



THE CORPORATION OF THE CITY OF VERNON

AGENDA

Regular Meeting of Council

Monday, May 12, 2025, 8:40 a.m.

CITY HALL COUNCIL CHAMBER

3400 30 Street, Vernon BC

Pages

1. CALL REGULAR MEETING TO ORDER

As Mayor of the City of Vernon, 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.

1.a Move to Committee of the Whole

THAT Council move to the Committee of the Whole meeting.

2. RECONVENE REGULAR MEETING AND RESOLUTION TO CLOSE MEETING

THAT the meeting be closed to the public in accordance with Section 90 (2) of the Community Charter as follows:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

3. RECONVENE TO OPEN COUNCIL AT 1:30 PM

As Mayor of the City of Vernon, 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.a Agenda

THAT the Regular Council Meeting Agenda of May 12, 2025 be adopted.

3.b Adoption of Minutes and Receipt of Committee of the Whole

THAT the Regular Council Meeting Minutes of April 28, 2025 be adopted;

AND FURTHER, that the Committee of the Whole Meeting Minutes of April 28, 2025 be received.

4. BUSINESS ARISING FROM THE MINUTES

5.	GENERAL MATTERS	
5.a	Presentation - RCMP 2025 First Quarter (January - March) Report, Superintendent, B. MacLeod	10
	THAT Council receives the RCMP First Quarter Report for 2025 (January - March), as provided by Superintendent, Blake MacLeod, OIC, Vernon RCMP.	
5.b	Delegation - VOICE Society, Canada Day Activities, Budget and Requests for Support, M. Janzen	20
	THAT Council receive the May 12, 2025 presentation from Mayla Janzen of the VOICE Society regarding the plans for Canada Day celebrations for information and refer to Administration for a report back to Council.	
6.	COUNCIL INQUIRIES	
7.	ADMINISTRATION UPDATES	30
	THAT Council receive the Administration Updates dated May 12, 2025 for information.	
8.	UNFINISHED BUSINESS	
9.	MATTERS REFERRED	
10.	NEW BUSINESS	
10.a	2024 UBCM Community Resiliency Investment Grant – Additional Funding	34
	THAT Council authorize staff to apply for additional funding of up to \$100,000 under the current 2024 Union of BC Municipalities Community Resiliency Investment Grant to support wildfire risk reduction and community resiliency initiatives;	
	AND FURTHER, that if successful, Council authorize Administration to execute the grant agreement, provide overall grant management, and amend the 2025 budget contained in the 2025-2029 Financial Plan for the expenditure.	
10.b	Zoning Bylaw 6000 General Amendments – Phase 2 Refine	36
	THAT Council directs Administration to prepare Bylaw 6012 (General Amendments), being a bylaw to amend Zoning Bylaw 6000, for consideration.	
11.	LEGISLATIVE MATTERS	
11.a	Bylaw 6037 - 2025 Tax Rates	259
	THAT Bylaw 6037, "Tax Rates Bylaw 6037, 2025", a bylaw for levying of rates for Municipal, Hospital, Regional District and Specified Area purposes for the Year 2025, be adopted.	

11.b Fees and Charges (City Surcharge) Amendment Bylaw 6039, 2025 263

THAT Bylaw 6039, "Fees and Charges (City Surcharge) Amendment Bylaw 6039, 2025", a bylaw to amend Fees and Charges Bylaw 3909, be read a first, second and third time.

11.c Proposed Amendments to Traffic Bylaw 5600 269

THAT Council rescind Third Reading of Bylaw 6038, "Traffic Amendment Bylaw 6038, 2025", a bylaw to amend Traffic Bylaw 5600.

THAT Bylaw 6038 " Traffic Amendment Bylaw 6038, 2025" be amended by:

- adding "Traffic Control Plans & Traffic Control Devices" to the section subtitle before C.30;
- removing the section subtitle "Traffic Control Plans & Traffic Control Devices before C.33;
- removing "based on the risk assessment and shall" in section C.33; and
- removing "the" and replacing with "all" before WorkSafeBC regulations in the last paragraph in section C.33;

AND FURTHER, that Bylaw 6038 "Traffic Amendment Bylaw 6038, 2025", a bylaw to amend Traffic Bylaw 5600 be read a third time.

12. COUNCIL INFORMATION UPDATES

12.a Mayor and Councillors Reports

13. INFORMATION ITEMS

14. CLOSE OF MEETING

THE CORPORATION OF THE CITY OF VERNON
MINUTES OF THE REGULAR MEETING OF COUNCIL

April 28, 2025, 8:40 a.m.
CITY HALL COUNCIL CHAMBER
3400 30 Street, Vernon BC

Mayor and Council
Members Present:

Mayor V. Cumming

T. Durning
K. Fehr
K. Gares
B. Guy
A. Mund
B. Quiring

Administration
Present:

P. Weeber, Chief Administrative Officer

D. Lind, Chief, Fire Rescue Services
E. Hamming, Director, Financial Services
J. Rice, Director, Operation Services
K. Poole, Director, Corporate Administration
T. Barton, Director, Planning and Community Services
S. Wood, Corporate Officer
C. Isles, Deputy Corporate Officer
D. Devries, Manager, Transportation
D. Lees, Manager, Protective Services
G. Nicol, Exec. Assistant, Real Estate & Corp. Admin.
J. Hewitt, Manager, Communications and Grants
J. Perrott, Manager, Economic Development & Partnerships
J. Winkvist, Communications Officer
R. Crosson, Manager, Financial Operations
R. Nuriel, General Manager, City Planning
S. Khaddar, Transportation Technician

1. CALL REGULAR MEETING TO ORDER

Mayor Cumming called the meeting to order at 8:40 am

As Mayor of the City of Vernon, 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.

1.a Move to Committee of the Whole

Moved by: Councillor Mund

Seconded by: Councillor Gares

THAT Council move to the Committee of the Whole meeting.

CARRIED

2. RECONVENE REGULAR MEETING AND RESOLUTION TO CLOSE MEETING

Mayor Cumming reconvened the Regular Meeting at 8:42 am and requested a motion to move to In Camera.

Moved by: Councillor Fehr

Seconded by: Councillor Durning

THAT the meeting be closed to the public in accordance with Section 90 (1) of the Community Charter as follows:

(g) litigation or potential litigation affecting the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(m) a matter that, under the *Freedom of Information and Protection of Privacy Act* Section 16(1)(a)(ii) and Section 18, is such that the public may be excluded from the meeting;

AND FURTHER, that the meeting be closed to the public in accordance with Section 90 (2) of the Community Charter as follows:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

3. RECONVENE TO OPEN COUNCIL

Mayor Cumming reconvened the Regular meeting at 10:25 am and recessed to 11:04 am.

Moved by: Councillor Durning
Seconded by: Councillor Guy

THAT Council move to the Committee of the Whole meeting.

CARRIED

Mayor Cumming reconvened the Regular meeting at 11:40 am and recessed until 1:30 pm.

As Mayor of the City of Vernon, 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.a Agenda

Moved by: Councillor Durning
Seconded by: Councillor Guy

THAT the Regular Council Meeting Agenda of April 28, 2025 be amended as follows: Item 9 'Matters Referred' to follow Item 13 'Information Items'.

CARRIED

3.b Adoption of Minutes and Receipt of Committee of the Whole

Moved by: Councillor Gares
Seconded by: Councillor Mund

THAT the Regular Council Meeting Minutes of April 14, 2025 be adopted;

AND FURTHER, that the Committee of the Whole Meeting Minutes of April 14, 2025 be received.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

5. GENERAL MATTERS

6. COUNCIL INQUIRIES

Council requested information on the status of a proposed crosswalk located at Silver Star Road and McDonald Road. Administration will provide an update at a future meeting.

7. ADMINISTRATION UPDATES

Moved by: Councillor Quiring
Seconded by: Councillor Mund

THAT Council receive the Administration Updates dated April 28, 2025 for information.

CARRIED

8. UNFINISHED BUSINESS

8.a Protective Services 2024 Year End Follow-up

Moved by: Councillor Gares

Seconded by: Councillor Durning

THAT Council receive the memorandum titled Protective Services 2024 Year End Follow-up, dated April 28, 2025.

CARRIED

Moved by: Councillor Quiring

Seconded by: Councillor Durning

THAT Council approve the implementation of a Downtown Clean Team 2-year pilot project from June 1 to September 30, to enhance the overall cleanliness and appearance of the downtown core, at a cost not to exceed \$88,000 per year to be funded from the Prior Year Unexpended Uncommitted Balance in 2025 and 2026;

AND FURTHER, that Council direct Administration to bring forward a Service Level Adjustment for the Downtown Clean Team for consideration during the 2027 budget deliberations.

CARRIED

10. NEW BUSINESS

10.a 2025 Development Activity Update

Moved by: Councillor Guy

Seconded by: Councillor Quiring

THAT Council receive the memorandum titled 2025 Development Activity Update, dated April 28, 2025.

CARRIED

11. LEGISLATIVE MATTERS

11.a Bylaw 6037 - 2025 Tax Rate Bylaw

Moved by: Councillor Gares

Seconded by: Councillor Quiring

THAT Bylaw 6037, "Tax Rates Bylaw 6037, 2025", a bylaw for levying of rates for Municipal, Hospital, Regional District and Specified Area purposes for the Year 2025, be read a first, second and third time.

CARRIED

11.b Bylaw 6038 - Proposed Amendments to Traffic Bylaw 5600

Moved by: Councillor Fehr

Seconded by: Councillor Durning

THAT Bylaw 6038, "Traffic Amendment Bylaw 6038, 2025", a bylaw to amend Traffic Bylaw 5600, be read a first, second, and third time.

CARRIED

12. COUNCIL INFORMATION UPDATES

12.a Mayor and Councillors Reports

All members in attendance provided an update on their activities and meetings attended.

13. INFORMATION ITEMS

13.a Correspondence

Councillor Mund declared a conflict of interest as he is a member of the Funtastic Sports Society board and left the meeting at 3:20 pm.

13.a.1 Email dated April 15, 2025 from the Funtastic Sports Society - Request for Letter of Support re: Destination Events Program Application

The Funtastic Sports Society is requesting a letter of support for their grant application to the Destination Events Program for funding for the 40th anniversary Slo Pitch and Music Festival in 2026.

Moved by: Councillor Gares

Seconded by: Councillor Fehr

THAT Council provide a letter of support for the Funtastic Sports Society's application to the Destination Events Program for grant funding for their 2026 Festival.

CARRIED

13.b Minutes from Council Committees

13.b.1 Joint Biosolids Advisory Committee - October 9, 2024

Moved by: Councillor Durning
Seconded by: Councillor Gares

THAT Council move to the Committee of the Whole meeting.

CARRIED

The meeting recessed at 3:21 pm and reconvened at 5:06 pm.

9. MATTERS REFERRED

Councillor Mund returned at 4:10 pm during the Committee of the Whole meeting.

14. CLOSE OF MEETING

The Regular Council meeting adjourned at 5:07 pm.

Mayor

Corporate Officer



VERNON NORTH OKANAGAN DETACHMENT

1st Quarter (January to March) 2025

QUARTERLY POLICING REPORT

Committed to preserve the peace, uphold the law and provide quality service in partnership with our communities.

Superintendent Blake MacLeod

Officer in Charge

POLICING ACTIVITY REPORT ~ 1st Quarter 2025

The Vernon North Okanagan Detachment is committed to our four priorities of *Public Safety*, *Vulnerable Victims*, *Community Outreach* and *Employee Excellence* to ensure our communities remain a safe place to live. We are dedicated to providing an outstanding police service by developing strong mental health and resiliency in our members, and building and maintaining trust through timely and accurate communication. We work collaboratively with our partners to assist vulnerable persons in the community. Most importantly, we foster safer communities through evidence based, targeted and collaborative enforcement.

PRIORITY ONE: PUBLIC SAFETY

The Vernon North Okanagan RCMP's primary focus is on the safety of the public within the communities we police.

Operations

The table below highlights the total number of calls for service for the 1st quarter of 2025 as well as previous totals from 2024, 2023, and 2022 for comparison. The percentage changes are compared to the same quarter from the previous year.

Total Calls for Service – Quarter 1							
Area	2022	2023	2024	2025	2022-2023 % change	2023-2024 % change	2024-2025 % change
Vernon	4473	4319	4062	3991	-3.44%	-5.95%	-1.74%
Coldstream	284	277	287	297	-2.46%	+3.61%	-3.48%
Vernon Rural	375	352	359	365	-6.13%	+1.98%	+1.67%
Armstrong	228	206	258	271	-9.64%	+25.2%	+5.03%
Enderby	521	353	411	469	-32.2%	+16.4%	+14.1%
Falkland	133	152	143	176	+14.2%	-5.92%	+23.07%
Lumby	211	251	212	187	+18.9%	-15.5%	-11.79%
Spallumcheen	304	275	290	235	-9.53%	+5.45%	-18.96%
Westside	212	111	224	235	-47.6%	+101%	+4.91%
Total	6741	6296	6246	6226	-6.6%	-0.79%	-0.32%

The number of total calls for service will not equal the values reported below due to the location of where the offence occurred as it may be unknown or outside our policing jurisdiction.

Criminal Code Offences

The table below highlights the total number of Criminal Code offences for the 1st quarter as well as previous totals from 2024, 2023, and 2022 for comparison; percentage changes are compared to the same quarter from the previous year. Total Criminal Code offences include persons and property offences.

Criminal Code Offences– Quarter 1							
Area	2022	2023	2024	2025	2022-2023 % change	2023-2024 % change	2024-2025 % change
Vernon	1401	1337	1248	1321	-4.56%	-6.65%	+5.84%
Coldstream	71	54	53	77	-23.94%	-1.85%	+45.28%
Vernon Rural	58	71	52	63	+22.41%	-26.76%	+21.15%
Armstrong	80	58	63	72	-22.5%	+8.62%	+14.28%
Enderby	116	96	86	135	-17.24%	-10.41%	+56.97%
Falkland	20	20	25	39	0%	+25%	+56%
Lumby	39	73	45	53	+87.1%	-38.35%	+17.77%
Spallumcheen	63	60	34	41	-4.76%	-43.3%	+20.58%
Westside	45	36	60	66	-20%	+66.6%	+10%
Total	1893	1805	1666	1867	-4.64%	-7.7%	+12.06%

Criminal Code Offences include founded files only.

