CITY OF NANAIMO
THE HARBOUR CITY

PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, May 7th, 2026, 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:	**BOV00795**
Applicant:	Jeff Cote and Darcy Watson, Boehm Construction
Civic Address:	1020 Beaufort Drive
Legal Description:	LOT 34, DISTRICT LOT 97-G, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18612
Zoning:	Three And Four Unit Residential (R5)
Requested Variance:	Section 6.6.5 of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" sets out the maximum allowable height for an accessory building. The applicant requests a variance to increase the maximum allowable height of an accessory building containing a secondary suite with a roof pitch less than 6:12 from 4.5m to 5.9m. This is a variance request of 1.4m.

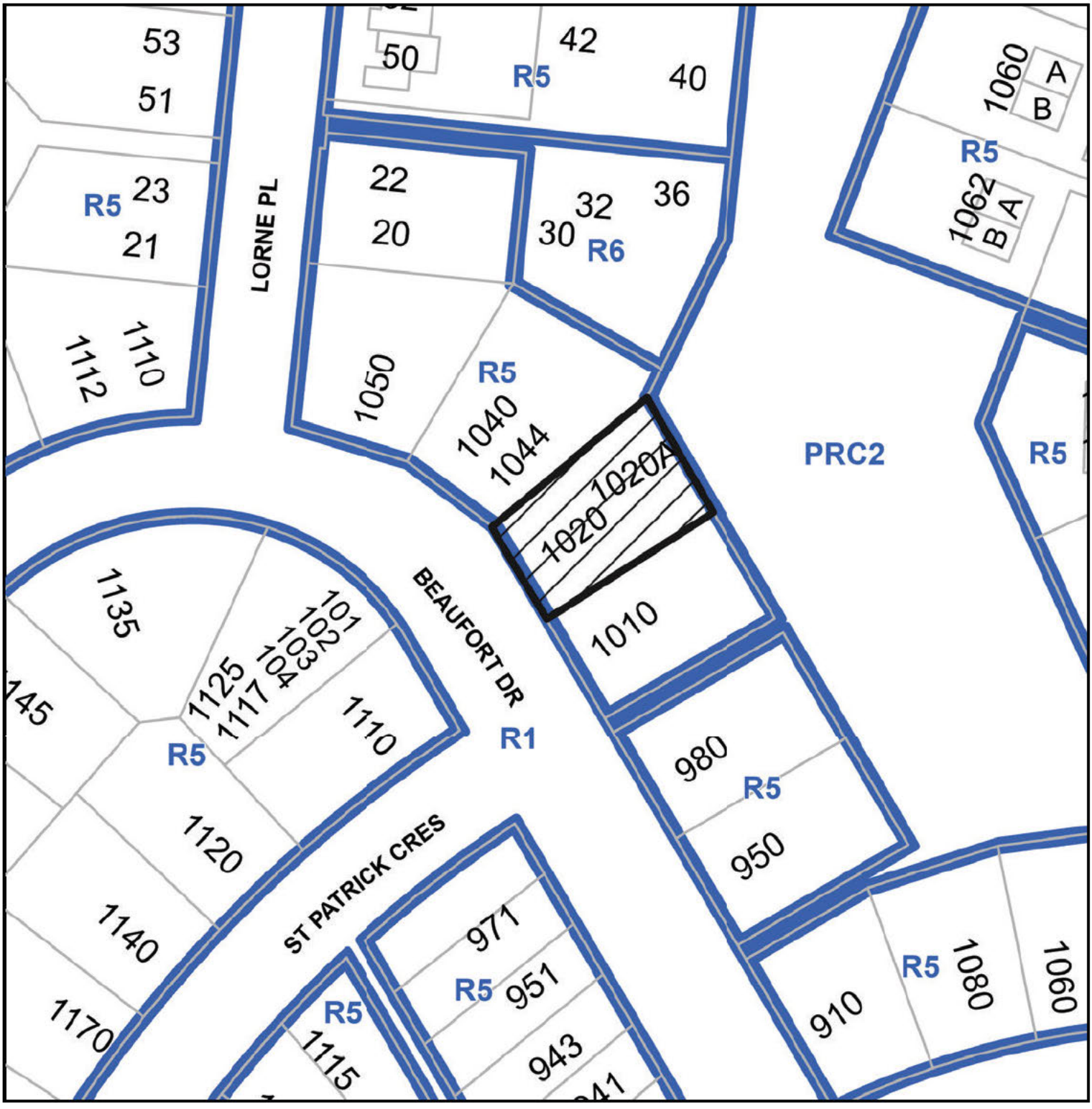
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property to be affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. Members of the public may submit comments in writing or attend the meeting in-person.

