



CORPORATION OF THE CITY OF VERNON

BOARD OF VARIANCE

TUESDAY, JULY 28, 2020 @ 9 A.M.

OKANAGAN LAKE ROOM

A G E N D A

1) ADOPTION OF AGENDA

2) ADOPTION OF MINUTES

June 2, 2020 (attached)

3) APPEAL – BOV00062 – 5000 Silver Star Road:

a) The applicant is requesting permission to vary Part III, Sections C.3.a and b. of Sign Bylaw #4484 to allow a freestanding sign with a minimum clearance of 1.6m, sited between 3.0m but not less than 1.0m of the road right-of-way provided that no signage other than the supporting structure is located less than 1.6 above grade.

- i. Open of Public Input – Applicant
Notified Public and others
Planning Department Representative
- ii. Close of Public Input

4) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF

THE BOARD OF VARIANCE

TUESDAY, JUNE 2, 2020

OKANAGAN LAKE ROOM – 9:00 a.m.

PRESENT: VOTING:

David O’Keefe, Chair
Robin Stoddard
Kimberly Cooper (via phone)
Harpreet Singh Nahal

ABSENT: Tom Seifert

GUESTS: Nicole Kohnert, Applicant (via phone)
Jamie Voykin, Brentwell Construction Ltd., Applicant (via phone)

STAFF: Carie Liefke, Planning Assistant
Janice Nicol, Legislative Committee Clerk

ORDER The meeting was called to order at 9:02 a.m.

ADOPTION OF THE AGENDA Moved by Member Stoddard, seconded by Member Nahal:
THAT the agenda for the Board of Variance meeting of Tuesday, June 2, 2020 be adopted.

CARRIED.

ADOPTION OF THE MINUTES Moved by Member Nahal, seconded by Member Stoddard:
THAT the minutes from the March 5, 2019 Board of Variance meeting be adopted.

CARRIED.

BOARD OF VARIANCE APPLICATION FOR PROPERTY Adjacent neighbours to this property were notified 10 days prior to the Board of Variance hearing via Canada Post. No submissions were received.

**LOCATED AT 2405
23rd STREET**

The Chair called for input from the Applicant and Planning Department representative for BOV00060 – 2405 23rd Street. The Planning Department representative reviewed the application.

Moved by Member Stoddard, seconded by Member Nahal;

‘BE IT RESOLVED’ that the Board of Variance **approve** the application submitted by the owners of 2405 23rd Street to allow an existing non-conforming attached garage to encroach onto the required side yard setback by reducing the required minimum side yard setback from 1.5m **to** 0.95m.

CARRIED.

**BOARD OF
VARIANCE
APPLICATION FOR
PROPERTY
LOCATED AT 5521
WILLOW DRIVE**

Adjacent neighbours to this property were notified 10 days prior to the Board of Variance hearing via Canada Post. No submissions were received.

The Chair called for input from the Applicant and Planning Department representative for BOV00061 – 5521 Willow Drive. The Planning Department representative reviewed the application and confirmed the following points:

- Suites are permitted in this neighbourhood;
- Full City services are available for this development.

Moved by Member Nahal, seconded by Member Stoddard;

‘BE IT RESOLVED’ that the Board of Variance **approve** the application submitted by the owner of 5521 Willow Drive to allow an existing garage to encroach on the required side yard setback in order to permit a secondary suite to be constructed within the building. The required minimum side yard will be reduced from 1.5m **to** 1.06m on the south side of the property.

CARRIED.

The Board of Variance meeting adjourned at 9:11 a.m.

ADJOURNMENT

CERTIFIED CORRECT:

Board of Variance Chair

File: BOV00062

July 9, 2020

OWNER/OCCUPANT

Dear Resident:

Re: Board of Variance Hearing –5000 Silver Star Road

An application has been submitted to the Board of Variance to vary Signage Bylaw #4489, Part III, Section C.3, a) and b) (Attachment 1) at 5000 Silver Star Road. The application requests permission to erect a freestanding sign that will be sited 1.0m from the property line with the tenant sign panels 1.6m above grade.

The sign is proposed to be 7.3m (24ft) high, 3.2m (10.4ft) wide, and 0.6m (2.2ft) deep, which meets bylaw requirements. However, the proposed siting at 1.0m from the front property line does not meet the bylaw requirement of 3.0m and the proposed vertical clearance of the tenant sign panels at 1.6m above grade do not meet the bylaw requirement of 2.75m. Please see the attached proposed site plan (Attachments 2 and 3) and the proposed concept sketch (Attachment 4).

Please be advised that the Board of Variance will meet on **Tuesday, July 28, 2020 at 9:00 a.m.** **In order to protect the public and our employees, the City has implemented strict physical measures in all City facilities, which follow the guidelines and Orders of the Provincial Health Office (PHO). To support these measures, Council has directed Administration to receive public input for Board of Variance applications in written form only, until physical distancing requirements have been lifted by the PHO.** Should you object to this application, it would be to your advantage to state your concerns in writing so that it may be considered by the Board. Such correspondence must be received by the undersigned prior to meeting of the Board on **July 28, 2020** and can be sent to jnicol@vernon.ca or mailed to my attention at 3400 30th Street, Vernon B.C. V1T 5E6.