Violent Offences

The table below highlights the total number of violent crime offences for the 1st quarter as well as previous totals from 2024, 2023, and 2022 for comparison; percentage changes are compared to the same quarter from the previous year. Total violent crime offences include homicides, assaults, sexual assaults, uttering threats and criminal harassment.

Violent Offences – Quarter 1							
Area	2022	2023	2024	2025	2022-2023 % change	2023-2024 % change	2024-2025 % change
Vernon	258	253	259	237	-1.93%	+2.37%	-8.49%
Coldstream	20	20	13	28	0%	-35%	+115.38%
Vernon Rural	15	18	19	20	+20%	+5.55%	+5.26%
Armstrong	14	15	19	23	+7.14%	+26.66%	+21.05%
Enderby	43	31	25	52	-27.9%	-19.35%	+108%
Falkland	4	7	14	14	+75%	+100%	0%
Lumby	15	14	16	19	-6.66%	+14.28%	+18.75%

Spallumcheen	9	12	7	13	+33.33%	-41.66%	+85.71%
Westside	10	23	25	22	+130%	+8.69%	-12%
Total	388	393	397	428	+1.28%	+1.01%	+7.8%

Total Violent Offences (Founded Files Only) Include: (1000 Series UCR - Crimes Against Person) Murder, Robbery, Assault, Harassing Communications, Utter threats against Person.

Property Crime

The table below highlights the total number of property crime offences for the 1st quarter as well as previous totals from 2024, 2023, and 2022 for comparison; percentage changes are compared to the same quarter from the previous year. Total property crime offences include break and enter, theft, mischief, arson, fraud, and possession of stolen property.

Property Crime – Quarter 1							
Area	2022	2023	2024	2025	2022-2023 % change	2023-2024 % change	2024-2025 % change
Vernon	826	740	694	744	-10.41%	-6.21%	+7.2%
Coldstream	40	39	29	41	-2.5%	-25.64%	+41.37%
Vernon Rural	36	53	19	35	+47.22%	-64.15%	+84.21%
Armstrong	49	20	25	27	+59.18%	+25%	+8%
Enderby	58	33	32	63	-43.1%	-3.03%	+96.87%
Falkland	9	4	10	19	-55.55%	+150%	+90%
Lumby	21	19	18	26	-9.52%	-5.26%	+44.44%
Spallumcheen	33	18	20	21	-45.45%	+11.11%	+5%
Westside	26	14	29	35	+46.15%	107.1%	+20.68%
Total	1098	940	876	1011	-14.38%	-6.8%	+15.41%

Total Property Crime (Founded Files Only): Include B&E (Residential, Business, Other, Seasonal Residence), Theft Over \$5000, Theft Under \$5000, Theft of MV, Theft from MV, Possession of Stolen Property, Fraud, Mischief, Arson.

Targeted Policing

Due to personnel restructuring and the re-deployment of investigators to Serious Crimes, the Targeted Policing unit is comprised of drug investigators and the Crime Reduction Unit. Targeted Policing manages many offender programs including prolific offenders, the Provincial Tactical Enforcement Priority (PTEP) and the Repeat Violent Offending Intervention Initiative (ReVOII). During this quarter, the unit continued current on-going investigations as well as completed disclosure on previous investigations including:

- Investigators completed disclosure from a 2023 investigation involving an identified PTEP Group where a large quantity of privately manufactured firearms and drugs were seized. Crown Council approved criminal charges including Criminal Organization offences, Conspiracy, Drug Trafficking and Firearm Manufacturing and Trafficking resulting in arrest warrants being issued for five

individuals. Police executed warrants on three of the subjects and efforts are underway to locate the remaining persons.

- Investigators assisted the Ontario Provincial Police with the arrest of a subject wanted for a recent impaired driving causing death investigation.

Crime Reduction Unit

During this reporting period, the Crime Reduction Unit conducted enforcement action and executed 55 warrants of arrest and recommended three investigations for charge approval including failure to comply with release conditions and driving while prohibited.

Prolific Offenders

A Prolific Offender is identified as an adult or youth offender with an established pattern of persistent Criminal Code and/or Controlled Drugs and Substances Act offenders, identified by current intelligence to be criminally active and assessed by police and partner agencies as medium to high risk to re-offend. These offenders reside within our detachment area and are capable of causing a disproportionate amount of crime in the community.

At the conclusion of this reporting period, there were 12 Prolific Offenders identified for monitoring in the Vernon North Okanagan. Of those, four are currently in custody and eight are not in custody. Of the eight not in custody, five reside or are known to frequent the City of Vernon, two reside in the North Rural and one relocated outside of our jurisdiction.

Repeat Violent Offending Intervention Initiative (ReVOII)

ReVOII is a coordinated multi-agency initiative designed to intervene and address repeat violent offenders in communities across BC. The program is comprised of dedicated Crown prosecutors, probation officers and correctional supervisors, and includes enhanced investigation and monitoring of repeat violent offenders by police agencies. There are currently four subjects identified in the VNOD area with all four currently in custody.

Road Safety

The Vernon North Okanagan frontline officers contribute to safer roads through documented contacts with motorists to enforce the Province of British Columbia Motor Vehicle Act which include disobey traffic control device, distracted driving and speed related offences.

Traffic Contacts– Quarter 1							
Area	2022	2023	2024	2025	2022-2023 % change	2023-2024 % change	2024-2025 % change
Vernon	751	1009	676	691	+34.35%	-33%	+2.21%
Coldstream	155	207	141	137	+33.54%	-31.88%	-2.83%
Vernon Rural	25	86	14	17	+244%	-83.72%	+21.42%
Armstrong	51	63	73	104	+23.52%	+15.87%	+42.46%
Enderby	31	22	42	64	-29.03%	+90.9%	+52.38%

Falkland	22	18	17	18	-18.18%	-5.55%	+5.88%
Lumby	62	63	50	111	+1.61%	-20.63%	+122%
Spallumcheen	89	81	85	88	-8.98%	+4.93%	+3.52%
Westside	27	25	122	133	-7.4%	+388%	+9.01%
Total	1213	1574	1220	1275	+29.76%	-22.49%	+4.5%

Total Traffic Contacts include violations tickets and written warnings.

During this quarter, frontline officers removed 93 impaired drivers from the roadway; 51 within Vernon/Coldstream and 42 from the surrounding areas.

PRIORITY TWO: VULNERABLE PERSONS

The Vernon North Okanagan RCMP works collaboratively with partner agencies to assist vulnerable persons in the community who are in the greatest need and are at risk of harm or exploitation.

Domestic Violence Unit (DVU)

In high-risk intimate partner violence investigations, the Domestic Violence Unit assists frontline investigators, conducts file reviews as well as facilitates Integrated Case Assessment Team (ICAT) meetings to support a high-risk victim through the process. During this quarter, DVU opened two new ICAT files and currently has an additional six previous ICAT files requiring file management, monitoring and victim support. As well, DVU is actively investigating a high-risk criminal harassment investigation involving persons with a history of intimate partner violence.

Sex Crimes

During this quarter, the BC Integrated Child Exploitation Unit (BC ICE) advised of ten reports of possession of child pornography within our jurisdiction. Investigators believe that four of those reports involve the distribution of self taken images and possible on-line luring. Each investigation requires a significant amount of time to complete production orders, execute search warrants and, where the evidence supports, prepare charge packages for Crown Counsel.

As a highly trained interviewer, the Sex Crimes investigator conducts interviews with vulnerable child victims of crime. From October to December, Sex Crimes interviewed 14 victims with regards to sexual assault and sexual interference crimes against children.

Mental Health Calls

The Integrated Crisis Response Team is comprised of a regular member partnered with a nurse from the Interior Health Authority who responds to calls for service involving persons in crisis. This quarter, ICRT responded to 190 calls for service and assisted frontline officers with follow up on an additional 56 investigations.

Vernon/ Coldstream	MENTAL HEALTH FILES – Quarter 1						
	2022	2023	2024	2025	2022-2023 % change	2023-2024 % change	2024-2025 % change
Mental Health Files	232	296	485	454	+27.58%	+63.85%	-6.39%

Emergency Apprehension Sec 28 (by Police)	43	55	36	31	+27.9%	-34.54%	-13.88%
Form 21, 10, 4 Apprehension (Issued by a Doctor or Nurse Practitioner)	20	26	47	14	30%	+80.76%	-70.21%

North Okanagan Rural <i>(Armstrong, Enderby, Falkland, Lumby, Spallumcheen)</i>	MENTAL HEALTH FILES – Quarter 1						
	2022	2023	2024	2025	2022-2023 % change	2023-2024 % change	2024-2025 % change
Mental Health Files	51	95	75	75	+86.27%	-21.05%	0%
Emergency Apprehension Sec 28 (by Police)	12	8	8	7	-33.33%	0%	-12.5%
Form 21, 10, 4 Apprehension (Issued by a Doctor or Nurse Practitioner)	2	4	3	2	+100%	-25%	-33.33%

Toxic Drug Crisis Response

Frontline officers in the Vernon North Okanagan work to improve service for people suffering from addiction issues which often lead to an increased involvement in criminal behaviour. Through partnership with Interior Health, Mental Health and Substance Use and the BC Centre for Disease Control, the Vernon North Okanagan RCMP offer Naloxone kits to those at risk of overdose. During the course of their duties, frontline officers provide referrals to and information regarding local harm reduction services within the community.

PRIORITY THREE: COMMUNITY OUTREACH

The Vernon North Okanagan RCMP work to build and maintain relationships within our communities to increase public trust and confidence.

Youth Connection

The Vernon North Okanagan detachment is committed to connecting with youth in the community and are currently planning the 25th annual Constable John Minguy Memorial Youth Academy. This year, facilitators received applications from 52 students throughout the South East part of the province. After

completing background checks and fitness testing, 36 students were accepted into the program which will be held at the Vernon Army Camp at the end of May.

Community Engagement

During this quarter, the Vernon North Okanagan Detachment participated in many community events. Our officers were challenged to a basketball game against a talented group of athletes with Special Olympics (top left photo) and received recognition from organizers of the RCMP Appreciation day (top right photo). In March, officers from the Vernon North Okanagan Detachment partnered with Vernon Fire Rescue to hold the first “Guns and Hoses” charity hockey game held at Kal Tire Place. The event was well attended and raised thousands of dollars for the ‘Cops for Kids’ charity (bottom photo).



Community Safety Office (Vernon)

The ten active volunteers of the Community Safety Office (CSO) assisted 543 members of the public, fielded 105 phone calls and returned over 212 Police Information Checks. The CSO coordinator conducted presentations to the community with regards to Biohazard/Drug Awareness and Disposal, Home/Personal Safety, Fraud, and Digital Safety. In March, the volunteers were involved in the Guns vs Hoses charity hockey game.

Vernon RCMP Volunteers

A new class of six volunteers recently completed classroom training bringing the total number of volunteers to 33 people. The six new volunteers now enter the field training portion of the curriculum as they participate under supervision with community events and safety patrols while awaiting their security clearances.

During this quarter, the Vernon RCMP Volunteers completed a total of 775 hours of work through their participation with the program. They drove 2270 kilometers, worked 38 Community Safety Patrol shifts and ran 3631 licence plates on the Stolen Auto Recovery program. Volunteers provided a presence at the Vernon Winter Carnival conducting road blockades for the parade, conducted foot patrols at the BX Elementary Family Fun Day and assisted with ticket sales for the Guns vs Hoses charity hockey event.

Lumby RCMP Volunteers

The Village of Lumby and Electoral Area D supports a small RCMP volunteer program consisting of five (5) operational volunteers and the program is facilitated by the Village of Lumby Community Safety Officer, Lee Elliott. These dedicated volunteers committed 14 hours over six Speed Watch operations in the school zone at JW Inglis Elementary on Shuswap Avenue, 400 block of Mable Lake Road, and the 500 block of Whitevale Road. Through their efforts, the volunteers slowed down 1110 vehicles.

PRIORITY FOUR: POLICING EXCELLENCE

The Vernon North Okanagan RCMP is committed to supporting our police officers and support staff to build confidence, resiliency and empower our employees to reach their full potential.

Detachment Level Training

The Vernon North Okanagan is committed to providing local training opportunities for our police officers in order to enhance their skillset. During this quarter, our officers participated in training in Initial Critical Incident Response, ballistic shields, Immediate Roadside Prohibitions, Personal Protective Equipment and workshops to assist with the promotion process. As well, a two-day workshop was facilitated by E Divisions Conflict Resolution unit on civility in the workplace.

Pacific Regional Training Centre (PRTC)

During this quarter, five regular members attended to PRTC for various RCMP courses including impaired driving and field sobriety, phased interview model for suspects, operational skills training, and the manager development program.

Human Resources - Established Levels

Vernon North Okanagan Detachment is currently at 107 Regular Members: 60 City of Vernon; 30 Provincial; 4 City of Armstrong; 7 District of Coldstream; 4 Township of Spallumcheen, 1 Splatins First Nation and 1 Okanagan Indian Band (OKIB).

RCMP MISSION, VISION, VALUES

Our Mission:

To preserve the peace, uphold the law and provide quality service in partnership with our communities.

Our Vision:

The RCMP is a healthy and inclusive organization trusted by employees, partners and the public that keeps Canada safe by consistently delivering exceptional policing services and continually striving to grow and improve.

Our Values:

- **Act with integrity:** We conduct ourselves ethically, and do so with honesty, dignity and honour.
- **Show respect:** We treat all people with fairness. We value and promote reconciliation, diversity and inclusion by being considerate of the democratic rights, history and lived experiences of others.
- **Demonstrate compassion:** We care for each other and the communities we serve by approaching each situation with empathy and a genuine desire to help.
- **Take responsibility:** We are transparent about our decisions and actions and hold ourselves accountable for the results and impacts.
- **Serve with excellence:** We commit to continuous learning and work collaboratively with colleagues, communities and partners to provide and support innovative and professional policing services.



Vernon-Okanagan Inspired Community Events Society



Canada Day in Polson Park
(Tuesday, July 1, 2025)



VOICE Society

This is the fourth Canada Day celebration since a new Board has taken on the event and our identity is starting taking shape.