For questions, please contact Vidhi Kyada, Planner I, by email at Vidhi.Kyada@nanaimo.ca, or by phone at 250-755-4460 ext. 4509.

WRITTEN SUBMISSION: Written comments must be submitted by email to the above address no later than 2:30 p.m. May 7th, 2026.

ATTEND IN-PERSON: To address this appeal in person you must attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, May 7th, 2026, at 4:00 p.m.

SUBJECT PROPERTY MAP



N

1020 BEAUFORT DRIVE

AERIAL PHOTO

N

1020 BEAUFORT DRIVE

REVISION SCHEDULE			
NUMBER	DATE	REVISION AUTHOR	REVISION NOTE
1	2026-04-07	CJM	LIFTED BUILDING AND FINISHED GRADE 1.5m

DRAWING SCHEDULE

ARCHITECTURAL

SITE PARTICULARS:

CIVIC ADDRESS:	1020 BEAUFORT DRIVE, NANAIMO, BC
LEGAL ADDRESS:	LOT 34, DISTRICT LOT 97G, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18612
ZONING:	RESIDENTIAL ZONE R1

PROJECT DATA:

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	RESIDENTIAL	ACCESSORY DWELLING UNIT
LOT AREA	807.5 SqM EXISTING	–
LOT COVERAGE	40% OF 807.0 SqM = MAX. 322.8 SqM	PROP. ACCESSORY DWELLING BUILDING FOOTPRINT AREA = 105.9 SqM EXISTING BUILDING AREA = 109.23 SqM TOTAL: 215.13 SqM
BUILDING GROSS FLOOR AREA	MAXIMUM 100 SqM TOTAL OF ALL ACCESSORY BUILDINGS	AREA = 1076 SqM 99.87 SqM VS FACE EXT WALLS
DENSITY	1 SINGLE DWELLING UNIT 1 ACCESSORY BUILDING	1 PRIMARY EXISTING DWELLING 1 PROPOSED ACCESSORY DWELLING
SETBACKS	FRONT: 6.0m (CARPORT) REAR: 1.0m INT. SIDE: 1.5m EXT. SIDE: 2.0m (ACCESSORY USE)	REF SITE PLAN
BUILDING HEIGHT	MAXIMUM 4.0m (< 6:12 PITCH)	3.988m 1.5m HEIGHT VARIANCE REQUIRED
OFF STREET PARKING	MIN 2 SPACES FOR EXISTING PRIMARY DWELLING UNIT 1 SPACE FOR ACCESSORY DWELLING	MIN 3 SPACES FOR EXISTING PRIMARY DWELLING UNIT 1 SPACE FOR ACCESSORY DWELLING

PROJECT LEGEND

PLAN SYMBOLS	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
		SMOKE ALARM (HARDWIRED WITH BATTERY BACK-UP) BCBC 9.10.19	F.D.	FLOOR DRAIN
		PHOTO-ELECTRIC / CARBON MONOXIDE ALARM BCBC 9.10.19		BATH / EXHAUST FAN VENTED TO EXTERIOR
		POINT LOAD	A / B	SECTION REFERENCE A SECTION NUMBER B SHEET NUMBER / WHERE DETAILED