Sincerely,

Janice Nicol

Legislative Committee Clerk



C. FREESTANDING SIGNS**1. Sign Area**

The area of freestanding signs is to be regulated as follows:

- a) For properties up to 30.0 m (98.4 ft) in frontage the sign area shall not exceed 0.093 m² (1.0 ft²) for each linear 0.3 m (1.0 ft) of frontage on a public street.
- b) For properties over 30.0 m (98.4 ft) in frontage the sign area shall not exceed 12.0 m² (129.17 ft²) or 0.8% of the total property area, whichever is greater.

2. Projection

- a) A freestanding sign shall not project any closer than 1.0 m (3.28 ft) horizontally to the road or sidewalk curb line.
- b) In the case where a freestanding sign projects into a public road right-of-way designated as a Controlled Access Highway then approval from the provincial Ministry of Transportation must be obtained prior to approval of a sign permit.

3. Clearance

- a) A freestanding sign shall have a minimum clearance of 2.75 m (9.0 ft).
- b) A freestanding sign located within 3.0 m (9.84 ft) of a road right-of-way shall have no signage other than the supporting structure located between 1.0 m (3.28 ft) and 2.75m (9.0 ft) above grade.

4. Height

- a) A freestanding sign shall have a maximum height of 9.0 m (29.5 ft).

5. Number

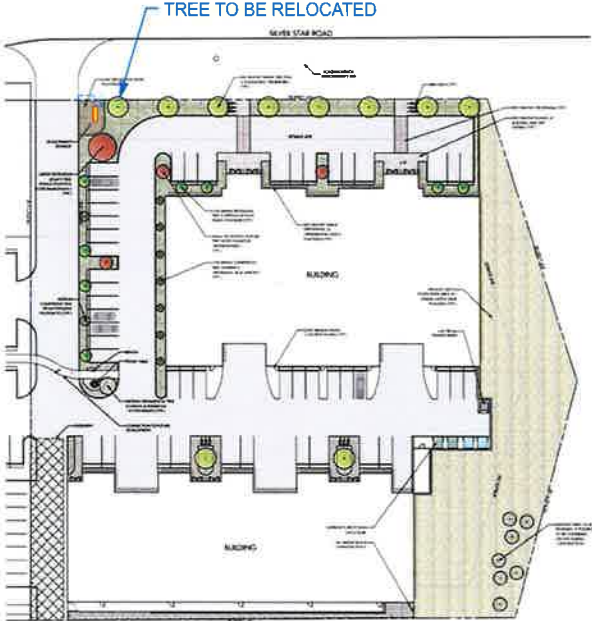
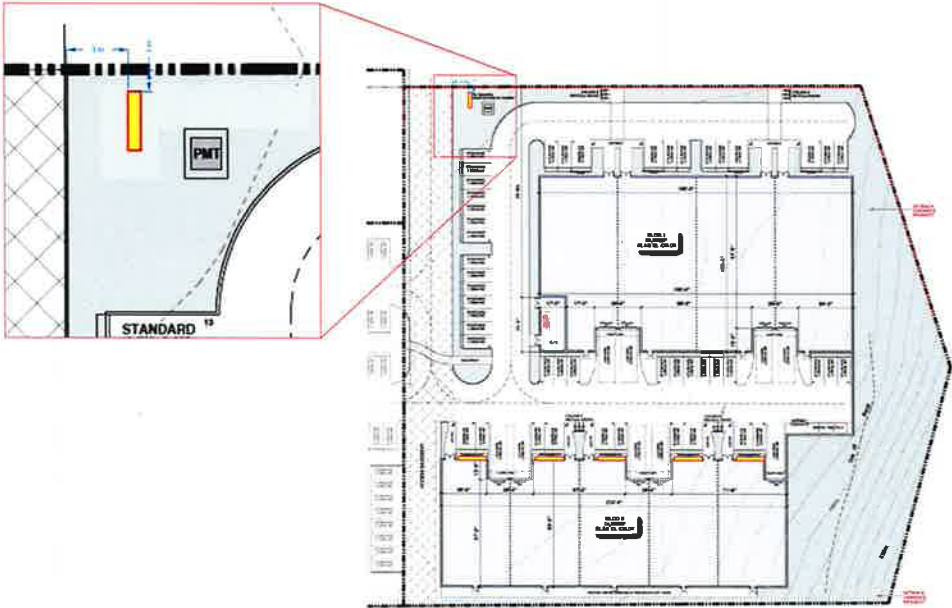
- a) Not more than one freestanding sign per street frontage shall be permitted unless the frontage per street exceeds 50.0 m (164.05 ft) in length in which case one additional freestanding sign shall be permitted.