- Renamed the society to reflect commitment to creating community-based experiences in the North Okanagan
- Canada Day Event
 - Community-based and celebratory of our town, citizens, and heritage
 - Free to attend
 - Activities suitable for all ages
 - Focus is to leverage a smaller budget and shorter timeline into elements with the largest impacts
 - Climate change risks mean we've deemed fireworks to be unsafe for the foreseeable future

Event Features

- Community Engagement

- The Arts Council of the North Okanagan → community art wall
- Okanagan Science Centre → animatronic dinosaur that roars
- Outreach Literacy Society → story walk
- Cruise-In Car Show → mini-show
- Other local organizations who want to set up for free and interact with Vernonites are welcome!

- Community Art Activity

- Large canvas at project for Vernonites to contribute to; to be later displayed at any other community events.
- This year's theme is *What Does Canada Mean To You?*
- Sharpies will be provided for comments instead of paintings

Event Features

- Skate Competition
 - Hosted by Okanagan Skate Co. in the skatepark
- Fruit Fest
 - A promotion of nutrition and local farmers
 - The society will fund the giveaway of in-season, locally-grown fruit to event attendees
 - Seeking partners, local farmers, and orchardists
- Polson Artisan Night Market and Food Truck Garden
 - Will run adjacent to the music and other activities
 - Gives locals a chance to feature and sell their wares

Event Features

- Local Music

- 2:00 – 9:30 pm
- Focus on family-friendly, Okanagan/Shuswap-based artists (<2h from Vernon)
- Booked artists include:
 - MASK (Musical Actors Singers Kelowna)
 - Carbon Copy (Vernon)
 - Josh + Bex (Kelowna)
 - In talks with several others; looking for family-friendly, good-energy headliners

- Bouncy Castle/Slide

- A pair of inflatables



Requests for the City

- Tables and chairs
 - Event Trailer
- Waive the park rental fees
- Parks key to main gates and pavilion
- Parks employees on hand from 11:00 am – 3:00 pm to assist with issues
- 6 port-a-potties, placed behind the bandshell along the service road
- Onsite traffic control for assistance with parking
- Temporary permit for entertainment
 - Permission for skate competition
 - All above permissions would have appropriate insurance, including naming the City of Vernon where required

Parking Suggestion

Issues

- Ongoing construction in Polson Park that limits parking spaces
- Loss of access to the overflow parking area

Potential Solution

- Use Park parking to accommodate vendors, hosting participants, and vehicles disability parking permits only
- Close the park to all other public parking

This would mean a longer day of traffic control attendees (11:00 am – 9:00 pm) but should ensure a safer park setting for the event.

Society Needs at This Time

- ❑ Additional musicians
- ❑ Partners, local famers, and/or orchardists for *Fruit Fest*
- ❑ Spread the word!
 - We welcome local organizations and businesses to join and participate in the celebrations, and we're happy to accommodate them according to their needs and capabilities!

Thank you, Mayor and Council



Please let us know if there are any questions!

Thank you so much for your continued support of July 1st celebrations in the city.

ADMINISTRATION UPDATES

MAY 12, 2025 REGULAR COUNCIL MEETING

PLANNING AND COMMUNITY SERVICES

Receipt of an OBWB Grant

Further to Council's February 10, 2025 resolution, the application to the Okanagan Basin Water Board's Water Conservation and Quality Improvement grant was successful and awarded \$10,000 in funding to support the Polson Park Hydrogeology and Data Analysis study project.

Staff Resourcing for Efficient Environmental Permitting

At the Committee of the Whole meeting on January 27, 2025, Council raised a concern relating to the OCP Update for Environmental Mapping & Natural Asset Inventory. The concern related to how Administration would manage possible increased work load due to the additional information provided with the update to the environmental mapping. To clarify, the update is not intended to increase work load, but rather aide in streamlining and increasing clarity for applicants and developers in their review of applications. This is achieved through the availability of more current and accurate environmental information for property owners, their consultants and Administration to utilize. This will modernize the environmental policies for City of Vernon to be at the same level as other municipalities throughout the Okanagan, so developers and consultants can expect the same process by providing consistency across jurisdictions.

33rd Street Sidewalk (Project 2024-22)

Construction of the missing sidewalk section on the east side of 33rd Street, between 37th Avenue and 38th Avenue, is complete. A short segment on 38th Avenue between the newly constructed sidewalk and the Fibro building will be constructed by the Public Works department during the 2025 construction season.

25th Avenue and 34th Street Intersection Improvements (Project 2024-21)

The safety upgrade to the southbound right turn lane from 34th Street onto westbound 25th Avenue is nearing completion. The remaining item is the green bike lane marking, which will be completed after resurfacing as part of the City's pavement program. The timeframe for the resurfacing is not yet known.

Multi-Use Pathway (MUP) Connection on 46th Avenue and Pleasant Valley Road (Project 2024-23)

The second phase of constructing a new Multi-Use Path (MUP) to connect the MUP on 20th Street to the existing MUP on Pleasant Valley Road is now complete and open. Phase II involved building the MUP along Pleasant Valley Road and upgrading the signal at the crossing of Pleasant Valley Road to connect to the 46th Avenue MUP, which was finished during Phase I in 2024.

23rd Street Sidewalk (Project 2024-22)

Construction of a sidewalk on the east side of 23rd Street, between 45th Avenue and the existing sidewalk just north of 46th Avenue, is set to begin after tree trimming and a small aerial right-of-way is acquired across private property.

Silver Star Road Crosswalk (Project 2025-26)

At their Regular Meeting of April 28, 2025, Council inquired about the Silver Star Road crosswalk. The project is in the early design phase. Additional information was needed to determine turning movements at the intersection and update pedestrian and traffic counts. The data was collected in early April and is currently being reviewed to determine the safest and most convenient location for the crosswalk.

OPERATION SERVICES

Rock Slope Stabilization (Project 2025-08)

The project commenced on May 1, 2025, at Crosby Road, with work scheduled from Monday to Saturday, 7:00 AM to 6:00 PM. After completing work on Crosby Road, the contractor will move to sites on Eastside Road (9483 Eastside Road towards the Outback), tentatively scheduled for late May and early June. To ensure public safety, there will be rotating 30-minute maximum road closures on Eastside Road during the scaling and excavation process. Residents directly affected by the project have been notified and encouraged to plan their trips outside of construction hours when possible. The overall project, including sites in the Foothills neighborhood, is expected to be completed by fall 2025.

Okanagan Landing Sanitary Sewer Municipal Fee (Project 2025-18)

The current 2025 project is located at Klinger Road. The horizontal directional drilling of the sewer collector pipe has been completed. The remaining work, including the installation of manholes and paving, will be carried out by City crews and is scheduled to be completed by the end of 2025.

Building Facility Renewal – City Hall HVAC Controls Renewal Project (Project 2025-01)

The contract to provide and install new heating, ventilation, and air conditioning (HVAC) controls for City Hall buildings is in the process of being awarded. Work is scheduled to be completed by the end of 2025. This project will improve the reliability of the HVAC systems in City Hall and RCMP buildings.

Valleyview Place to Commonage Trail (Project 2021-30)

Construction started on May 5, 2025, and is scheduled to be completed by summer 2025.

Force Main Replacement – Cummins Lift Station to Okanagan Landing Road (Project 2024-14)

The horizontally directionally drilled section of the pipe is complete. The remaining work, including the installation of air valves and the tie-in of the new force main, is scheduled to be completed by summer 2025.

Boat Launch Survey

A survey will be available starting May 7 for individuals who purchase boat launch passes at both Vernon City Hall and the District of Coldstream. An online version will also be available to people at engagevernon.ca/boatlaunch for the length of the boating season. The feedback provided will help improve the boat launch facilities and guide future decisions at the two locations; Paddlewheel and Kalavista boat launches.

FIRE RESCUE SERVICES

Forest Enhancement Society BC, Wildfire Risk Reduction Project (Eastside Rd.)

Further to the Administration update received by Council during their November 25, 2024 meeting, the Ellison Wildfire Risk Reduction Project has received an additional \$300,000 in funding from the Forest Enhancement Society of BC. This funding supports continued wildfire risk reduction work in the area. The continued fuel treatment work includes thinning, pruning, chipping and pile burning and/or other initiatives outlined in the prescription by the Registered Professional Forester.

Phase one of the project commenced in August of 2023 with the treatment of 15.8 ha which is now complete. This project, now in Phase two, will treat an additional 26.3 ha towards the total project completion of approximately 71.4 treated ha.

Ellison project achievements to date:

Status	Area	Percentage of Total Area
Treatments 100% complete, including debris removal	3.1 ha	4 %
Treatments mostly complete, pile burning remaining	12.7 ha	18 %
Treatments partially complete, thinning & pruning complete	12.0 ha	17 %
Funding secured, treatments not initiated	14.3 ha	20 %
Prescriptions approved, treatment funding not secured	29.3 ha	41 %
Total	71.4 ha	



Report to Council

To: Mayor and Council File No: 1855-20
Date: May 12, 2025
From: Elia Nicoloyannis, FireSmart Coordinator
Subject: 2024 UBCM Community Resiliency Investment Grant – Additional Funding

Purpose: The purpose of this memo is to seek Council's approval to apply for additional funding, up to \$100,000, under the current 2024 Union of BC Municipalities (UBCM) Community Resiliency Investment (CRI) grant intake to enhance wildfire mitigation efforts within the community.

Recommendation:

THAT Council authorize staff to apply for additional funding of up to \$100,000 under the current 2024 Union of BC Municipalities Community Resiliency Investment Grant to support wildfire risk reduction and community resiliency initiatives;

AND FURTHER, that if successful, Council authorize Administration to execute the grant agreement, provide overall grant management, and amend the 2025 budget contained in the 2025-2029 Financial Plan for the expenditure.

Background:

- a. Rationale: In 2024, additional funding of up to \$100,000 (for those directly impacted by the 2023 wildfire season) has been made available for eligible applicants in order to support incremental FireSmart Activities due to increased local demand for wildfire risk reduction.

If successful, the additional \$100,000 grant will provide an opportunity to enhance the municipality's wildfire preparedness and resiliency efforts.

- b. Relevant Policy/Bylaw/Resolutions/Legislative Authority: N/A

- c. Council's Strategic Plan Alignment:

- | | |
|---|---|
| <input type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input checked="" type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

d. Committee Recommendations: N/A

Financial Implications:

The CRI funding stream is typically delayed in relation to the current year's projects. The grant approval, review of project eligibility, and the receipt of funds can result in the City prefunding the FireSmart initiatives and/or covering the cost of ineligible projects. The current budget, which includes FireSmart initiatives, will proceed as is, and should the City be successful, allocation of grant funds will be redirected towards those projects.

Alternatives & Implications:

N/A

Communication:

N/A

Attachments:

N/A

Reviewed by: David Lind, Director, Fire Rescue Services
Reviewed by: Elma Hamming, Director, Financial Services
Reviewed by: Kevin Poole, Director, Corporate Administration
Approved by: Peter Weeber, Chief Administrative Officer



Report to Council

To: Mayor and Council
Date: May 12, 2025
From: Trisa Atwood, Senior Planner
Subject: Zoning Bylaw 6000 General Amendments – Phase 2 Refine

Purpose:

For Council to review the proposed Zoning Bylaw Amendments as part of the “Phase 2 Refine” implementation plan of Zoning Bylaw 6000, and to direct Administration to prepare Bylaw 6012 (General Amendments) for their consideration.

Recommendation:

THAT Council directs Administration to prepare Bylaw 6012 (General Amendments), being a bylaw to amend Zoning Bylaw 6000, for consideration.

Analysis:

A. Rationale:

1. Background:

Zoning Bylaw 6000 was adopted on June 24, 2024 to repeal and replace previous Zoning Bylaw 5000. The purpose of the bylaw replacement was to implement Provincial legislative amendments related to Bill 35 (Short-Term Rentals Accommodations Act), Bill 44 (Housing Statutes – Residential Development), and Bill 47 (Housing Statutes – Transit-Oriented Areas). A highlight of other objectives that were achieved with the new bylaw include:

- Consolidation of definitions and regulations;
- Reorganization of the document to be more user-friendly and easier to interpret;
- Consolidation of zones to streamline development processes and reduce minor rezoning applications;
- Implementation of Council’s direction to allow the Agricultural Land Commission to govern uses on land within the Agricultural Land Reserve; and

- Adjustments to regulations to reduce the number of commonly supported variance requests.

To meet the timelines set by the Province for adoption of the new bylaw, a three phased approach was initiated:

- i. Design: Create Zoning Bylaw 6000 (completed June 24, 2024).
- ii. Refine: Update sections in the bylaw not covered by Provincial housing legislation, review feedback from the community, correct potential errors or unintended outcomes (in progress).
- iii. Align: Update Zoning Bylaw 6000 after the adoption of the Official Community Plan (OCP), Transportation Plan (TP), and Housing Needs Report (HNR), to ensure alignment between the bylaws to support the City's growth over the next 20 years (late 2025 – early 2026).

As part of the implementation plan to correct mapping errors (Phase 2), Council adopted two Zoning Bylaw 6000 map amendment bylaws in March 2025. These were for projects that were in-stream when the Zoning Bylaw was adopted, and to reassign the zoning of specific properties.

2. Overview:

The proposed Zoning Bylaw amendments in Bylaw 6012 (General Amendments) are part of Phase 2 of the implementation plan, **Refine**. The objective of this phase is to adjust regulations based on feedback from the community, to correct errors or unintended outcomes, and to update sections of the bylaw that were not covered by Provincial housing legislation.

Administration have identified more than five in-stream development applications that would be positively impacted by these proposed changes by improving regulations related to built form, permitted uses, and parking and loading.

This amendment package focuses on general updates to the Zoning Bylaw including:

- Refining definitions and purpose statements to improve clarity for different forms of housing and intended building types in each zone;
- Updating amenity space requirements to ensure development in the community provides adequate private and common amenity space;
- Refining parking and bike parking regulations that are prohibitive to new housing developments due to cost or feasibility;
- Improving regulations in mixed-use zones that were prohibitive to achieving new housing developments;

- Refining access requirements for properties with laneways or secondary streets; and
- Updating imagery to be more reflective of the purpose of each zone.

An additional amendment package proposing updates to Section 6 – Landscaping & Screening will be brought forward for Council consideration at a later date.

3. Project Details:

Administration have prepared a series of charts as attachments to this report (Attachments 'A' - 'G') that provide a detailed comparison of the current wording, proposed wording, and rationale for each proposed change. In addition, a complete redlined version of the Zoning Bylaw is attached for reference (Attachment 'H'). Should Council support the current recommendation, Administration will prepare Bylaw 6012 (General Amendments) for their consideration.