TYPICAL NOTES

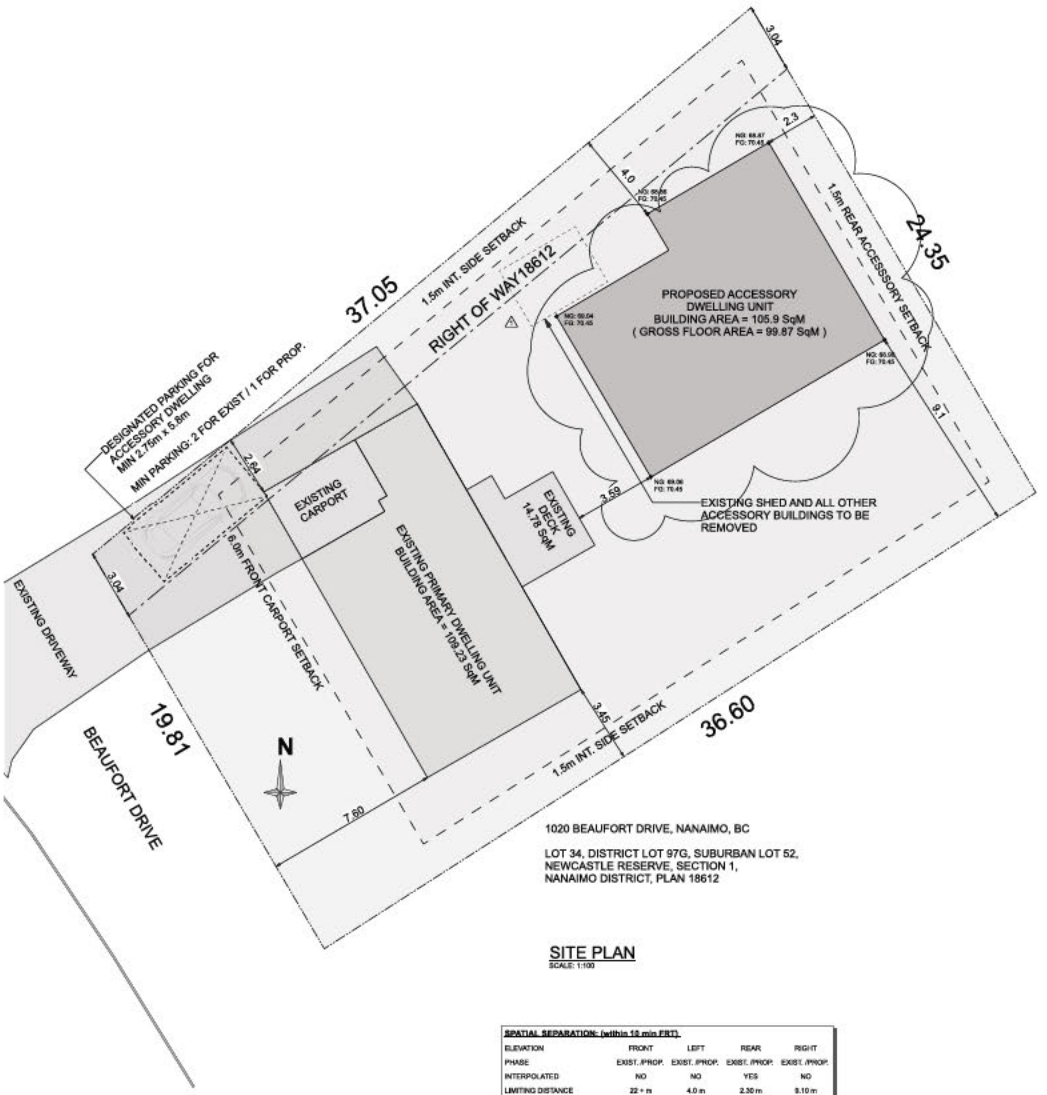
1. CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ANY DISCREPANCIES TO BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO CONTINUING ANY PORTION OF WORK.
3. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATIONS, CONC. WALLS & SLABS, WOOD JOISTS & BEAM SIZES.
4. CONCRETE WALL DIMENSIONS ARE TO OUTSIDE FACE, WOOD FRAME WALLS ARE TO CENTRELINE.
5. DIMENSIONS IN IMPERIAL UNO.
6. PROVIDE MISCELLANEOUS STUDS, BRACING, FURRING OR BLOCKING AS REQUIRED.
7. MAINTAIN ACOUSTIC SEPARATION @ RECESSED FIXTURES & EQUIPMENT.
8. CEMENT BOARD TO BE USED @ ALL WET WALLS.
9. CONFIRM WINDOW AND DOOR ROUGH OPEN SIZES WITH SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL. OPENER STYLES & LOCATIONS TO BE DETERMINED BY OWNER.

