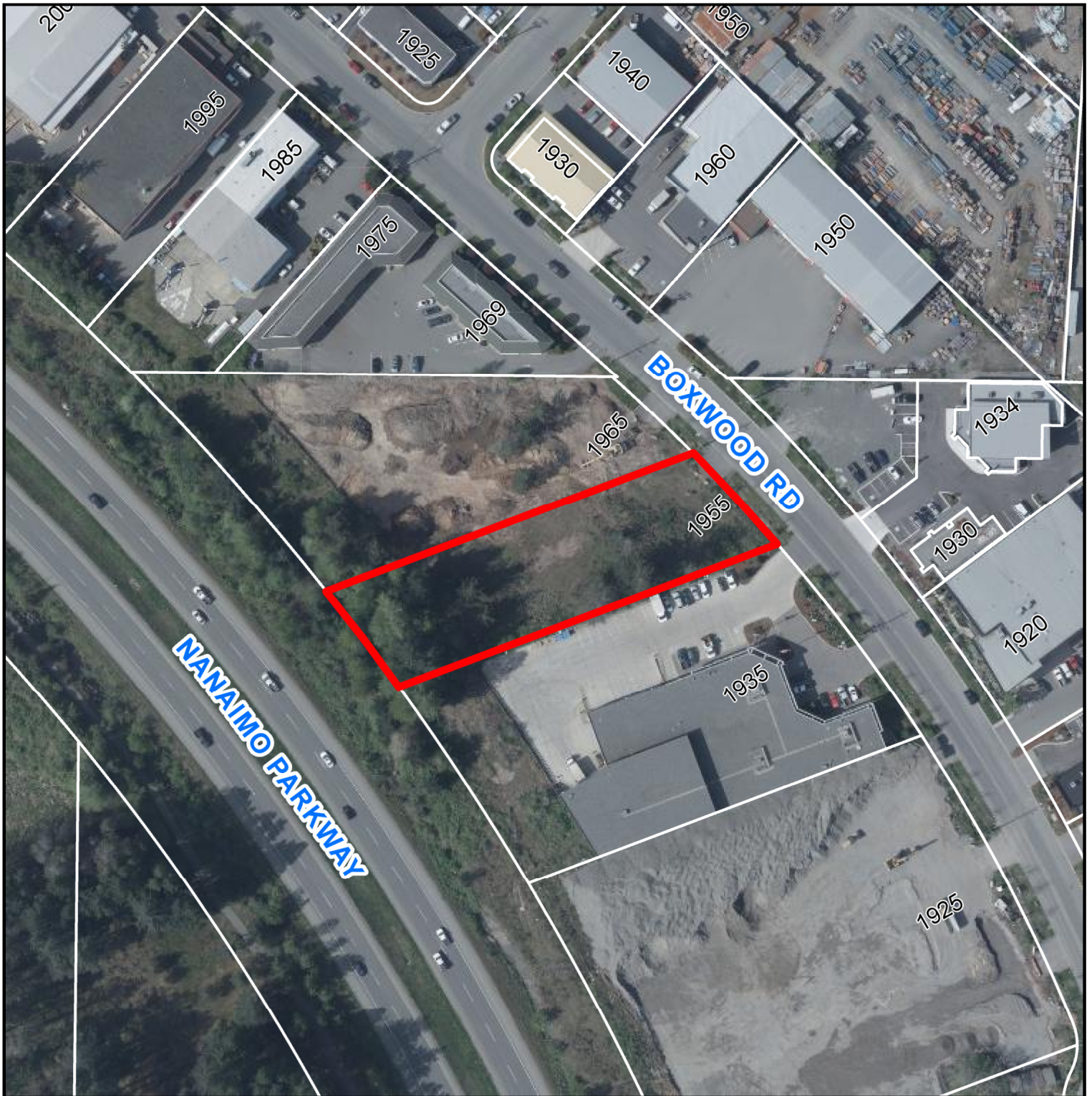
Bylaw 2850 - Consolidated  
(Bylaw 5241, 5398)

# Schedule F


BYLAW 5398



**ATTACHMENT I  
AERIAL PHOTO**



**DEVELOPMENT VARIANCE PERMIT NO. DVP00408**

 1955 BOXWOOD ROAD