B. Relevant Policy/Bylaws/Resolutions:

1. Zoning Bylaw 6000, 2024
2. At its Regular Meeting of June 24, 2024, Council passed the following resolution:

THAT Bylaw 6000, "City of Vernon Zoning Bylaw 6000, 2024", a bylaw to manage the use of land within the corporate boundaries of the City of Vernon in accordance with Part 14 of the Local Government Act be adopted.
3. At its Regular Meeting of March 10, 2025, Council passed the following resolution:

THAT Bylaw 6010, "Housing Zone Map Amendment Bylaw 6010, 2025", a bylaw to amend Zoning Bylaw 6000, be adopted.
4. At its Regular Meeting of March 10, 2025, Council passed the following resolution:

THAT Bylaw 6031, "Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025", a bylaw to amend Zoning Bylaw 6000, be adopted.

C. Council's Strategic Plan Alignment:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas | <input checked="" type="checkbox"/> Vibrancy |
| <input checked="" type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

Financial Implications:

n/a

Internal Reviews:

The following internal departments reviewed the proposed Zoning Bylaw amendments:

- Current Planning
- Long Range Planning & Sustainability
- Building & Licensing
- Engineering Development Services
- Transportation
- Economic Development & Partnerships
- Tourism
- Parks

Attachments:

Included in the first attachment:

Attachment A: Sections 1 & 2: General Administration and General Definitions

Attachment B: Sections 4 – 6: Development Regulations, Specific Use Regulations, and Landscaping & Screening

Attachment C: Section 7: Vehicle Parking, Loading, and Bike Parking

Attachment D: Sections 8 & 9: Agricultural & Rural Zones and Housing Zones

Attachment E: Sections 10 & 11: Resort and Commercial Mixed-Use Zones

Attachment F: Sections 12 – 16: Industrial, Community & Servicing, Parks, Comprehensive Development, and Overlays & Modifiers

Attachment G: Images

Included in the second attachment:

Attachment H: Complete Redlined Zoning Bylaw 6000

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, General Manager, City Planning

Reviewed by: Terry Barton, Director, Planning & Community Services

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer

Attachment ‘A’ – Sections 1 & 2: General Administration and General Definitions

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	SECTION 1: General Administration, 1.5 Compliance with other Regulation	N/A	1.5.2 <u>In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable: municipal bylaws, provincial statutes, provincial regulations, federal statutes, and federal regulations.</u>	To clarify that in some instances provincial and federal agencies may have regulations that apply in addition to municipal regulations (ex: Agricultural Land Commission Act).
2.	SECTION 1: General Administration, 1.12 Rounding Numbers	N/A	1.12.4 <u>Where a calculation for residential density based on units per hectare results in a number with a fraction or a decimal place, the value must be rounded down to the nearest whole number.</u>	To provide clarity on rounding of dwelling units as they relate to density calculations.
3.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Large Scale Multi-Unit Housing means a Building that contains any number of Dwelling Units with a common entrance(s) or a combination of individual and common entrances. Typical examples include: Apartment Housing and Stacked Townhouses .	Large Scale Multi-Unit Housing means <u>housing development that contains any number of Dwelling Units or Sleeping Units with a common entrance(s) and shared hallway(s), or a combination of individual and common entrances and shared hallways such as mid-rise or high-rise Apartment Housing, Single Stair Egress Apartments, or a combination of Apartment Housing and Townhouses.</u>	To provide greater clarity and distinction between Medium Scale Multi-Unit Housing, and Large Scale Multi-Unit Housing.
4.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Medium Scale Multi-Unit Housing means housing development consisting of five or more Dwelling Units or Sleeping Units. Each Dwelling Unit will have an individual entrance, not necessarily at Grade . This includes: Townhouses which may include Secondary Suites and Stacked Townhouses .	Medium Scale Multi-Unit Housing means housing development <u>that contains any number of Dwelling Units or Sleeping Units with individual entrances, not necessarily at Grade, or a combination of individual and common entrances such as Townhouses, Stacked Townhouses, low-rise Single Stair Egress Apartment, and low-rise Apartment Housing.</u>	To provide greater clarity and distinction between Medium Scale Multi-Unit Housing, and Large Scale Multi-Unit Housing.
5.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Mixed Use Housing means a Building that contains one or more Dwelling Units combined with at least one Use other than a housing Use or Home Based Business.	Mixed-Use Housing means a Building that contains one or more Dwelling Units or Sleeping Units combined with at least one <u>principal commercial, community, or basic services Use.</u>	To provide clarity that the commercial, community, or basic services use in Mixed-Use Housing must be a principal use.

6.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Small Scale Multi-Unit Housing means housing development consisting of three or more Dwelling Units or Sleeping Units. Each Dwelling Unit must be Ground Oriented and have an individual entrance at Grade. This includes: Townhouses which may include Secondary Suites.	Small Scale Multi-Unit Housing means housing development consisting of <u>Ground Oriented Dwelling Units</u> or <u>Sleeping Units</u> with individual entrances at <u>Grade</u> such as <u>Detached Housing</u> , <u>Semi-Detached Housing</u> , <u>Duplex Housing</u> , triplexes, fourplexes, <u>Row Housing</u> , and <u>Townhouses</u> . <u>Dwelling Units</u> may include <u>Secondary Suites</u> and/or <u>Accessory Dwelling Units</u> .	To combine the definitions of Small Scale Housing and Small Scale Multi-Unit Housing to respond to concerns from users of the bylaw regarding lack of clarity.
7.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, HOUSING USE	Small Scale Housing means housing development consisting of up to two Dwelling Units or Sleeping Units. Dwelling Units may include Secondary Suites and/or Accessory Dwelling Units. This includes: Duplex Housing, Semi-detached Housing, and Detached Housing, or any combination thereof.	Rural Housing means housing development in an Agricultural or Rural zone.	To provide a Housing Use definition specific for Agricultural and Rural Zones that defers to the density and housing form of those zones.
8.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Animal Services means boarding, breeding, buying, selling or training of domesticated animals. Typical examples include: animal shelters, kennels, and stables or a riding academy.	Animal Services means boarding, breeding, buying, selling or training of animals. Typical examples include: animal shelters, kennels, and stables or a riding academy.	To provide clarity that Animal Services includes larger sized animals such as horses, or more intensive animal uses.
9.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Food and Beverage Service means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This <u>Use</u> does not include <u>Grocery Stores</u> . Typical examples include: cafes, coffee shops, juice bars, and restaurants.	Food and Beverage Service means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This <u>Use</u> does not include <u>Grocery Stores</u> or <u>Drive-through Services relating to food</u> . Typical examples include: cafes, coffee shops, juice bars, and restaurants.	To clarify that Drive-through Services are not an included use in association with Food and Beverage Service.
10.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Indoor Sales and Service means the provision of goods or services within a <u>Building</u> such as the retail sales of goods, repair services, personal services, or commercial instruction. Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.	Indoor Sales and Service means the provision of goods or services within a <u>Building</u> such as the retail sales of goods, repair services, personal services, <u>training facilities for household pets</u> , or commercial instruction. Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.	To permit training of household pets under the definition of Indoor Sales and Service for the purposes of business licensing.
11.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, COMMERCIAL USE	Liquor Store means premises used for the retail sale of packaged liquor for consumption off the premises.	Liquor Store means premises used for the retail sale of packaged liquor for consumption off the premises. <u>This Use does not include Drive-through Services relating to food or liquor.</u>	To clarify that Drive-through Services are not an included use in association with a Liquor Store.

12.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Apartment Housing means a multi-unit housing Use of at least three attached Dwelling Units which does not conform to the definition of any other housing Use class. The Dwelling Units within Apartment Housing may include any configuration of number of bedrooms. The Apartment Housing Use includes any Building configured for Supportive Housing .	Apartment Housing means multi-unit housing <u>consisting of at least three attached Dwelling Units with a common entrance(s), a shared hallway(s), and may include Ground Oriented Dwelling Units with individual entrances at Grade.</u> This also includes <u>Single Stair Egress Apartment Buildings as defined in the BC Building Code.</u> The Dwelling Units within Apartment Housing may include any configuration of number of bedrooms. The Apartment Housing Use includes any Building configured for Supportive Housing .	To refine the definition of Apartment Housing to provide clarity to applicants.
13.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Detached Housing means a Building that contains one Principal Dwelling Unit with direct access to ground level.	Detached Housing means a Building that contains one Principal Dwelling Unit with direct access to ground level <u>and may or may not include a Secondary Suite.</u>	To provide clarity that a Secondary Suite may be included in Detached Housing to support livability.
14.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Driveway means an area that provides Vehicle access to the Garage or Parking Area of a Small Scale Housing development from a Street, Laneway, Alley , or private roadway. A Driveway may be used for Vehicle parking spaces and does not include a Pathway .	Driveway means an area that provides Vehicle access to the Garage or Parking Area of a <u>Rural Housing or Small Scale Multi-Unit Housing</u> development from a Street, Laneway, Alley , or private roadway. A Driveway may be used for Vehicle parking spaces and does not include a Pathway .	To align the definition of Driveway with the revised definitions of Housing Uses.
15.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	N/A	End-of-trip Bike Facilities means facilities located within a Building to support <u>bike users who commute to work by providing facilities that may include storage and bike wash and repair station(s).</u>	To provide a definition for End-of-trip Bike Facilities.
16.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	N/A	EV-ready means Vehicle spaces that have direct access within 1.0 m to a conduit <u>for a 240-volt outlet that is capable of operating a Level-2 EV charger.</u>	To provide a definition for EV-ready vehicle spaces.

17.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Green Parking Lot means a Surface Parking Lot with limited impermeable material, substantial tree cover and plant material, and surface runoff directed toward Landscaped basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections. Environmental performance targets are required to be considered in the design including measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater runoff on-site, and preserving and enhancing the environment.	N/A	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, as this regulation is not measurable.
18.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Inclusive Bike Parking means a horizontal Bike Parking Space that accommodates non-standard bikes, or spaces for bikes that are difficult to lift. Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.	Inclusive Bike Parking means a Bike Parking Space that accommodates non-standard bikes, or spaces for bikes that are difficult to lift, <u>and includes access to a 120 volt electrified outlet.</u> Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.	To include electric charging in the definition of Inclusive Bike Parking.
19.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following...	Landscaping means the preservation or modification of the natural features of a Site <u>at the ground level</u> through the placement or addition of any or a combination of the following...	To clarify that Landscaping is provided at the ground level to meet the intent of the Zoning Bylaw.
20.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Laneway means an improved highway more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a Lot .	Laneway means an improved <u>roadway</u> more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a Lot .	To respond to a request from Ministry of Transportation and Transit to provide distinction that a Laneway is not a highway.
21.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Panhandle Lot means a Lot which has its primary legal access from a Street through a narrow strip of land which is an integral part of the Lot .	Panhandle Lot means a Lot which has its primary legal access from a Street through a narrow strip of land <u>that is at least 6.0 m in width</u> which is an integral part of the Lot .	To implement a minimum width regulation for a Panhandle Lot to allow for emergency vehicle access.
22.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	N/A	Single Stair Egress Apartment means multi-unit housing <u>consisting of at least three attached Dwelling Units with a common entrance(s), a shared hallway(s), and a single stair or elevator for egress as noted in BC Building Code. This may include Ground Oriented Dwelling Units with individual entrances at grade.</u>	To provide a definition for Single Stair Egress Apartment buildings to support housing diversity.

23.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Sleeping Unit means a room in a housing-based Building that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities. Sleeping Units have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based Building .	Sleeping Unit means a room in a housing-based Building that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities <u>within the sleeping room</u> . Sleeping Units have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based Building .	To provide clarity on the definition of sleeping units as it relates to different forms of supportive housing.
24.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Storey means that portion of a Building that is between the top of any floor and the top of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is greater than 1.83 m above Grade , the Basement is considered a Storey .	Storey means that portion of a Building that is between the top of any floor and the top of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is greater than 1.83 m above Grade , the Basement is considered a Storey . <u>Stairwell and elevator rooftop accesses do not count as a Storey, provided there is no additional enclosed floor area or large roof overhangs beyond what is required by BC Building Code for stairway landings and elevator access.</u>	To provide clarity that rooftop accesses on buildings are not considered a storey.
25.	SECTION 2: Interpretation, 2.3 General Definitions, General Definitions	Townhouses means a Building containing three or more Dwelling Units , which each having a direct entrance at Grade . For the purposes of this bylaw, the Use of Townhouses shall include the Use of Row Housing .	Townhouses means a Building containing <u>five</u> or more Dwelling Units , which each having a direct entrance at Grade . For the purposes of this bylaw, the Use of Townhouses shall include the Use of Row Housing .	To refine the definition of townhouse to exclude building forms with four units or less, as these are considered Duplex, Triplex, Fourplex or similar.

Attachment ‘B’ – Sections 4 – 6: Development Regulations, Specific Use Regulations, and Landscaping & Screening

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
26.	SECTION 4: Development Regulations, 4.2 Projections into Yards	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a Building , portions of a Building on a foundation or ornamental features may project into a Setback provided such projections do not exceed 0.5 m.	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a Building , portions of a Building on a foundation or ornamental features may project into a Setback provided such projections do not exceed 0.5 m. <u>The total area of projections shall not comprise more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including Decks, trellises, or other open Structures. For Buildings that are more than one Storey, the area of the projection shall be calculated per Storey. No individual projection shall exceed 4.0 m in length. No two projections shall be closer than 1.5 m apart.</u>	To restrict the area, length, and frequency of building projections that may extend into a required setback to support quality urban design.
27.	SECTION 4: Development Regulations, 4.4 Height and Grade	4.4.1 In determining whether a Building conforms to the maximum Height permitted in any zone, Structures such as antennae, chimney stacks, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, railings constructed with translucent materials , ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the Height .	4.4.1 In determining whether a Building conforms to the maximum Height permitted in any zone, Structures such as antennae, chimney stacks, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, railings, <u>privacy screens, mechanical and</u> ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the Height .	To permit structures that provide shade and privacy on rooftop amenity spaces to be exempt from the height maximum to support livability.
28.	SECTION 4: Development Regulations, 4.8 Rooftop Screening	4.8 Rooftop Screening 4.8.1 Rooftop mechanical and electrical equipment in zones other than agricultural zones shall be screened from view from a Street or Adjacent Lots at grade.	4.8 4.8.1 <u>Deleted.</u>	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines as it primarily relates to the design of a building.
29.	SECTION 5: Specific Use Regulations, 5.2 Minimum Dwelling Unit Size	5.2.1 The minimum size of a Dwelling Unit is 30 m ² (323 ft ²) Net Floor Area .	5.2.1 The minimum size of a Dwelling Unit is 30 m ² (323 ft ²) Net Floor Area , <u>except that for Apartment Housing a maximum of 20% of the Dwelling Units may be less than 30 m² (323 ft²) Net Floor Area.</u>	To provide flexibility for smaller unit sizes in Apartment Housing to encourage housing diversity.