GENERAL NOTES

- **ALL WORK SHALL COMPLY TO THE CURRENT (2024) EDITION** OF THE BRITISH COLUMBIA BUILDING CODE AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS SET BY THOSE HAVING JURISDICTION.
- ERRORS, OMISSIONS OR CHANGES TO THESE PLANS ARE TO BE REPORTED TO THE DESIGNER PROMPTLY PRIOR TO ANY FURTHER WORK TAKING PLACE.
- STRUCTURAL DESIGN & SUPERVISION SHALL BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER CERTIFIED IN THE PROVINCE OF BRITISH COLUMBIA AT THE REQUEST OF THE LOCAL BUILDING AUTHORITY.
- FOUNDATIONS TO BE VERIFIED CORRECT BY A STRUCTURAL ENGINEER UNLESS OTHERWISE APPROVED BY THE BUILDING INSPECTION AUTHORITY.
- ALL FOUNDATIONS ARE ASSUMED BEARING ON NON-ORGANIC UNDISTURBED SOIL.
- POINT LOADS TO BE SUPPORTED CONTINUOUS TO FOUNDATION.
- DOUBLE JOISTS OR SOLID CROSS BLOCKS AT WALL LOCATIONS RUNNING PARALLEL TO FLOOR JOISTS.
- LINTELS TO BE 2 - 2" X 10" SPF#2 OR AS NOTED.
- BUILDING ENVELOPE DESIGN TO BE BASED ON CURRENT GOOD BUILDING PRACTICES. FIELD INSPECTIONS ARE THE RESPONSIBILITY OF THE OWNER.
- PRE-MANUFACTURED FLOOR JOISTS, BEAMS AND TRUSSES TO BE REVIEWED BY SUPPLIER'S ENGINEER AND CERTIFIED FOR STRUCTURAL ADEQUACY. SUPPORTING COLUMNS TO BE DESIGNED BY A STRUCTURAL ENGINEER AT THE REQUEST OF THE LOCAL BUILDING INSPECTION AUTHORITY.
- ENGINEERED ROOF TRUSS, FLOOR JOIST AND BEAM SYSTEM LAYOUTS TO BE PROVIDED WITH SHOP DRAWINGS FOR PERMIT SUBMISSION.
- 110 VOLT INTERCONNECTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- THESE DRAWINGS ARE BASED ON PART 9 OF THE 2024 BCBC
- DUCTING, FURNACE, HOT WATER HEATER TO BE LOCATED WITHIN CONDITIONED AREAS.
- INSULATION VALUES TO MEET THE EFFECTIVE R-VALUES AS NOTED IN B.C.B.C. 9.36.2.6-9.36.2.8. & AS REQUIRED BY THOSE HAVING JURISDICTION.
- HEATING & VENTILATION TO MEET NEW MINIMUM CODE REQUIREMENTS UNLESS NOTED OTHERWISE.
- ALL CHASE WAYS, DUCTING & PIPING LOCATED IN NON-CONDITIONED AREAS MUST HAVE THE MINIMUM EFFECTIVE R-VALUE OF INSULATION BETWEEN IT AND THE UNCONDITIONED SPACE OR EXTERIOR.
- ATTIC VENTILATION SHALL ADHERE TO 9.19.1.2. (VENTILATION REQUIREMENTS) OF BCBC.
- LIGHTING BY OTHERS
- CONCRETE TO REACH COMPRESSIVE STRENGTH AFTER 28 DAYS.
- 20 MPa FOR FOUNDATION WALLS & PIERS
- 32 MPa FOR GARAGE FLOORS & EXTERIOR SURFACES
- ALL STRUCTURAL LUMBER TO BE NO.2 OR BETTER.
- DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURE, OR ANY FAILURE TO THE STRUCTURE.
- FANS TO BE RATED FOR CONTINUOUS USE WITH A NOISE LEVEL OF 1.0 SONES OR LESS.
- ALL BATHROOMS & KITCHENS TO BE EQUIPPED WITH AN EXHAUST FAN MUST CONFORM TO TABLE 9.32.3.6
- ELECTRICAL & PLUMBING WORK TO CONFORM TO THE RESPECTIVE CODES.
- CONTACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION.
- THERMO-PANE WINDOWS THRU-OUT C/W SCREENS ON ALL OPENERS.

Notes:
- Vapour barrier to be continuous and U.V. stabilized.
- Provide two coats of bituthurus sealant on all sub-grade concrete.
- Floor assembly to accommodate plumbing.
- Confirm all door & window rough openings before ordering product.

Framing Notes:
- The wall sheathing shall extend 3/4" past top of slab.
- The sheathing lap is to be fastened every 6" with 2 1/2" nails.
- Sheathing shall completely lap the adjoining wall at the intersection of the corners.
- All built-up posts at load points; each ply is to be nailed with 2 rows of 3" d nails @ 10" o.c. to within 6" of each end.
- Freestanding solid posts:
  - Posts shall be anchored to the beam(s) they support by either-
  1. Notching the beam over the post and securely nailing or bolting the beam to the post. (depending on configuration and load) or
  2. Provide approved suitable metal anchors to connect the two.



1020 BEAUFORT DRIVE, NANAIMO, BC

LOT 34, DISTRICT LOT 97G, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18612

SITE PLAN

SCALE: 1:100

SPATIAL SEPARATION: (within 10 min FRT)

ELEVATION	FRONT	LEFT	REAR	RIGHT
PHASE	EXIST. /PROP.	EXIST. /PROP.	EXIST. /PROP.	EXIST. /PROP.
INTERPOLATED	NO	NO	YES	NO
LIMITING DISTANCE	22 + m	4.0 m	2.30 m	9.10 m
EXPOSED WALL FACE	25.9 SqM	30.6 SqM	25.9 SqM	30.6 SqM
PROPOSED WINDOW AREA	0 SqM	3.58 SqM	3.25 SqM	0.78 SqM
PERMITTED OPENINGS %	100	32	16.0	100
PROPOSED OPENINGS %	0	11.7	12.5	28.7

