



CORPORATION OF THE CITY OF VERNON

MINUTES OF THE BOARD OF VARIANCE

**HELD THURSDAY, JANUARY 25, 2024, AT 3:30 PM
OKANAGAN LAKE ROOM (COUNCIL CHAMBER) CITY HALL**

PRESENT: Teagan Seutter
Jerry Oglow
Cam Karpiak
Joseph Pearson

ABSENT: Hans Reiner Stass

GUESTS: Natalie Appleton

STAFF: Matt Faucher, Current Planner
Jennifer Pounder, Board Secretary

ORDER The meeting was called to order at 3:01 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.*

UNFINISHED BUSINESS:

NEW BUSINESS:

ORIENTATION M. Faucher, Planner, provided an orientation to the Board that included the following items:

- Bullying & Harassment Policy review.
- Role of the Board of Variance.
- Role of City of Vernon and its employees.
- Rules governing the Board.
- It was recommended that all Board members review the training material Staff is going to provide containing material from training the Board and Staff received in September, 2022, from Alyssa Bradley of Young Anderson, Barristers & Solicitors.

- Staff further recommended the Board take the following steps when an application is received:
 1. Decide if the application is in the Boards jurisdiction,
 2. Determine the merits of the application, and
 3. Confirm the rationale statements behind the Board’s decision.

There were no questions or comments from the Board.

**ROUNDTABLE
INTRODUCTIONS**

Roundtable introductions were made.

**ELECTION OF CHAIR
& VICE CHAIR**

Cam Karpiak was nominated for the position of Chair. By unanimous vote, Cam Karpiak is declared to be the Chair for 2024.

Teagan Seutter was nominated for the position of Vice Chair. By unanimous vote, Teagan Seutter is declared to be the Vice Chair for 2024.

Moved by J. Pearson, seconded by T. Seutter:

**ADOPTION OF THE
AGENDA**

THAT the agenda of the January 25, 2024 Board of Variance meeting be adopted:

CARRIED

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

**ADOPTION OF THE
MINUTES**

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

CARRIED

**BOARD OF VARIANCE
APPLICATION FOR
PROPERTY LOCATED
AT 3803 PLEASANT
VALLEY ROAD
(BOV00080)**

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 BOV00080 – (3803 Pleasant Valley Road).

Representations were made by:

- Staff
- Natalie Appleton, Co-Applicant

BOARD OF VARIANCE

JANUARY 25, 2024

The Board members discussed the application with Staff and the Co-Applicant. The following questions/comments were given:

- In response to a question, staff confirmed other properties may be affected by this project, although no others have been as of yet.
- It was further confirmed that this property does not have previous applications that have been denied.
- The co-applicant confirmed they will be losing a large number of sound-blocking trees, and therefore have requested the City provide an acoustic fence along the road-facing portion of the property.

Moved by G. Oglow, seconded by J. Pearson:

'BE IT RESOLVED' that the application to vary Section 6.5.1(i) (maximum height of a fence) of Zoning Bylaw 5000 is within the jurisdiction of this Board to consider.

CARRIED

Moved by G. Oglow, seconded by J. Pearson:

'BE IT RESOLVED' that the Board of Variance **approve** the application submitted for 3803 Pleasant Valley Road to vary Zoning Bylaw 5000, Section 6.5.1(i) (maximum height of a fence) from 1.2m (4.0ft) to 1.8m (5ft 11in) to accommodate the construction of acoustic fencing along the front property line.

CARRIED

INFORMATION ITEMS:

NEXT MEETING

The next meeting for the Board of Variance is tentatively set for February 29, 2024.

MOTION TO ADJOURN

Moved by G. Oglow, seconded by C. Karpiak:

THAT the meeting of the Board of Variance be adjourned.

CARRIED

ADJOURNMENT

The meeting of the Board of Variance adjourned at 4:19 p.m.

CERTIFIED CORRECT:

 Chair