30.	SECTION 5: Specific Use Regulations, 5.4 Secondary Suites & Accessory Dwellings	5.4.1.4 A 1.5 m wide Barrier-free , lit, and clearly marked pathway from the Street to the main entrance of the Secondary Suite must be provided.	5.4.1.4 Deleted.	The requirement for a barrier free path can be a challenge to accommodate in hillside developments, and the BC Building Code already requires a lit and clearly marked pathway to a secondary suite.
31.	SECTION 5: Specific Use Regulations, 5.4 Secondary Suites & Accessory Dwellings	5.4.2.4 A 1.5 m wide Barrier-free , lit, and clearly marked pathway from the Street to the main entrance of the Accessory Dwelling Unit must be provided.	5.4.2.4 A 1.5 m wide lit and clearly marked pathway from the Street to the main entrance of the Accessory Dwelling Unit must be provided.	The requirement for a barrier free path can be a challenge to accommodate in hillside developments.
32.	SECTION 5: Specific Use Regulations, 5.7 Vehicular-oriented Uses	5.7.2 Lot Area shall be provided as follows: .1 the minimum Lot Area for any development incorporating a vehicular-oriented Use shall be 930 m ² and the maximum Site Coverage shall be 50% ;	5.7.2 Lot Area shall be provided as follows: .1 the minimum Lot Area for any development incorporating a vehicular-oriented Use shall be 930 m ² and the maximum Site Coverage shall be 60% ;	To respond to concerns raised by the development community by increasing the permitted site coverage for a vehicular-oriented use.
33.	SECTION 5: Specific Use Regulations, 5.7 Vehicular-oriented Uses	N/A	5.7.5 Outdoor Vehicle Storage shall adhere to the following: .1 all storage areas shall have a dust-free surface; .2 storage areas must be secured with perimeter fencing; and .3 drive aisles within storage areas must be clearly delineated and meet requirements of Section 7.2.10 of this bylaw.	To establish regulations for Vehicle Storage (outdoor storage of cars, trucks, RV's, boats, etc.) that is permitted in certain zones.
34.	SECTION 5: Specific Use Regulations, 5.8 Car Washes	5.8.1 Car washing establishments shall provide upstream Vehicle queueing for a minimum of 4 Vehicles per washing bay except it is a minimum of 2 Vehicles where the washing bay is coin operated and the Vehicle is manually washed by an occupant of the Vehicle . 5.8.2 Upstream queueing spaces shall be a minimum of 6.0 m in length and 3.0 m in width.	5.8.1 Car washing establishments shall provide in-bound Vehicle queueing for a minimum of 4 Vehicles per automatic washing bay except it is a minimum of 2 Vehicles where the washing bay is coin operated and the Vehicle is manually washed by an occupant of the Vehicle . 5.8.2 In-bound queueing spaces shall be a minimum of 6.0 m in length and 3.0 m in width.	To use consistent wording throughout bylaw.
35.	SECTION 6: Landscape & Screening, 6.3 Refuse and Recycling Bins	6.3.5 Notwithstanding sub-section 6.3.2, a refuse or recycling bin located within a property and screened from adjoining Lots and Streets will not require any screening or Landscape.	6.3.5 Deleted.	To remove a duplicate regulation (6.3.4).

36.	SECTION 6: Landscape & Screening, 6.5 Fencing and Retaining Walls	6.5.1 Subject to traffic sight lines, the following Height limitations shall apply to fences, walls, chainlink fences and hedges in all housing zones: .4 1.2 m (4.0 ft) if situated along the Lot Lines within a Front Setback; .5 2.0 m (6.4 ft) if situated behind the Front Setback; .6 2.0 m (6.4 ft) if situated abutting a Side Yard, Flanking Side Yard and/or Rear Yard.	6.5.1 Subject to traffic sight lines, the following Height limitations shall apply to fences, <u>and walls</u> in all housing <u>and mixed-use</u> zones: .1 1.2 m (4.0 ft) if situated along the Lot Lines <u>or within the Setback</u> <u>abutting a Street;</u> .2 2.0 m (6.4 ft) if situated behind the Setback <u>abutting a Street;</u> .3 2.0 m (6.4 ft) if situated <u>along a Lot Line</u> not abutting a Street .	To provide clarity that a 1.2 m fence is the maximum height for a fence abutting a street on properties with more than one street frontage to support vibrancy of public streets.																																			
37.	SECTION 6: Landscape & Screening, 6.6 Minimum Landscape Buffers	6.6.9 In addition to the minimum Landscape Buffer treatment levels above: .2 all internal Lot Lines on a Site being comprehensively developed are exempt from Side Yard buffer zones;	6.6.9 In addition to the minimum Landscape Buffer treatment levels above: .2 <u>Deleted;</u>	To remove a regulation that was related to Comprehensive Development Zones and is no longer applicable.																																			
38.	SECTION 6: Landscape & Screening, 6.6 Minimum Landscape Buffers, Table 6.1 – Minimum Landscape Buffer Schedule	<p>Table 6.1— Minimum Landscape Buffer Schedule</p> <table><tr><th>Location</th><th>Front Yard</th><th>Rear Yard</th><th>Side Yard</th><th>Public Amenity Area Permitted</th></tr><tr><td colspan="5">Housing Zones</td></tr><tr><td>MUS</td><td>0</td><td>0</td><td>0</td><td>NO</td></tr></table>	Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted	Housing Zones					MUS	0	0	0	NO	<p>Table 6.1— Minimum Landscape Buffer Schedule</p> <table><tr><th>Location</th><th>Front Yard</th><th>Rear Yard</th><th>Side Yard</th><th>Public Amenity Area Permitted</th></tr><tr><td colspan="5">Housing Zones</td></tr><tr><td>MUS (4 units or less)</td><td>0</td><td>0</td><td>0</td><td>NO</td></tr><tr><td>MUS (5 units or more)</td><td><u>1</u></td><td><u>1</u></td><td><u>1</u></td><td><u>NO</u></td></tr></table>	Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted	Housing Zones					MUS (4 units or less)	0	0	0	NO	MUS (5 units or more)	<u>1</u>	<u>1</u>	<u>1</u>	<u>NO</u>	To require a landscape buffer on MUS (Multi-Unit: Small Scale) zoned properties that are developing 5 or more units to support livability and environmental leadership.
Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted																																			
Housing Zones																																							
MUS	0	0	0	NO																																			
Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted																																			
Housing Zones																																							
MUS (4 units or less)	0	0	0	NO																																			
MUS (5 units or more)	<u>1</u>	<u>1</u>	<u>1</u>	<u>NO</u>																																			

Attachment ‘C’ – Section 7: Vehicle Parking, Loading, and Bike Parking

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
39.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	<p>7.1.3 Where a change of Use application does not result in a change to an existing Building footprint, addition of new Building(s) or Structure(s), or other changes to the Site plan:</p> <p>.1 the number of Vehicle parking and Loading Spaces in place for the existing Use will be considered legal non-conforming;</p> <p>.2 the Parking Area must be Hard Surfaced and meet the development standards in Section 7.2; and</p> <p>.3 Bike Parking Spaces must be provided.</p>	<p>7.1.3 Where a change of Use application does not result in a change to an existing Building footprint, addition of new Building(s) or Structure(s), or other changes to the Site plan:</p> <p>.1 the number of Vehicle parking, Bike Parking, and Loading Spaces in place for the existing Use will be considered legal non-conforming.</p>	To permit a change of use application without requiring improvements to the existing parking or bike parking.

40.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	<p>7.1.4 Each Use of land or a Building or Structure is subject to a combination of all Vehicle parking space, Loading Space, and Bike Parking Space requirements, where Vehicle parking spaces include:</p> <ul style="list-style-type: none">.1 regular Vehicle parking,.2 small Vehicle parking,.3 oversized Vehicle parking,.4 accessible parking,.5 visitor parking, and.6 EV-ready parking. <p>Loading Spaces include:</p> <ul style="list-style-type: none">.7 Loading for Commercial Vehicles, and.8 Pick-up/Drop-off Spaces; and <p>Bike Parking Spaces include:</p> <ul style="list-style-type: none">.9 Short-Term Bike Parking,.10 Long-Term Bike Parking,.11 Inclusive Bike Parking, and.12 end-of-trip bike facilities.	<p>7.1.4 Each Use of land or a Building or Structure is subject to a combination of all Vehicle parking space, Loading Space, and Bike Parking Space requirements, where <u>the types of Vehicle parking spaces may</u> include:</p> <ul style="list-style-type: none">.1 regular Vehicle parking,.2 small Vehicle parking,.3 oversized Vehicle parking,.4 accessible parking,.5 visitor parking, and.6 EV-ready parking. <p>Loading Spaces <u>may</u> include:</p> <ul style="list-style-type: none">.7 Loading for Commercial, Industrial, and Community Uses, and.8 Loading for Housing Uses; and <p>Bike Parking Spaces <u>may</u> include:</p> <ul style="list-style-type: none">.9 Short-Term Bike Parking,.10 Long-Term Bike Parking,.11 Inclusive Bike Parking, and.12 End-of-trip Bike Facilities.	To clarify that not all types of vehicle, loading, and bike spaces will apply to all developments; and to bold words that have definitions in the General Definitions section.
41.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	<p>7.1.5 Vehicle parking space, Loading Space, and Bike Parking Space requirements are independent and no space shall be considered to satisfy more than one requirement.</p>	<p>7.1.5 Deleted.</p>	To change the regulations that some spaces are permitted to satisfy more than one requirement.
42.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	<p>7.1.6 Where calculation of the total number of required spaces yields a fractional number, decimals of 0.5 and higher must be rounded up to the nearest whole number.</p>	<p>7.1.6 Deleted.</p>	To remove a duplicate regulation that exists in Section 1.12, Rounding Numbers.
43.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.1 General Provisions	<p>7.1.10 For non-profit housing developments, the requirements for Vehicle parking spaces and Loading Spaces shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the Director of Planning & Community Services.</p>	<p>7.1.10 For non-profit housing developments, the requirements for Vehicle parking spaces and Loading Spaces shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the Director of Planning & Community Services, <u>should such a study be requested or provided.</u></p>	To clarify that a parking study is not a requirement unless requested.

44.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.1 Every on-site Parking Area , Driveway , and Drive Aisle must be Hard Surfaced and constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.	7.2.1 Every on-site Parking Area , Driveway , and Drive Aisle must be Hard Surfaced , with the exception of Lots that are zoned for Agricultural Use or Industrial Use which must be constructed with a dust-free surface. Parking Areas must be constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.	To permit gravel parking areas on agricultural and industrial properties.
45.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.2 For either Buildings larger than 2000 m² NFA or with 7 or more Dwelling Units, a minimum of 25% of required Vehicle parking spaces for commercial and housing Uses must be entirely or partially enclosed in a Parkade or Garage. For Buildings and Uses in a TOD Area all Vehicle parking provided for commercial and housing Uses must be enclosed in a Parkade or Garage.	7.2.2 <i>Deleted.</i>	To remove regulation requiring enclosed parking areas from the Zoning Bylaw and relocate to the Official Community Plan Bylaw – Design Guidelines, to provide flexibility and feasibility of development.
46.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.3 Green Parking Lots are required where a Surface Parking Lot contains 25 or more Vehicle parking spaces.	7.2.3 <i>Deleted.</i>	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, to provide greater flexibility and feasibility of development.
47.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.4 Every on-site Parking Area containing 3 or more Vehicle parking spaces must clearly delineate the Vehicle parking spaces, Loading Spaces , Bike Parking Spaces , Drive Aisles , entrances, exits, snow storage areas , and garbage, recycling, and organics storage areas using both pavement markings and signs.	7.2.4 Every on-site Parking Area containing 3 or more Vehicle parking spaces must clearly delineate the Vehicle parking spaces, Loading Spaces , Bike Parking Spaces , Drive Aisles , entrances, exits, and garbage, recycling, and organics storage areas using both pavement markings and signs.	To remove the requirement for a snow storage area to be delineated on the parking plan, as the size and location of the area required is not definable due to variations in snow fall across geographic areas of the City and varies from year to year.
48.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.7 All on-site Vehicle parking spaces that abut a pedestrian walkway, Pathway , or Landscaped area must have secured wheel stops that are minimum 0.9 m from the walkway, Pathway , or Landscaped area and minimum 0.15 m in height. Where the configuration is parallel parking, wheel stops are not required, but spaces Adjacent to a pedestrian walkway or Pathway must have an additional 0.3 m width to allow Vehicle doors to open without blocking the path of pedestrian travel.	7.2.7 All on-site Vehicle parking spaces that abut a pedestrian walkway, Pathway , or Landscaped area must have secured wheel stops that are minimum 0.9 m from the walkway, Pathway , or Landscaped area and minimum 0.15 m in height. Where the configuration is parallel parking, wheel stops are not required.	To remove a duplicate regulation as additional widths due to obstructions are provided in Table 7.6 – <i>Additional parking space width required for obstruction</i> .