IMMERSIVE DESIGN

RECEIVED
BOV795
2026-APR-08
Current Planning

ISSUED FOR PERMIT

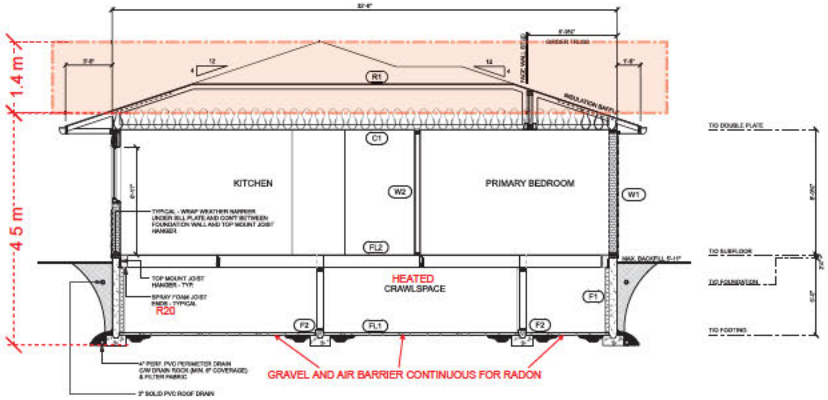
PROJECT NAME:
1020 BEAUFORT RD

PROJECT ADDRESS:
1020 BEAUFORT RD
NANAIMO,
B.C.

DRAWING NAME:
SITE PLAN & GENERAL NOTES

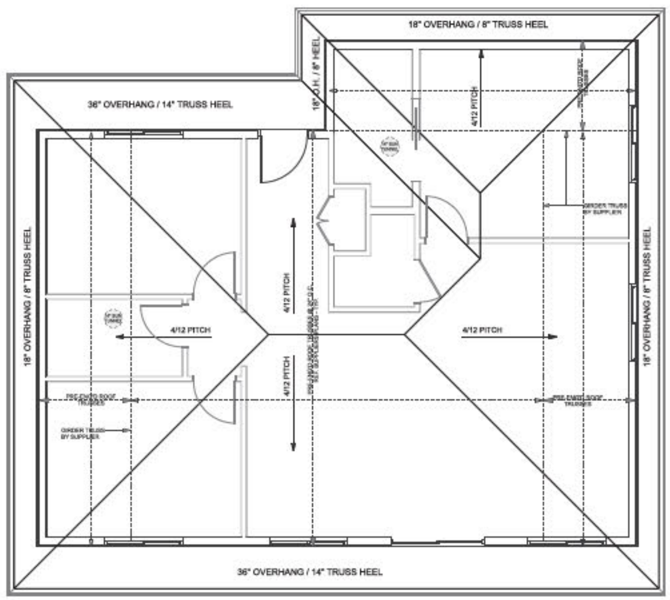
SCALE: 1/4" = 1'-0"	DATE: APRIL 7, 2026
DRAWN BY: CJM	DRAWING NUMBER: A1
PROJECT NUMBER: 2025-2039	

PRINT DATE: 2026-04-07



SECTION A-A

SCALE: 1/4" =1'-0"



ROOF PLAN

SCALE: 1/4" =1'-0"

