



**CORPORATION OF THE CITY OF VERNON**

**MINUTES OF THE  
BOARD OF VARIANCE**

**HELD THURSDAY, NOVEMBER 23, 2023, AT 3:30 PM  
OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL**

**PRESENT:** VOTING:  
Cam Karpiak  
Daniel Schnick  
Teagan Seutter  
Caren Walker  
Reiner Stass

**GUESTS:** Jason Kelder, Applicant  
Mark Budgen, Co-Applicant

**STAFF:** Ally Campbell, Planning Assistant  
Matt Faucher, Current Planner  
Jennifer Pounder, Board Secretary

**ORDER** The meeting was called to order at 3:30 p.m.

**LAND  
ACKNOWLEDGEMENT** *As Chair of the Board of Variance, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

**ADOPTION OF THE  
AGENDA** Moved by R. Stass, seconded by C. Walker:

THAT the agenda of the November 23, 2023 Board of Variance meeting be adopted:

**CARRIED**

**ADOPTION OF THE  
MINUTES** Moved by T. Seutter, seconded by C. Karpiak:

THAT the minutes of the September 27, 2023 Board of Variance meeting be adopted:

**CARRIED**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**BOARD OF VARIANCE  
APPLICATION FOR  
PROPERTY LOCATED  
AT 3680 TURTLE  
MOUNTAIN  
BOULEVARD  
(BOV00078)**

Adjacent neighbors to this property were notified 10 days prior to the Board of Variance hearing via Canada Post. Zero submissions were received.

The Chair called for input from the Applicant, any interest parties and Planning Department representative for BOV00078 – 3680 Turtle Mountain Boulevard.

Representations were made by:

- Staff
- Jason Kelder, Applicant
- Mark Budgen, Co-Applicant

The Board members discussed the application with both of the applicants, who provided a history of the project and siting details. Before the motion was put forward, the Chair called for the applications requests to be considered separately as follows:

- 1) Moved by D. Schnick, seconded by C. Walker:

**'BE IT RESOLVED'** that the application to vary Section 9.13.6, of Zoning Bylaw 5000 is within the jurisdiction of this Board to consider.

**CARRIED.**

Moved by C. Walker, seconded by C. Karpiak:

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted for 3680 Turtle Mountain Boulevard to vary Section 9.13.6 (minimum front yard setback) and Section 9.13.6 (minimum rear yard setback) of Zoning Bylaw 5000.

**CARRIED.**

2) Moved by C. Karpiak, seconded by T. Seutter:

**'BE IT RESOLVED'** that the application to vary Section 4.15.1 of Zoning Bylaw 5000 is within the jurisdiction of this Board to consider.

**CARRIED**  
**With T. Seutter and C. Walker against.**

Moved by C. Karpiak, seconded by R. Stass:

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted for 3680 Turtle Mountain Boulevard to vary Section 4.15.1 of Zoning Bylaw 5000 to build on slopes greater than 30%.

**CARRIED**  
**With T. Seutter and C. Walker against.**

**INFORMATION ITEMS:**

The next meeting for the Board of Variance is tentatively set for January 25, 2024.

**NEXT MEETING**

Moved by D. Schnick, seconded by C. Walker:


THAT the meeting of the Board of Variance be adjourned.

**CARRIED**

**MOTION TO ADJOURN** The meeting of the Board of Variance adjourned at 4:28 p.m.

**ADJOURNMENT**

**CERTIFIED CORRECT:**

 Chair