49.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.9 Every Parking Area containing 3 or more Vehicle parking spaces, other than in a MUS – Multi-Unit: Small Scale zone, must allow entry to and exit from the Site directly to a dedicated public Street or Laneway without reversing the vehicle.	7.2.9 Every Parking Area providing 5 or more Vehicle parking spaces must provide a drive aisle that allows entry to and exit from the Site directly to a dedicated public Street or Laneway without reversing the vehicle. <u>This does not apply to 90-degree Vehicle spaces accessed directly from the abutting Laneway.</u>	To regulate that developments with greater than 5 dwelling units shall follow this regulation regardless of zone; and to permit reverse movement out of a stall perpendicular to a laneway.
50.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.11 No public Street, Laneway, or Alley may be used as the required Drive Aisle access to Vehicle parking spaces, except in a MUS – Multi-Unit: Small Scale zone. In a TOD Area , a Laneway may be used as the required Drive Aisle .	7.2.11 Deleted.	To remove a regulation that is clarified in regulation 7.2.9.
51.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.12 Where a Laneway or Alley is used as the Drive Aisle , either the Vehicle parking space length or the Laneway or Alley width must be increased by a minimum of 1.2 m.	7.2.12 Where a Laneway or Alley is used as the Drive Aisle , the Vehicle parking space must be increased by a minimum of 0.8 m.	To refine the additional length on a vehicle parking space accessed directly from a laneway such that the total additional width of the spaces, should both sides of the laneway develop, would be 1.6 m.
52.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.13 No public Street, Laneway, or Alley may be used as a Loading Space , except a Laneway in a MUS – Multi-Unit: Small Scale zone or in a TOD Area .	7.2.13 Deleted.	To combine this regulation with regulation 7.2.15 and to refine it.
53.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Parking Area Configuration	7.2.14 Tandem Parking is only permitted for housing Uses when designated for an individual Dwelling Unit .	7.2.14 Tandem Parking is only permitted for Rural Housing and Small Scale Multi-Unit Housing Uses when designated for an individual Dwelling Unit .	To only permit tandem parking in Rural Housing and Small Scale Multi-Unit Housing, (Detached Dwellings, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses).
54.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.15 All required on-site Vehicle parking spaces, Loading Spaces , and Bike Parking Spaces must be located on the Site of the Building, Structure , or Use served by the spaces.	7.2.15 All required on-site Vehicle parking spaces, Loading Spaces , and Long-term Bike Parking Spaces must be located on the Site of the Building, Structure , or Use served by the spaces, <u>except that Loading Spaces may be located in an abutting Laneway if the Lot or Site is being developed with Medium-Scale Housing, Large Scale Housing, Mixed-Use Housing, or a commercial, industrial, community, or basic services Use.</u>	To permit loading spaces in a laneway for specific uses to provide flexibility and assist with site planning on constrained sites.

55.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.16 No on-site Vehicle parking spaces or Loading Spaces may be located in a required Landscape Buffer or a required sight triangle as defined by the <i>City of Vernon Traffic Bylaw</i> .	7.2.16 No on-site Vehicle parking spaces or Loading Spaces may be located in a required Setback abutting a Street , except when the parking is within a driveway that is perpendicular to the Street . No on-site Vehicle parking spaces or Loading Spaces may be located in a required sight triangle as defined by the <i>City of Vernon Traffic Bylaw</i> .	To restrict vehicle and loading spaces from being located within a required setback fronting a public street to encourage higher quality urban design and increase safety for pedestrians.
56.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.17 Accessible parking spaces, where required, must be located within 30.0 m of a Building's main entrance and must be provided with a Barrier-free path of travel between the accessible parking spaces and the entrance, which does not include stairs.	7.2.17 Accessible parking spaces, where required, must be provided with a Barrier-free path of travel between the accessible parking spaces and the entrance, which does not include stairs.	To relocate a portion of this this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, as this regulation is not applicable when the accessible parking spaces are located within a parkade.
57.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	7.2.18 All Short-term Bike Parking Spaces must be located within 15 m of any main entrance, in a well-lit and visible area, that provides visual surveillance by occupants of the Building .	N/A	To relocate this regulation into Section 7.4, Bike Parking.
58.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, Location of Spaces	N/A	7.2.19 <u>Visitor parking spaces must be available to all visitors of the Site and not be located within a garage or Driveway that is not accessible to all Dwelling Units on Site.</u>	To provide clarity that visitor parking spaces may not be located on private driveways or within private garages.
59.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.2 The required maximum number of Vehicle parking spaces for each Use is specified in Table 7.7 – Parking, Loading, and Bike Parking Schedule, except that the Uses of Accessory Parking , Outdoor Sales and Service , Outdoor Vending , Standalone Parking Facility , Vehicle Storage , and Special Events are exempt.	7.3.2 The Uses of Accessory Parking , Outdoor Sales and Service , Outdoor Vending , Standalone Parking Facility , Vehicle Storage , and Special Events are exempt from the required minimum number of Vehicle parking spaces in Table 7.7.	To remove a portion of the regulation in 7.3.2 that is duplicated in regulation 7.3.1.
60.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.3 The required maximum number of Commercial Vehicle Loading Spaces for housing Uses is 2.0 per Building .	7.3.3 Deleted.	To relocate this regulation into Table 7.7 – Parking, Loading, and Bike Parking Schedule.

61.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.6 Accessible parking spaces must be provided in addition to the required minimum number of Vehicle parking spaces, as specified in Table 7.2.	7.3.6 Accessible parking spaces must be provided as specified in Table 7.2. <u>Accessible parking spaces shall be provided within the total number of Vehicle spaces required rather than in addition to the number of Vehicle spaces required. If visitor parking and accessible parking are both required, a minimum of 1 visitor space must be provided as an accessible parking space.</u>	To permit accessible parking spaces to be included in the base required parking rather than in addition to, and to require a minimum of 1 visitor stall to be accessible.																																										
62.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces, Table 7.2 – Required Minimum Number of Accessible Parking Spaces	<table><caption>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</caption><thead><tr><th>Required Minimum Number of Vehicle Parking Spaces</th><th>Required Minimum Number of Accessible Parking Spaces</th></tr></thead><tbody><tr><td>0-4</td><td>0</td></tr><tr><td>5-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>3</td></tr><tr><td>76-100</td><td>4</td></tr><tr><td>101 or more</td><td>4 + 2% for every space over 100</td></tr></tbody></table>	Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	0-4	0	5-25	1	26-50	2	51-75	3	76-100	4	101 or more	4 + 2% for every space over 100	<table><caption>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</caption><thead><tr><th>Required Minimum Number of Vehicle Parking Spaces</th><th>Required Minimum Number of Accessible Parking Spaces</th><th>TOD Area: Number of Dwelling Units</th><th>TOD Area: Required Minimum Number of Accessible Parking Spaces</th></tr></thead><tbody><tr><td>0-4</td><td>0</td><td><u>0-4</u></td><td><u>0</u></td></tr><tr><td>5-25</td><td>1</td><td><u>5-25</u></td><td><u>1</u></td></tr><tr><td>26-50</td><td>2</td><td><u>26-50</u></td><td><u>2</u></td></tr><tr><td>51-75</td><td>3</td><td><u>51-75</u></td><td><u>3</u></td></tr><tr><td>76-100</td><td>4</td><td><u>76-100</u></td><td><u>4</u></td></tr><tr><td>101 or more</td><td>4 + 2% for every space over 100</td><td><u>101 or more</u></td><td><u>4 + 2% for every Dwelling Unit over 100</u></td></tr></tbody></table>	Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	TOD Area: Number of Dwelling Units	TOD Area: Required Minimum Number of Accessible Parking Spaces	0-4	0	<u>0-4</u>	<u>0</u>	5-25	1	<u>5-25</u>	<u>1</u>	26-50	2	<u>26-50</u>	<u>2</u>	51-75	3	<u>51-75</u>	<u>3</u>	76-100	4	<u>76-100</u>	<u>4</u>	101 or more	4 + 2% for every space over 100	<u>101 or more</u>	<u>4 + 2% for every Dwelling Unit over 100</u>	To require accessible parking for residential dwelling units in Transit Oriented Development Areas.
Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces																																													
0-4	0																																													
5-25	1																																													
26-50	2																																													
51-75	3																																													
76-100	4																																													
101 or more	4 + 2% for every space over 100																																													
Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	TOD Area: Number of Dwelling Units	TOD Area: Required Minimum Number of Accessible Parking Spaces																																											
0-4	0	<u>0-4</u>	<u>0</u>																																											
5-25	1	<u>5-25</u>	<u>1</u>																																											
26-50	2	<u>26-50</u>	<u>2</u>																																											
51-75	3	<u>51-75</u>	<u>3</u>																																											
76-100	4	<u>76-100</u>	<u>4</u>																																											
101 or more	4 + 2% for every space over 100	<u>101 or more</u>	<u>4 + 2% for every Dwelling Unit over 100</u>																																											
63.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.7 Visitor parking spaces must be provided for all housing Uses and the Use of Housing Care Centre in addition to the required minimum number of Vehicle parking spaces, as specified in Table 7.3.	7.3.7 Visitor parking spaces must be provided for all housing Uses and the Use of Housing Care Centre in addition to the required minimum number of Vehicle parking spaces, as specified in Table 7.3. <u>In Mixed-Use Housing, the parking spaces required for commercial Uses can be shared with the required visitor parking spaces.</u>	To permit required commercial stalls to be shared with required visitor stalls in mixed-use developments to maximize the efficiency of parking areas.																																										
64.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces	7.3.8 A portion of the required minimum Vehicle parking spaces must be provided as EV-ready spaces according to the Use , as specified in Table 7.4. EV-ready spaces are spaces that have direct access within 1.0 m to an energized 240-volt outlet that is capable of operating a Level 2 EV charger.	7.3.8 A portion of the required minimum Vehicle parking spaces must be provided as EV-ready spaces according to the Use , as specified in Table 7.4.	To remove a clause that has been added to the definition of EV-ready.																																										

65.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces, Table 7.4 – Minimum Ratio of Required EV-ready Vehicle Parking Spaces	<div>Table 7.4 — Minimum Ratio of Required EV-ready Vehicle Parking Spaces</div> <table><tr><th>Use</th><th>Minimum Ratio of EV-ready Vehicle Parking Spaces</th></tr><tr><td>Housing</td><td>1.0 per Dwelling Unit + 10% of visitor parking spaces</td></tr><tr><td>Commercial</td><td>15% of the minimum</td></tr><tr><td>Industrial</td><td>10% of the minimum</td></tr><tr><td>Community</td><td>10% of the minimum</td></tr><tr><td>Basic Services</td><td>10% of the minimum</td></tr><tr><td>Agricultural</td><td>n/a</td></tr></table>	Use	Minimum Ratio of EV-ready Vehicle Parking Spaces	Housing	1.0 per Dwelling Unit + 10% of visitor parking spaces	Commercial	15% of the minimum	Industrial	10% of the minimum	Community	10% of the minimum	Basic Services	10% of the minimum	Agricultural	n/a	<div>Table 7.4 — Minimum Ratio of Required EV-ready Vehicle Parking Spaces</div> <table><tr><th>Use</th><th>Minimum Ratio of EV-ready Vehicle Parking Spaces</th></tr><tr><td>Housing</td><td><u>25% of the minimum</u> + 10% of visitor parking spaces</td></tr><tr><td>Commercial</td><td><u>10%</u> of the minimum</td></tr><tr><td>Industrial</td><td>10% of the minimum</td></tr><tr><td>Community</td><td>10% of the minimum</td></tr><tr><td>Basic Services</td><td><u>n/a</u></td></tr><tr><td>Agricultural</td><td>n/a</td></tr></table>	Use	Minimum Ratio of EV-ready Vehicle Parking Spaces	Housing	<u>25% of the minimum</u> + 10% of visitor parking spaces	Commercial	<u>10%</u> of the minimum	Industrial	10% of the minimum	Community	10% of the minimum	Basic Services	<u>n/a</u>	Agricultural	n/a	To lower the requirements for EV-ready stalls due to the costs of construction and how it impacts housing affordability and commercial use viability.																																												
Use	Minimum Ratio of EV-ready Vehicle Parking Spaces																																																																											
Housing	1.0 per Dwelling Unit + 10% of visitor parking spaces																																																																											
Commercial	15% of the minimum																																																																											
Industrial	10% of the minimum																																																																											
Community	10% of the minimum																																																																											
Basic Services	10% of the minimum																																																																											
Agricultural	n/a																																																																											
Use	Minimum Ratio of EV-ready Vehicle Parking Spaces																																																																											
Housing	<u>25% of the minimum</u> + 10% of visitor parking spaces																																																																											
Commercial	<u>10%</u> of the minimum																																																																											
Industrial	10% of the minimum																																																																											
Community	10% of the minimum																																																																											
Basic Services	<u>n/a</u>																																																																											
Agricultural	n/a																																																																											
66.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces, Table 7.5 – Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces	<div>Table 7.5 — Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces</div> <table><tr><th>Type of Vehicle</th><th>Min. Length</th><th>Min. Width</th><th>Min. Overhead Clearance</th></tr><tr><td colspan="4">Passenger Vehicles</td></tr><tr><td>Regular</td><td>6.0 m</td><td>2.5 m</td><td>2.0 m</td></tr><tr><td>Small</td><td>4.8 m</td><td>2.3 m</td><td>2.0 m</td></tr><tr><td>Oversized</td><td>7.0 m</td><td>3.0 m</td><td>2.75 m</td></tr><tr><td>Accessible</td><td>6.0 m</td><td>2.7 m + 2.0 m side aisle</td><td>2.75 m</td></tr><tr><td>Commercial Vehicles</td><td>12.2 m</td><td>3.6 m</td><td>4.6 m</td></tr></table>	Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance	Passenger Vehicles				Regular	6.0 m	2.5 m	2.0 m	Small	4.8 m	2.3 m	2.0 m	Oversized	7.0 m	3.0 m	2.75 m	Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m	Commercial Vehicles	12.2 m	3.6 m	4.6 m	<div>Table 7.5 — Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces</div> <table><tr><th>Type of Vehicle</th><th>Min. Length</th><th>Min. Width</th><th>Min. Overhead Clearance</th></tr><tr><td colspan="4">Vehicle Parking Spaces</td></tr><tr><td>Regular</td><td>6.0 m</td><td>2.5 m</td><td>2.0 m</td></tr><tr><td>Small</td><td>4.8 m</td><td>2.3 m</td><td>2.0 m</td></tr><tr><td>Oversized</td><td>7.0 m</td><td>3.0 m</td><td>2.75 m</td></tr><tr><td>Parallel</td><td><u>7.0 m</u></td><td><u>2.5 m</u></td><td><u>2.0 m</u></td></tr><tr><td>Accessible</td><td>6.0 m</td><td>2.7 m + 2.0 m side aisle</td><td>2.75 m</td></tr><tr><td>Accessible Parallel</td><td><u>9.0 m</u></td><td><u>2.7 m</u></td><td><u>2.75 m</u></td></tr><tr><td colspan="4">Loading Spaces by Use Type</td></tr><tr><td>Housing</td><td><u>9.3 m</u></td><td><u>3.0 m</u></td><td><u>3.7 m</u></td></tr><tr><td>Commercial, Industrial and Community</td><td>12.2 m</td><td>3.6 m</td><td>4.6 m</td></tr></table>	Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance	Vehicle Parking Spaces				Regular	6.0 m	2.5 m	2.0 m	Small	4.8 m	2.3 m	2.0 m	Oversized	7.0 m	3.0 m	2.75 m	Parallel	<u>7.0 m</u>	<u>2.5 m</u>	<u>2.0 m</u>	Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m	Accessible Parallel	<u>9.0 m</u>	<u>2.7 m</u>	<u>2.75 m</u>	Loading Spaces by Use Type				Housing	<u>9.3 m</u>	<u>3.0 m</u>	<u>3.7 m</u>	Commercial, Industrial and Community	12.2 m	3.6 m	4.6 m	To consolidate regulations for the size of parking spaces into one table; and to provide two different sized loading spaces based on use designation and the typical size of the vehicle used for loading/unloading.
Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance																																																																									
Passenger Vehicles																																																																												
Regular	6.0 m	2.5 m	2.0 m																																																																									
Small	4.8 m	2.3 m	2.0 m																																																																									
Oversized	7.0 m	3.0 m	2.75 m																																																																									
Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m																																																																									
Commercial Vehicles	12.2 m	3.6 m	4.6 m																																																																									
Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance																																																																									
Vehicle Parking Spaces																																																																												
Regular	6.0 m	2.5 m	2.0 m																																																																									
Small	4.8 m	2.3 m	2.0 m																																																																									
Oversized	7.0 m	3.0 m	2.75 m																																																																									
Parallel	<u>7.0 m</u>	<u>2.5 m</u>	<u>2.0 m</u>																																																																									
Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m																																																																									
Accessible Parallel	<u>9.0 m</u>	<u>2.7 m</u>	<u>2.75 m</u>																																																																									
Loading Spaces by Use Type																																																																												
Housing	<u>9.3 m</u>	<u>3.0 m</u>	<u>3.7 m</u>																																																																									
Commercial, Industrial and Community	12.2 m	3.6 m	4.6 m																																																																									
67.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces	7.3.10 Up to 50% of Vehicle parking spaces may be small sized and up to 25% may be oversized.	7.3.10 Up to 50% of Vehicle parking spaces may be small sized and up to 25% may be oversized. <u>Visitor spaces must not be small sized.</u>	To ensure that Visitor spaces are adequately sized for a variety of vehicles.																																																																								
68.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces	7.3.11 Pick-up/Drop-off Spaces must be provided as regular sized or oversized Vehicle spaces.	7.3.11 Deleted.	To align requirements with Table 7.7 – <i>Parking, Loading, and Bike Parking Schedule</i> .																																																																								