I.D.	BLDG COMPONENT ASSEMBLIES:
	ROOF & CEILINGS:
R1	ROOF: APPROVED ROOFING INSTALLED AS PER MNFR SPECIFICATIONS, EAVE STARTER, APPROVED UNDERLAYMENT, 1/2" SPRUCE PLYWOOD OR 7/16" OSB SHEATHING C/W PLYCLIPS AND APPROVED PRE-ENGINEERED ROOF TRUSSES @ 24" O/C., PREFINISHED VENTED ALUMINUM SOFFITS
C1	HOUSE CEILING: 5/8" DRYWALL, 6 MIL. POLY - AIR/VAPOUR BARRIER, MIN. R40 F.G BLOWN-IN INSULATION
	EXTERIOR WALLS:
W1	EXTERIOR WALLS: SIDING AS PER CLIENT - REFER TO ELEVATIONS * 3/8" TREATED RAINSCREEN STRAPPING (* NOT REQUIRED AT HORIZONTAL VINYL SIDING) VAPOUR OPEN HOUSEWRAP - AIR BARRIER 1/2" PLYWOOD OR 7/16" OSB WALL SHEATHING, 2x6 STUDS @ 16" O/C, R22 BATT INSULATION, 6 MIL. UV POLY V.B., 1/2" GWB
	INTERIOR WALLS:
W2	INTERIOR PARTITION WALLS: 1/2" GWB FINISHED SIDES - 2x4 STUDS @ 16" O.C. (2x6 WHERE NOTED ON PLANS)
	FLOORS:
FL1	CRAWLSPACE GROUND COVER: 2" THICK CONCRETE SKIM COAT, 6 MIL POLY VAPOUR BARRIER LAPPED MIN 11 3/4" & SEALED, MIN 4" GRANULAR DRAINAGE LAYER.
FL2	MAIN LEVEL FLOOR: 3/4" T&G SPRUCE PLYWOOD SUBFLOOR GLUE-NAILED TO 2x10 SPF FLOOR JOISTS AT 16" O.C. C/W CROSS-BRIDGING AT 7'-10" MAX.
	FOUNDATION WALLS:
F1	POURED FOUNDATION CRAWL SPACE WALL: 8" POURED CONCRETE FOUNDATION WALL ON A 18"x8" DEEP CONTINUOUS CONC. FOOTING C/W DAMPPROOFING APPLIED TO EXTERIOR SURFACE BELOW GRADE. MIN. R12 RIGID APPLIED DIRECTLY TO INSIDE FACE OF FDN (AT PERIMETER OF CONDITIONED SPACE ONLY) 2x6 SILL PLATE ON POLY GASKET SEAL. PROVIDE 1/2" DIA. x 8" LONG ANCHOR BOLTS @ 7'-10" O/C (MAX.). REFER TO BRACED WALL PLANS FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS
F2	CURB WALL: 2x6 STUDS @ 16" O.C. ON A 2x6 SILL PLATE C/W GASKET SEAL & ANCHOR BOLTS (MAX 7'-10" O.C.) BEARING ON A MIN. 6" WIDE CONCRETE CURB C/W A 18"x 8" DEEP CONTINUOUS CONCRETE FOOTING
	REFER TO BRACED WALL PLANS FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS

REINFORCING RECOMMENDED FOR ALL CONCRETE

VENTILATION:

VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING FOR CROSS VENTILATION WITH NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE TOP OF ROOF SPACE AND NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE BOTTOM OF ROOF SPACE.

FLASHINGS:

- ROOF FLASHING INSTALLED AT ALL VALLEYS, WALL INTERSECTIONS, AND JUNCTIONS WHERE WATER COULD PENETRATE THE ROOF DECK.
- PROVIDE DRIP EDGE FLASHING ALONG ROOF EDGE
- PROVIDE CAP FLASHING AT ALL EXTERIOR OPENINGS HEAD AND SILL
- PROVIDE DRIP FLASHING ABOVE ALL EXTERIOR OPENINGS HEAD TRIM
- PROVIDE DRIP EDGE FLASHING OVER WATER TABLE (BASE) TRIM BOARD
- PROVIDE DRIP EDGE FLASHING WHERE CLADDING MEETS FOUNDATION

IMMERSIVE
DESIGN

ISSUED FOR REVIEW

PROJECT NAME:
1020 BEAUFORT RD

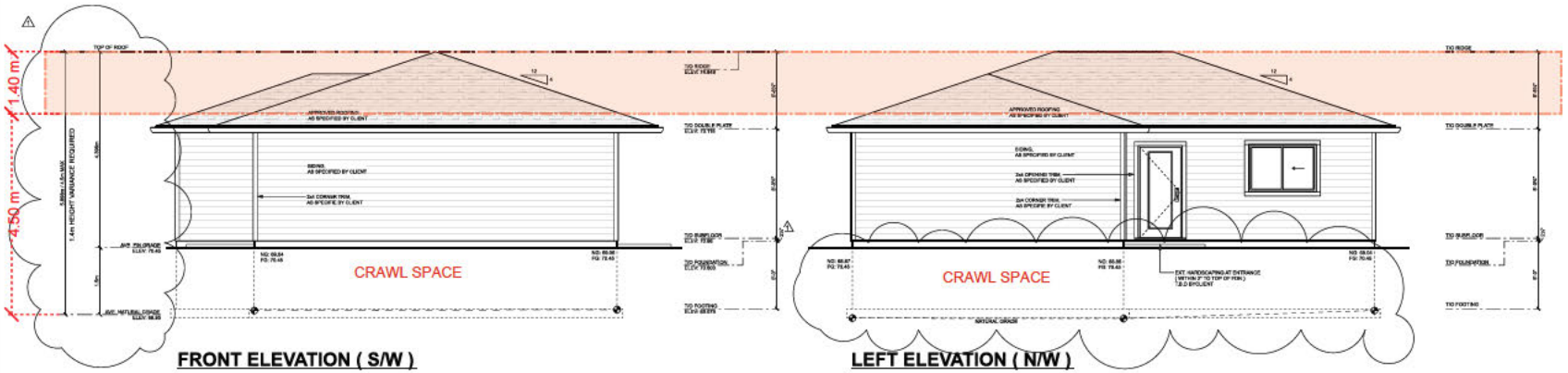
PROJECT ADDRESS:
1020 BEAUFORT RD
NANAIMO,
B.C.

