



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE  
BOARD OF VARIANCE**

**HELD WEDNESDAY, SEPTEMBER 27, 2023**

**OKANAGAN LAKE ROOM (COUNCIL CHAMBERS) CITY HALL**

**PRESENT: VOTING:**

Cam Karpiak  
Daniel Schnick  
Teagan Seutter  
Caren Walker

**GUESTS:** Adam Fowle  
Andrea Fowle  
Gordon Ledinski  
Laura Richards

**ABSENT:** Reiner Stass

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

**ORDER** The meeting was called to order at 3:05 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** THAT the agenda for the Board of Variance meeting of September 27, 2023 be adopted.

**CARRIED**

**ADOPTION OF THE  
MINUTES** THAT the minutes from the Board of Variance meeting of June 22, 2023 be adopted.

**CARRIED**

**BOARD OF VARIANCE  
APPLICATION FOR  
PROPERTY LOCATED  
AT 1701 41<sup>ST</sup> AVENUE  
(BOV00075)**

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, any interested parties and Planning Department representative for BOV00075 – 1701 41<sup>st</sup> Avenue.

Planning staff provided an overview of the subject site and application.

The Applicant was not in attendance.

Moved by T. Seutter, seconded by D. Schnick:

**'BE IT RESOLVED'** that this application is within the jurisdiction of this Board to consider.

**CARRIED.**

The Board members discussed the application. Before the motion was put forward, the Chair called for the applications requests to be considered separately as follows:

1) Moved by C. Walker, seconded by T. Seutter:

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owners of 1701 41<sup>st</sup> Avenue to allow a swimming pool to be located within the front yard setback.

**CARRIED.**

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

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owners of 1701 41<sup>st</sup> Avenue to build a fence to a height of 1.82m (6.0ft) along the front property line along 41<sup>st</sup> Avenue.

**DEFEATED**

**BOARD OF VARIANCE  
APPLICATION FOR  
PROPERTY LOCATED  
AT 2010 37<sup>th</sup> AVENUE  
(BOV00076)**

Adjacent neighbours to this property were notified 10 days prior to the Board of Variance hearing via Canada Post. The following submissions were received in opposition and circulated to the Board and discussed:

- Email from Adam Fowle, received September 25, 2023, 8:25 p.m.
- Letter from Susan Lansdall, received September 26, 2023.

The Chair called for input from the Applicant, any interested parties and Planning Department representative for BOV00076 – 2010 37<sup>th</sup> Avenue.

Planning staff provided an overview of the subject site and application.

Representation was made by concerned neighbour.

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

**'BE IT RESOLVED'** that this application is within the jurisdiction of this Board to consider.

**CARRIED.**

The Board discussed the application.

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

**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owners of 2010 37<sup>th</sup> Avenue to allow the existing impermeable surface be permitted to remain at the increased area of 58.45% of the lot size.

**DEFEATED**

*Adam and Andrea Fowle left the meeting at 3:39 p.m.*

**BOARD OF VARIANCE  
APPLICATION FOR  
PROPERTY LOCATED  
AT 7135 TRONSON  
ROAD (BOV00077)**

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, any interested parties and Planning Department representative for BOV00077 – 7135 Tronson Road.

Planning staff provided an overview of the subject site and application.

The applicant provided an overview.

Laura Richards spoke in support of the application.

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

**'BE IT RESOLVED'** that this application is within the jurisdiction of this Board to consider.

**CARRIED.**

The Board discussed the application.

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


**'BE IT RESOLVED'** that the Board of Variance **approve** the application submitted by the owner of 7135 Tronson Road to allow the shed, initially approved under Building Permit BP005897, to be completed in its current location as illustrated on the Land Survey dated October 26, 2016. The completion of the shed must be approved by a Building Inspector to ensure fire suppression compliance as per the BC Building Code.

**CARRIED.**

**ADJOURNMENT**

The meeting of the Board of Variance adjourned at 4:17 p.m.

**CERTIFIED CORRECT:**

 Board Chair