69.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces	7.3.12 For parallel parking, the minimum length of the parking spaces is increased by 1.0 m. An end space with an open end may be shortened by 0.5 m, and an accessible parallel space must have a 2.0 m long rear aisle for loading.	7.3.12 <i>Deleted.</i>	To relocate parallel parking space sizes into Table 7.5 – <i>Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces.</i>
70.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Number of Spaces	7.4.2 A minimum of 50% of the required Bike Parking Spaces must be provided as Inclusive Bike Parking, including access to a 120-volt electrified outlet for charging e-bikes and e-scooters.	7.4.2 Inclusive Bike Parking shall be provided as follows: <ul style="list-style-type: none"> .1 Where Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing or Mixed-Use Housing is proposed, a minimum of 10% of the required Long-term Bike Parking Spaces must be provided as Inclusive Bike Parking. .2 For all Uses where 10 or more Short-term Bike Parking Spaces are required, 10% of the required Short-term Bike Parking Spaces shall be provided as Inclusive Bike Parking. 	To target the requirement for Inclusive Bike Parking to higher density housing uses, and to require a percentage of Short-term Bike Parking to be Inclusive Bike Parking sized.
71.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Number of Spaces	7.4.3 End-of-trip bike facilities are required in all Buildings that provide Long-term Bike Parking, which includes: <ul style="list-style-type: none"> .1 1 locker, hook, cubby, or other storage area for every Long-term Bike Parking Space provided; .2 1 electrified 120-volt outlet for every 5.0 Long-term Bike Parking space provided; .3 1 shower and change room for every 15.0 Long-term Bike Parking space provided; and .4 1 bike wash and repair area for every 15.0 Long-term Bike Parking space provided. 	7.4.3 End-of-trip Bike Facilities shall be provided as follows: <ul style="list-style-type: none"> .1 Where a commercial Use, industrial Use, community Use, or basic services Use is proposed, End-of-trip Bike Facilities shall be provided in accordance with Table 7.6.1. .2 Where Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing or Mixed-Use Housing is proposed that provides 10 or more Long-term Bike Parking Spaces, 1 bike wash and repair station per building is required to be located within 1 level of finished grade. .3 <i>Deleted.</i> .4 <i>Deleted</i> 	To apply regulations for end-of-trip bike facilities based on uses.

72.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Number of Spaces, Table 7.6.1 – Required End-of-trip Bike Facilities	N/A	<p><i>Table 7.6.1 — Required End-of-trip Bike Facilities</i></p> <table><tr><th><u>Number of Long-term Bicycle Parking Spaces Required</u></th><th><u>Min. Number of Electrified 120v Outlets</u></th><th><u>Min. Number of Personal Storage Lockers or Cubbies</u></th><th><u>Min. Number of Bike Wash and Repair Stations</u></th></tr><tr><td><u>0-4</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr><tr><td><u>5-10</u></td><td><u>1</u></td><td><u>0</u></td><td><u>0</u></td></tr><tr><td><u>11-15</u></td><td><u>2</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr><tr><td><u>16-20</u></td><td><u>3</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr><tr><td><u>21-30</u></td><td><u>4 plus 1 for each additional 5 bike spaces</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr></table>	<u>Number of Long-term Bicycle Parking Spaces Required</u>	<u>Min. Number of Electrified 120v Outlets</u>	<u>Min. Number of Personal Storage Lockers or Cubbies</u>	<u>Min. Number of Bike Wash and Repair Stations</u>	<u>0-4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5-10</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>11-15</u>	<u>2</u>	<u>.5 per bike space</u>	<u>1</u>	<u>16-20</u>	<u>3</u>	<u>.5 per bike space</u>	<u>1</u>	<u>21-30</u>	<u>4 plus 1 for each additional 5 bike spaces</u>	<u>.5 per bike space</u>	<u>1</u>	To organize end-of-trip bike facilities regulations in a chart format to simplify the regulations for users of the bylaw.
<u>Number of Long-term Bicycle Parking Spaces Required</u>	<u>Min. Number of Electrified 120v Outlets</u>	<u>Min. Number of Personal Storage Lockers or Cubbies</u>	<u>Min. Number of Bike Wash and Repair Stations</u>																									
<u>0-4</u>	<u>0</u>	<u>0</u>	<u>0</u>																									
<u>5-10</u>	<u>1</u>	<u>0</u>	<u>0</u>																									
<u>11-15</u>	<u>2</u>	<u>.5 per bike space</u>	<u>1</u>																									
<u>16-20</u>	<u>3</u>	<u>.5 per bike space</u>	<u>1</u>																									
<u>21-30</u>	<u>4 plus 1 for each additional 5 bike spaces</u>	<u>.5 per bike space</u>	<u>1</u>																									
73.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Size of Spaces	7.4.4 Bike Parking Spaces must be a minimum of 0.6 m wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. Inclusive Bike Parking spaces must be a minimum of 1.0 m wide, 2.75 m long, and have a vertical clearance of at least 2.0 m.	7.4.4 Bike Parking Spaces may be ground anchored or wall mounted and must be a minimum of <u>0.45 m</u> wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. Inclusive Bike Parking spaces must be a minimum of <u>0.85 m</u> wide, <u>2.4 m</u> long, and have a vertical clearance of at least 2.0 m. <u>Ground anchored Bike Parking Spaces must be a minimum of 0.6 m from any wall, entrance door, or other obstacle. Aisles between parked bikes must be a minimum of 1.2 m wide.</u>	To modify the sizes of bike parking spaces, and consolidate with regulation 7.4.5.																								
74.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Size of Spaces	7.4.5 Aisles between parked bikes must be a minimum of 1.2 m wide.	7.4.5 A maximum of 50% of Long-term Bike Parking Spaces may be provided as wall mounted Bike Parking Spaces . A wall-mounted Bike Parking Space may be located at the front of a Vehicle Parking Space provided the Vehicle Parking Space is in an indoor, secure location, and is a Regular or Oversized space.	To combine the regulation with regulation 7.4.4 and to provide regulations for wall mounted bike parking spaces.																								

75.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Development Standards	<p>7.4.6 All Bike Parking Spaces must:</p> <ul style="list-style-type: none">.1 be situated on a Hard Surface;.2 be accessible by a ramp or elevator with sufficient space to maneuver with Inclusive Bike Parking sized bikes;.3 include an automated door opener or kick-down door stop, where the Bike Parking Space location requires the bike to be maneuvered through a doorway;.4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;.5 support two points of contact on the bike;.6 be u-lock compatible; and.7 be located clear of pedestrian paths of travel.	<p>7.4.6 All Long-term Bike Parking Spaces must:</p> <ul style="list-style-type: none">.1 be situated on a Hard Surface;.2 be accessible by a ramp or elevator with sufficient space to maneuver with Inclusive Bike Parking sized bikes;.3 include an automated door opener or kick-down door stop, where the Bike Parking Space location requires the bike to be maneuvered through a doorway;.4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;.5 support two points of contact on the bike;.6 be u-lock compatible;.7 be located clear of pedestrian paths of travel;.8 <u>be e-bike compatible and support up to 35 kilograms;</u>.9 <u>be located within 1 level of Finished Grade; and</u>.10 <u>may be located within an individual garage for Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, Townhouses, and Stacked Townhouses.</u>	<p>To improve regulations for Long-term Bike Parking Spaces to be more functional for the bike user.</p>
-----	--	--	---	--

76.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Development Standards	N/A	<p>7.4.7. All Short-term Bike Parking Spaces must:</p> <ul style="list-style-type: none">.1 <u>be a horizontal Bike Parking Space;</u>.2 <u>be situated on a Hard Surface;</u>.3 <u>be constructed of theft-resistant material and securely and permanently anchored to the ground with tamper-proof hardware;</u>.4 <u>support two points of contact on the bike;</u>.5 <u>be u-lock compatible;</u>.6 <u>be located clear of pedestrian paths of travel; and</u>.7 <u>be located within 15 m of a main entrance for Large Scale Multi-Unit Housing, Mixed-Use Housing, commercial Use, industrial Use, community Use, or basic services Use; or</u>.8 <u>be located in a highly visible and easily accessible location for Small Scale Multi-Unit Housing, and Medium Scale Multi-Unit Housing.</u>	To provide development regulations for Short-term Bike Parking Spaces.
77.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, Table 7.7 – Parking, Loading, and Bike Parking Schedule	See Chart A – Current Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule	See Chart B – Proposed Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule	To revise the loading space and pick-up/drop-off space requirements to allow for more efficient use of land and space and improve the impacts on housing affordability and commercial use viability.

Chart A – Current Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up/Drop- off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Housing						
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m ² NFA	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m ² NFA	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing Small Scale Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m ² NFA , where 11 or more Dwelling Units	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial						
All commercial Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Animal Services	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Bar Cannabis Lounge Drive-through Services Food & Beverage Service	4.0 per 100 m ² NFA	9.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Campsite	1.0 per camping space	2.0 per camping space	n/a	1.0 per 35 camping spaces	1.0 per 5 camping spaces	1.0 per 2 camping spaces
Health Service	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Hotel	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m ² NFA , minimum 1 per Site	1.0 per 20 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Light Manufacturing	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up/Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Marina	1.0 per 10 boats and 10.0 per boat launch	n/a	1.0 per boat launch	n/a	1.0 per 10 boats and 10.0 per boat launch	n/a
Major Indoor Entertainment	1.5 per 100 m ² NFA or 1 per 5 seats	3.0 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Outdoor Entertainment	4.0 per hectare	30.0 per hectare	1.0 per Site	1.0 per public entrance	2.0 per hectare	4.0 per Site
Resort Accommodation	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m ² NFA, where 11 or more Dwelling Units	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Industrial						
All industrial Uses not listed below	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Airport Terminal and Navigation Facilities	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Indoor Self Storage Warehouses	0.5 per 100 m ² NFA	1.5 per 100 m ² NFA	1.0 per 1900 m ² NFA, minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Community						
All community Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Housing Care Centre	0.25 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800 m ² NFA, minimum 1 per Site	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Outdoor Recreation Facility	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a
Park	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
School	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats	8.0 per elementary classroom or 10.0 per high school classroom or 1 per 4 post-secondary seats	1.0 per 2800 m ² NFA , minimum 1 per Site	5.0 per elementary, middle, or high school public entrance or 0.2 per 100 m ² NFA post-secondary	0.5 per 100 m ² NFA	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats
Supportive Housing	0.5 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800 m ² NFA , where 11 or more Sleeping Units	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Basic Services						
All basic services Uses not listed below	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 1900 m ² NFA , minimum 1 per Site	0.1 per 100 m ² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Health Care Facility	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	0.2 per 100 m ² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Agricultural						
All agricultural Uses not listed below	n/a	n/a	n/a	n/a	n/a	n/a
Additional Agricultural Dwelling	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	n/a	n/a	1.0 per Dwelling Unit
Agricultural Stand	n/a	n/a	n/a	1.0 per Site	n/a	n/a
Agri-Tourism Accommodation	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m ² NFA , minimum 1 per Site	1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units

Chart B – Proposed Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Housing (Housing Loading Stall)					
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1.0 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1.0 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing Rural Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial (Commercial/Industrial Loading Stall)					
All commercial Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m2 NFA
Animal Services	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Bar Cannabis Lounge	4.0 per 100 m ² NFA	9.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m2 NFA

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Drive-through Services Food & Beverage Service					
Campsite	1.0 per camping space	2.0 per camping space	n/a	1.0 per 5 camping spaces	1.0 per 2 camping spaces
Child Care Services	<u>1.0 per 8 children (capacity) plus 2.0 for Staff</u>	<u>n/a</u>	<u>n/a</u>	<u>1.0 per classroom</u>	<u>1.0 per classroom</u>
Health Service	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Hotel	0.75 per Sleeping Unit	1.5 per Sleeping Unit	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Light Manufacturing	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Marina	1.0 per 10 boats and 10.0 per boat launch	n/a	n/a	1.0 per 10 boats and 10.0 per boat launch	n/a
Major Indoor Entertainment	1.5 per 100 m ² NFA or 1 per 5 seats	3.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Outdoor Entertainment	4.0 per hectare	30.0 per hectare	1.0 per Site	2.0 per hectare	4.0 per Site
Resort Accommodation	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	0.25 per Dwelling Unit	1.0 per Dwelling Unit

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Industrial (Commercial/Industrial Loading Stall)					
All industrial Uses not listed below	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Airport Terminal and Navigation Facilities	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Indoor Self Storage Warehouses	0.5 per 100 m ² NFA	1.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Community (Commercial/Industrial Loading Stall)					
All community Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Housing Care Centre	0.25 per Sleeping Unit	1.0 per Sleeping Unit	For 1900 m ² NFA or greater, minimum 1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Outdoor Recreation Facility	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
Park	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
School	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m ² NFA , minimum 1 per Site	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Supportive Housing	0.5 per Sleeping Unit	1.0 per Sleeping Unit	n/a	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Basic Services					
All basic services Uses not listed below	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	n/a	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Health Care Facility	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	n/a	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
<i>Agricultural</i>					
All agricultural Uses not listed below	n/a	n/a	n/a	n/a	n/a
Additional Agricultural Dwelling	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	n/a	1.0 per Dwelling Unit
Agricultural Stand	n/a	n/a	n/a	n/a	n/a
Agri-Tourism Accommodation	0.75 per Sleeping Unit	1.5 per Sleeping Unit	n/a	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units

Attachment ‘D’ – Sections 8 & 9: Agricultural & Rural Zones and Housing Zones

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.