DRAWING NAME:
SECTION A-A & ROOF PLAN

RECEIVED
BOV795
2026-APR-07

BP131349.pdf
REVIEWED

PRINT SCALE: 1/4" = 1'-0"	DATE: JANUARY 14, 2026
DRAWN BY: CJM	DRAWING NUMBER:
PROJECT NUMBER: 2026-0009	A4

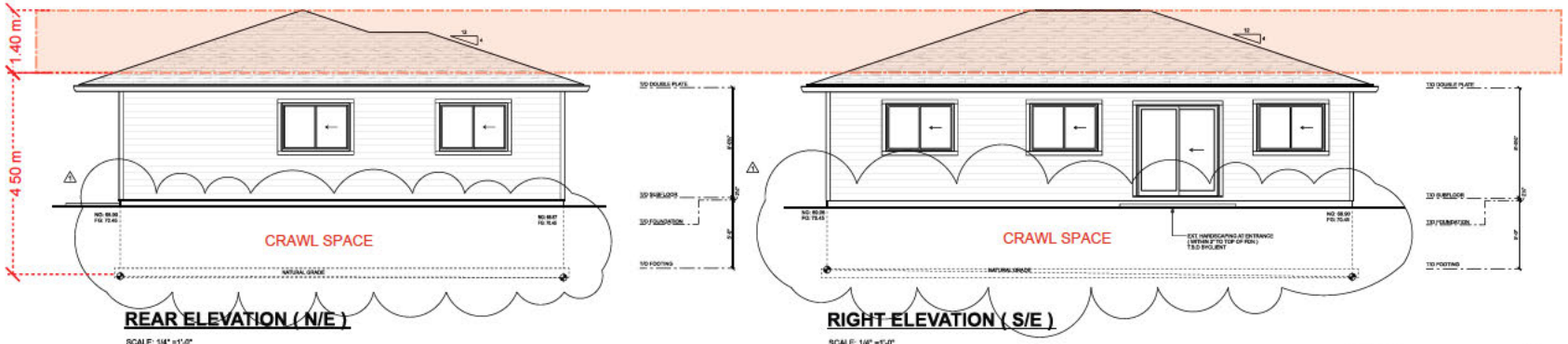


FRONT ELEVATION (S/W)

SCALE: 1/4" =1'-0"

LEFT ELEVATION (N/W)

SCALE: 1/4" =1'-0"



REAR ELEVATION (N/E)

SCALE: 1/4" =1'-0"

RIGHT ELEVATION (S/E)

SCALE: 1/4" =1'-0"

VENTILATION:

VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING FOR CROSS VENTILATION WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF ROOF SPACE AND NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF ROOF SPACE.

FLASHINGS:

- ROOF FLASHING INSTALLED AT ALL VALLEYS, WALL INTERSECTIONS, AND JUNCTIONS WHERE WATER COULD PENETRATE THE ROOF DECK.
- PROVIDE DRIP EDGE FLASHING ALONG ROOF EDGE
- PROVIDE CAP FLASHING AT ALL EXTERIOR OPENINGS HEAD AND SILL.
- PROVIDE DRIP FLASHING ABOVE ALL EXTERIOR OPENINGS HEAD TRIM
- PROVIDE DRIP EDGE FLASHING OVER WATER TABLE (BASE) TRIM BOARD
- PROVIDE DRIP EDGE FLASHING WHERE CLADDING MEETS FOUNDATION

IMMERSIVE DESIGN

RECEIVED
BOV795
2026-APR-08
Current Planning

ISSUED FOR PERMIT

PROJECT NAME:
1020 BEAUFORT RD

PROJECT ADDRESS:
1020 BEAUFORT RD
NANAIMO,
B.C.