6. Low Profile Freestanding Signs

- a) A low profile freestanding sign shall have a maximum height of 1.6 m.
- b) A low profile sign shall not be located within 3.0 m of an adjoining property line.
- c) A low profile freestanding sign shall not be located within 1.0 m of the property line facing a street and shall not be located within a sight triangle.
- d) A low profile freestanding sign shall not project any closer than 1.0 m horizontally to the road or sidewalk curb line.
- e) The area of a low profile freestanding sign shall not exceed 2.5 m² per side.

(Bylaw 5644)

SILVER STAR GATEWAY BUSINESS PARK - PYLON SIGN - SITE PLAN



UFOs MADE HERE
 T 604.552.3521
 TF 1 877.522.3500
 58 Claxton Street Coquitlam
 B.C. V3K 5Y9 Canada
 Wood Construction Waste DBA

CLIENT:
 OBALLA PROPERTIES

ADDRESS:
 VERNON B.C.

COMPACT:
 MARCO OBOLLA

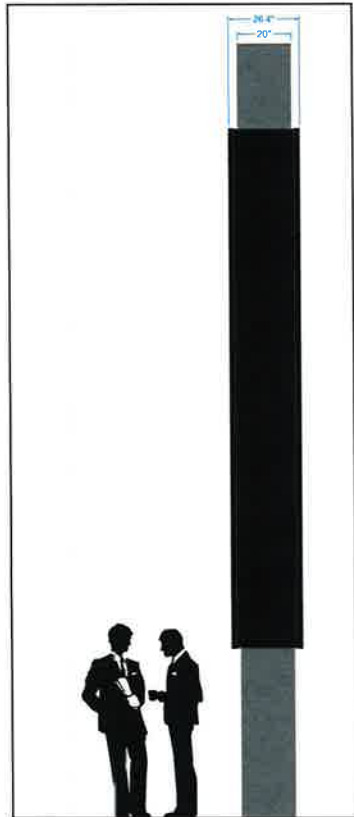
APPROVED
 DATE

LANDLORD APPROVAL
 DATE

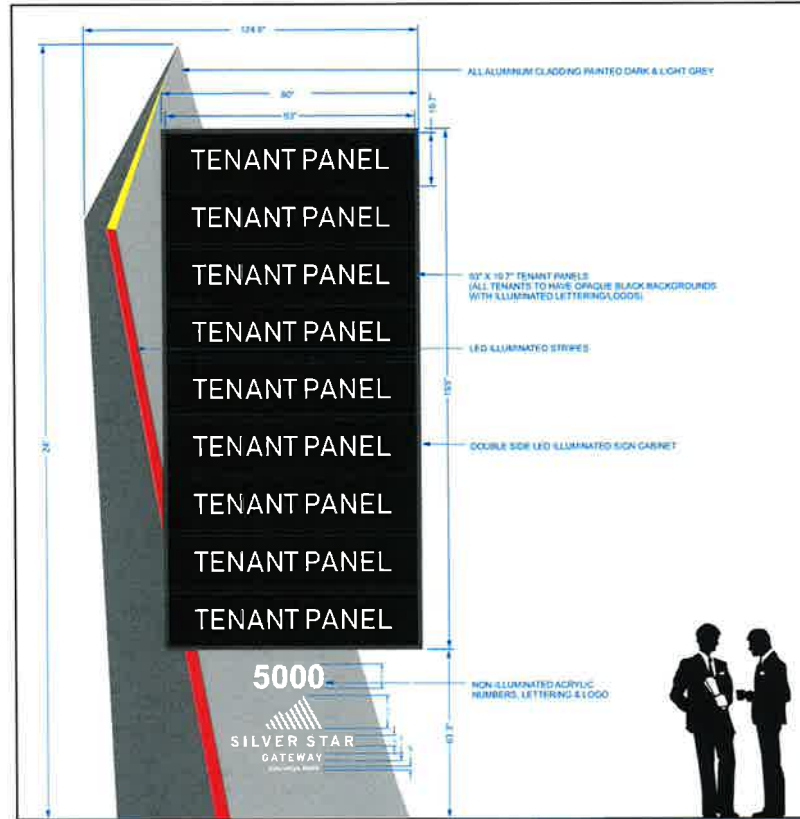
ROB SHANTZ
 REPRESENTATIVE
 ARTWORK

MAR 28 2020
 DRAWING DATE
 REVISION DATE

SILVER STAR GATEWAY BUSINESS PARK - PYLON SIGN - CONCEPT SKETCH



END VIEW



FACE VIEW



3-D VIEW

UFOs MADE HERE

T 604 552 3521
 F 1 877 522 3500
 58 Glacier Street Coquitlam
 B.C. V3B 8Y9 Canada
 West Coast Neon Works DBA

CLIENT:
 OBALLA PROPERTIES

ADDRESS:
 VERNON B.C.

CONTACT:
 MARCO OBOLLA

APPROVED
 DATE

LANDLORD APPROVAL
 DATE

ROB SHANTZ
 REPRESENTATIVE
 ARTWORK

MAR 28 2020
 DRAWING DATE

REVISION DATE