



## **CORPORATION OF THE CITY OF VERNON**

### **BOARD OF VARIANCE**

**THURSDAY, FEBRUARY 24, 2023, AT 3:00 PM**

**Okanagan Room (Council Chamber) City Hall**

## **A G E N D A**

1) **CALL TO ORDER**

2) **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.*

3) **ADOPTION OF AGENDA**

4) **ADOPTION OF MINUTES**

a) July 26, 2021 (attached)

5) **NEW BUSINESS**

- a) Orientation
- b) Roundtable Introductions
- c) Election of Chair and Vice Chair
- d) BOV:101 Board of Variance Orientation

6) **ADJOURNMENT**



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF  
THE BOARD OF VARIANCE  
MONDAY, JULY 26, 2021  
VIA ZOOM – 4:00 p.m.**

**PRESENT: VOTING:**

Harpreet Nahal (Zoom)  
Megan Culham (Zoom)  
Scott Manjak (Zoom)  
Caren Walker (In-person)  
Frank Cole (In-person)

**ABSENT: N/A**

**GUESTS:** Gary Finstad (Strata Representative of 4100 24<sup>th</sup> Ave)  
Ken Dahlen (Keith Construction)  
Mr. & Mrs. Kawaguchi

**STAFF:** Matt Faucher, Current Planner  
Michelle Austin, Current Planner  
Ally Campbell, Planning Assistant  
Craig Broderick, Manager, Current Planning

**ORDER** The meeting was called to order at 4:05 p.m. Craig Broderick introduced staff and committee members, and guests were self-introduced.

**ELECTION OF CHAIR** Frank Cole nominated Caren Walker. No other nominations were made. Caren Walker accepted nomination and is declared to be chair of the Board of Variance.

**ADOPTION OF THE AGENDA** THAT the agenda for the Board of Variance meeting of Tuesday, July 26, 2021 be adopted.

**CARRIED**

**ADOPTION OF THE MINUTES** THAT the minutes from the July 28, 2020 Board of Variance meeting be adopted.

**CARRIED**

**BOARD OF  
VARIANCE  
APPLICATION FOR  
PROPERTY  
LOCATED AT 901  
MISSION ROAD  
(BOV00063)**

Adjacent neighbours 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 and Planning Department representative for BOV00063 – 901 Mission Road. The Planning Department representative reviewed the application.

The Board discussed the application.

Moved by Member Cole, seconded by Member Nahal;

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owners of 901 Mission Road to allow an existing foundation to encroach onto the required side yard setback.

**CARRIED**

**BOARD OF  
VARIANCE  
APPLICATION FOR  
PROPERTY  
LOCATED AT 4100  
24<sup>th</sup> AVENUE  
(BOV00064)**

Member Culham recused herself from discussing and voting on this application.

Adjacent neighbours to this property were notified 10 days prior to the Board of Variance hearing via Canada Post. One submission was received as follows and was circulated and discussed at the Board of Variance at the meeting:

- Email from owner of unit 110 – 4100 24<sup>th</sup> Avenue, received July 14, 2021.

The Chair called for input from the Applicant and Planning Department representative for BOV00064 – 4100 24<sup>th</sup> Avenue. The Planning Department representative reviewed the application.

Mr. Finstad, the representative for the Strata Corporation of 4100 24<sup>th</sup> Avenue, provided an overview of the proposal which is intended to improve the safety of the Strata owners and tenants. The Board members discussed topics such as hedge heights, lack of a security gate going into parking area, and the impact of a fence and sightlines and streetscape.

Members voted in support of the following:

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owners of 4001 24<sup>th</sup> Avenue to construct a 1.83m (6.0 ft) fence along the property line fronting 24<sup>th</sup> Avenue.

**CARRIED**

**BOARD OF  
VARIANCE  
APPLICATION FOR  
PROPERTY  
LOCATED AT 3001  
18<sup>th</sup> AVENUE  
(BOV00065)**

Adjacent neighbours 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 and Planning Department representative for BOV00065 – 3001 18<sup>th</sup> Avenue. The Planning Department representative reviewed the application.

The Board members discussed the application and posed questions to the applicant. The applicant provided information related to the project and that a measurement mistake was made by them and the contractor. Upon discovery of the discrepancy, work was halted except for the work allowed to be finished based on direction from Building Official. The project stall requires hydro and final inspections.

Moved by Member Cole, seconded by Member Nahal;

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owners of 3001 18<sup>th</sup> Avenue to relax the side yard setback requirements, to allow a previously constructed structure to remain in its current location.

**CARRIED**

**BOARD OF  
VARIANCE  
APPLICATION FOR  
PROPERTY  
LOCATED AT 8808  
HAMPSHIRE  
CRESCENT  
(BOV00067)**

Adjacent neighbours 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 and Planning Department representative for BOV00067 – 8808 Hampshire Crescent. The Planning Department representative reviewed the application.

The Board members discussed the application with applicant, Mr. Ken Dahlen of Keith Construction, who provided an update and history of the project and siting options. Discussion focused around lot characteristics, privacy and 'minor/hardship' considerations. Chair Walker provided a summary of the discussion.

Moved by Member Nahal, seconded by Member Culham;

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owners of 8808 Hampshire Crescent requesting a variance to construct an at grade swimming pool on an exterior side yard due to lot layout.

**CARRIED with Member Cole opposed.**

The Board of Variance meeting adjourned at 5:18 PM

**ADJOURNMENT**

**CERTIFIED CORRECT:**

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Board of Variance Chair