DRAWING NAME:
ELEVATIONS

SCALE: 1/4" = 1'-0"	DATE: APRIL 7, 2026
DRAWN BY: CJM	DRAWING NUMBER: A5
PROJECT NUMBER: 2025-3939	

Böehm Construction Ltd
777E Poplar Street
Nanaimo, BC V9S 2H7
250-667-7166

To: City of Nanaimo Board of Variance
From: Boehm Construction ltd
Re: BP131349
Date: April 1,2026

I write today on behalf of our clients, [redacted]. They have engaged us to build a carriage home on their property. [redacted] intend to move into the carriage home, and the in-laws are going to live in the principal dwelling. After obtaining the permit, we began the excavation and immediately, ground water filled the hole and continued to flow in as the digging was happening. We knew this was a low-lying area, but we did not know it had such a high-water table just under the surface! After multiple meetings with our geotechnical engineer, Darron Clark from Lewkowich Geotechnical Engineering, as well as City officials, we have collectively concluded that it is not feasible to construct the carriage home in accordance with the current height restrictions. A supporting letter and technical documentation from our geotechnical engineer will be provided under separate cover as soon as possible to further substantiate this request.

The natural grade of the client's backyard is significantly lower than both the natural grade of the adjacent "food forest" to the northeast and the construction site to the north (36 Lorne place BP127761). Both the neighbouring construction site and the food forest are sloping toward [redacted] backyard, resulting in substantial volumes of water collecting nearby and underground. The perimeter drainage solution proposed by City staff would not be sufficient to address these conditions due to the volume of water, the height of this water table, and the existing grades. The hardship our clients are experiencing can only be properly mitigated by allowing an increase to the maximum roof peak elevation. This adjustment is necessary to accommodate a properly functioning drainage system and to ensure a minimum 2% slope into the city storm connection.

To be blunt, the risk of sighting the building at the current proposed height is that it could literally lift and float. We respectfully request that this hardship be considered as we are asking for a 1.6 m height variance, which would allow the project to proceed in a manner that is safe, compliant, and functionally viable. Obtaining this height variance would allow us to bring the proposed carriage home up and out of danger from the underground water table. There are no mountain or ocean views in this neighborhood. Thank you for your time and consideration.

Jeff Cote

Boehm Construction ltd
777e Poplar Street
Nanaimo, BC
260-667-7166
jeffc@boehmconstruction.ca

Lewkowich Engineering Associates Ltd.
geotechnical • environmental, health & safety • materials testing

GEOTECHNICAL FIELD REVIEW

Boëhm Construction Ltd.
Unit E, Poplar Street,
Nanaimo, BC
V9S 2H7
ATTENTION: Mr. Jeff Cote

File: E5079.01
Date: April 14, 2026

PROJECT: CARRIAGE HOUSE RESIDENCE
1020 BEAUFORT DRIVE, NANAIMO, BC
SUBJECT: GEOTECHNICAL SITE OBSERVATIONS
PRELIMINARY SITE CONDITION

1. As requested, Lewkowich Engineering Associates Ltd. (LEA) has carried out a limited preliminary geotechnical assessment of the above-mentioned property. The purposes of the assessment were to investigate and comment on the soils conditions at the above noted property, with respect to geotechnical concerns, and to provide recommendations pertaining to the bearing support of the new carriage house residence. The method of assessment utilized direct observations of the site conditions and the area of the excavation.
2. Mr. Darron Clark, P.Eng. of LEA visited the site, on March 30, 2026, during the start of excavation process. The following is a brief summary of the observations made during the site visit.
3. The property is located east of Beaufort Drive at civic address 1020. Other surrounding properties are also residential. The site possesses a slight slope to the northeast and is mostly flat in the area of the proposed residence.
4. The footing excavation was not complete at the time of the visit and was approximately 6m wide by 8m long and up to 0.6 m deep. The visit revealed dark, wet organic peat over firm-soft, silty sand, wet, undisturbed bearing soil at 0.5m depth. Ingressing water was noted to a final level approximately 0.3 to 0.4m below existing surface grade.
5. The presence of high ground water and soft surface soils precludes the use of a normal foundation without special recommendations. Further geotechnical testing is warranted, and alternative foundation solutions may be proposed. A higher final surface grade will be required to provide at least 0.8m of free board above the observed ground water table. In addition, it is understood that the local water table is influenced by the nearby stormwater system and collection point. The current surface water and ground water regime is beyond the scope of this letter, but it is noted ground water levels are exacerbated by the depositation of fill soils in nearby historical drainage courses that are located in the adjacent city park.

Photo 1; illustrating site conditions 2026-03-30, Looking south.

6. Lewkowich Engineering Associates Ltd. appreciates the opportunity to be of service on this project. If you have any comments, or if we can be of further assistance, please contact us at your convenience.

Respectfully Submitted,
Lewkowich Engineering Associates Ltd.

Darron G. Clark, P. Eng.
Senior Geotechnical Engineer