Text proposed to be added is identified with an underline.

Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change																								
78.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR), 8.1.2 Permitted Uses	No regulations.	No <u>municipal</u> regulations.	To clarify that there are no municipal regulations that apply to ALR zoned properties, but there may be provincial and/or federal regulations that apply.																								
79.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR), 8.1.3 Density of Housing Use	<p>The number and type of Dwelling Units on a Lot with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.</p> <table><tr><th>Lot Area</th><th>Community Sewer System</th><th>Maximum Density</th></tr><tr><td>> 1 ha (2.47 ac)</td><td>No</td><td>No regulations</td></tr><tr><td>< 1 ha (2.47 ac)</td><td>No</td><td>1 Dwelling Unit, plus 1 Secondary Suite</td></tr><tr><td>Any Lot Area</td><td>Yes</td><td>No regulations</td></tr></table>	Lot Area	Community Sewer System	Maximum Density	> 1 ha (2.47 ac)	No	No regulations	< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite	Any Lot Area	Yes	No regulations	<p>The number and type of Dwelling Units on a Lot with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.</p> <table><tr><th>Lot Area</th><th>Community Sewer System</th><th>Maximum Density</th></tr><tr><td>> 1 ha (2.47 ac)</td><td>No</td><td>No <u>municipal</u> regulations</td></tr><tr><td>< 1 ha (2.47 ac)</td><td>No</td><td>1 Dwelling Unit, plus 1 Secondary Suite</td></tr><tr><td>Any Lot Area</td><td>Yes</td><td>No <u>municipal</u> regulations</td></tr></table>	Lot Area	Community Sewer System	Maximum Density	> 1 ha (2.47 ac)	No	No <u>municipal</u> regulations	< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite	Any Lot Area	Yes	No <u>municipal</u> regulations	To clarify that there are no municipal regulations that apply to ALR zoned properties, but there may be provincial and/or federal regulations that apply.
Lot Area	Community Sewer System	Maximum Density																										
> 1 ha (2.47 ac)	No	No regulations																										
< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite																										
Any Lot Area	Yes	No regulations																										
Lot Area	Community Sewer System	Maximum Density																										
> 1 ha (2.47 ac)	No	No <u>municipal</u> regulations																										
< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite																										
Any Lot Area	Yes	No <u>municipal</u> regulations																										
80.	SECTION 8: Agricultural & Rural, 8.2 AGRL – Agriculture & Rural: Large Block (Non-ALR), 8.2.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><u>Rural</u> Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<u>Rural</u> Housing	●		To align the permitted uses with the new definition of Rural Housing to provide greater clarity to the users of the bylaw.						
Use	Principal	Accessory																										
<i>Housing</i>																												
Small Scale Housing	●																											
Use	Principal	Accessory																										
<i>Housing</i>																												
<u>Rural</u> Housing	●																											
81.	SECTION 8: Agricultural & Rural, 8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR), 8.3.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><u>Rural</u> Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<u>Rural</u> Housing	●		To align the permitted uses with the new definition of Rural Housing to provide greater clarity to the users of the bylaw.						
Use	Principal	Accessory																										
<i>Housing</i>																												
Small Scale Housing	●																											
Use	Principal	Accessory																										
<i>Housing</i>																												
<u>Rural</u> Housing	●																											

82.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.1 Purpose	To allow for a range of small-scale housing development up to 3 Storeys in Height , including detached, attached, and multi-unit housing on Lots under 4,050 m ² (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To allow for a range of small-scale housing development up to 3 Storeys in Height , including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses , on Lots under 4,050 m ² (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To be more specific in the purpose statement about the built forms that are intended in this zone to support housing diversity.																									
83.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)				
Use	Principal	Accessory																											
Housing																													
Small Scale Housing	●																												
Small Scale Multi-Unit Housing	●																												
Use	Principal	Accessory																											
Housing																													
Small Scale Multi-Unit Housing	●																												
84.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.4 Subdivision Lot Area and Dimensions	<p>9.1.4 Subdivision Lot Area and Dimensions</p> <table><tr><th rowspan="2">Community Sewer System</th><th colspan="2">Lot Area</th><th rowspan="2">Minimum Lot Width</th></tr><tr><th>Minimum</th><th>Maximum</th></tr><tr><td>Not Connected</td><td colspan="3">Subdivision not permitted</td></tr><tr><td>Connected</td><td>500 m² (0.125 ac)</td><td>4,050 m² (1 ac)</td><td>Interior Lot: 14 m Exterior Lot: 20 m</td></tr></table>	Community Sewer System	Lot Area		Minimum Lot Width	Minimum	Maximum	Not Connected	Subdivision not permitted			Connected	500 m ² (0.125 ac)	4,050 m ² (1 ac)	Interior Lot: 14 m Exterior Lot: 20 m	<p>9.1.4 Subdivision Lot Area and Dimensions</p> <table><tr><th rowspan="2">Community Sewer System</th><th colspan="2">Lot Area</th></tr><tr><th>Minimum</th><th>Minimum Lot Width</th></tr><tr><td>Not Connected</td><td colspan="2">Subdivision not permitted</td></tr><tr><td>Connected</td><td>250 m² (0.125 ac)</td><td>Interior Lot: 7 m Exterior Lot: 12 m</td></tr></table>	Community Sewer System	Lot Area		Minimum	Minimum Lot Width	Not Connected	Subdivision not permitted		Connected	250 m ² (0.125 ac)	Interior Lot: 7 m Exterior Lot: 12 m	To reduce the minimum lot size and remove the maximum lot size in MUS to provide greater flexibility for the form of ownership and support housing diversity.
Community Sewer System	Lot Area			Minimum Lot Width																									
	Minimum	Maximum																											
Not Connected	Subdivision not permitted																												
Connected	500 m ² (0.125 ac)	4,050 m ² (1 ac)	Interior Lot: 14 m Exterior Lot: 20 m																										
Community Sewer System	Lot Area																												
	Minimum	Minimum Lot Width																											
Not Connected	Subdivision not permitted																												
Connected	250 m ² (0.125 ac)	Interior Lot: 7 m Exterior Lot: 12 m																											
85.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the table.</p>	<p>.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the table.</p> <p>.2 For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																									
86.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.5 Siting of Buildings	<p>See Chart C – Current Wording: Siting of Buildings by Class Type (MUS Zone)</p>	<p>See Chart D – Proposed Wording: Siting of Buildings by Class Type (MUS Zone)</p>	To combine the Class charts into one table to be more user-friendly to users of the bylaw.																									

Chart C – Current Wording: Siting of Buildings by Class Type (MUS Zone)**Class 1**

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	6.0 m	6.0 m	6.0 m
Laneway or Alley	6.0 m	1.5 m	N/A
Housing-based Lot	3.0 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 2

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	5.0 m	5.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 3

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 4

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A

Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 5

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Chart D – Proposed Wording: Siting of Buildings by Class Type (MUS Zone)

Class	Lot Line Abutting a:	Minimum Setback		
		Dwelling Unit(s)	Accessory Building(s)	Garage or carport
1	Street	6.0 m	6.0 m	6.0 m
	Laneway or Alley	6.0 m	1.5 m	N/A
	Housing-based Lot	3.0 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
2	Street	5.0 m	5.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
3	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
4	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
5	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A

No.	Section	Current Wording	Proposed Wording	Reason for Change																																	
87.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	<p>.1 Lots in the classes indicated in the left-hand column of the following table must be provided with Landscaping to at least the extent indicated in the right-hand column of the table, and Lot classes shall be determined in accordance with the table in Section 9.1.3.</p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th></tr><tr><td>1</td><td>50%</td></tr><tr><td>2</td><td>40%</td></tr><tr><td>3</td><td>25%</td></tr><tr><td>4</td><td>30%</td></tr><tr><td>5</td><td>25%</td></tr></table>	Class	Minimum Landscaping Area	1	50%	2	40%	3	25%	4	30%	5	25%	<p>.1 Lots in the classes indicated in the following table must be provided with Landscaping to at least the extent indicated, and Lot classes shall be determined in accordance with the table in Section 9.1.3. <u>For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the table.</u></p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>1</td><td>50%</td><td>N/A</td></tr><tr><td>2</td><td>40%</td><td>N/A</td></tr><tr><td>3</td><td>25%</td><td>N/A</td></tr><tr><td>4</td><td>30%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td>5</td><td>25%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td colspan="3">For developments with 20 Dwelling Units or greater per Site, a minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</td></tr></table>	Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	1	50%	N/A	2	40%	N/A	3	25%	N/A	4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	5	25%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	For developments with 20 Dwelling Units or greater per Site , a minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .			To require minimum amenity space on MUS (Multi-Unit: Small Scale) zoned properties that are developing 5 or more units, and to require common amenity space for properties that are developing 20 or more units to encourage vibrancy of the development.
Class	Minimum Landscaping Area																																				
1	50%																																				
2	40%																																				
3	25%																																				
4	30%																																				
5	25%																																				
Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																																			
1	50%	N/A																																			
2	40%	N/A																																			
3	25%	N/A																																			
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																																			
5	25%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																																			
For developments with 20 Dwelling Units or greater per Site , a minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .																																					
88.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	<p>.3 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway or Alley.</p>	<p>.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																	
89.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	N/A	<p>.5 A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.</p>	To require a pathway from the street to dwelling units for accessibility and safety.																																	

90.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.1 Purpose	To allow for a range of small-scale low-density housing development up to 3 Storeys in Height , including detached, attached, and multi-unit housing based on Buildings on Lots greater than 4,050 m ² (1 ac) in Lot Area . This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To allow for a range of small-scale low-density housing development up to 3 Storeys in Height , including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses on Lots greater than 4,050 m ² (1 ac) in Lot Area . This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area .	To be more specific in the purpose statement about the built forms that are intended in this zone to support housing diversity.																											
91.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)						
Use	Principal	Accessory																													
<i>Housing</i>																															
Small Scale Housing	●																														
Small Scale Multi-Unit Housing	●																														
Use	Principal	Accessory																													
<i>Housing</i>																															
Small Scale Multi-Unit Housing	●																														
92.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table.	<p>.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the table.</p> <p>.2 For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																											
93.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.7 Development Regulations	<p>.1 Lots in the classes indicated in the left-hand column of the following table must be provided with Landscaping to at least the extent indicated in the second column and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column, and Lot classes shall be determined in accordance with the table in Section 9.2.3.</p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>1</td><td>60%</td><td rowspan="4">5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td>2</td><td>50%</td></tr><tr><td>3</td><td>50%</td></tr><tr><td>4</td><td>30%</td></tr></table>	Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	1	60%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	2	50%	3	50%	4	30%	<p>.1 Lots in the classes indicated in the following table must be provided with Landscaping to at least the extent indicated. For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated. Lot classes shall be determined in accordance with the table in Section 9.2.3.</p> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>1</td><td>60%</td><td>n/a</td></tr><tr><td>2</td><td>50%</td><td>n/a</td></tr><tr><td>3</td><td>50%</td><td>n/a</td></tr><tr><td>4</td><td>30%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>For developments with 20 Dwelling Units or greater per Site, a minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	1	60%	n/a	2	50%	n/a	3	50%	n/a	4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To require minimum private and common amenity space for developments with 5 or more units in MUA (Multi-Unit Acreage: Small Scale) that is consistent with the MUS (Multi-Unit: Small Scale) zone; and to change wording from “bachelor” to “studio”.
Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																													
1	60%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																													
2	50%																														
3	50%																														
4	30%																														
Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																													
1	60%	n/a																													
2	50%	n/a																													
3	50%	n/a																													
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																													

94.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.7 Development Regulations	.3 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway or Alley.	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																					
95.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, 9.2.7 Development Regulations	N/A	.5 <u>A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.</u>	To require a pathway from the street to dwelling units for accessibility and safety.																					
96.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, 9.3.2 Permitted Uses	Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited. <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Mobile Home</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Mobile Home	●		Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited. <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Mobile Home</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	Housing			Mobile Home	●		Security or Operator Dwelling Unit		●	To permit a security or operator dwelling unit in the MHS – Mobile Home Site zone.
Use	Principal	Accessory																							
Housing																									
Mobile Home	●																								
Use	Principal	Accessory																							
Housing																									
Mobile Home	●																								
Security or Operator Dwelling Unit		●																							
97.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, 9.3.5 Development Regulations	N/A	.3 <u>One Security or Operator Dwelling Unit is permitted on a Lot.</u>	To permit a Security or Operator Dwelling Unit on a Mobile Home Lot.																					
98.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, 9.3.5 Development Regulations	N/A	.4 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																					
99.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.1 Purpose	To allow for a range of small to medium scale housing development up to 4 Storeys in Height , in the form of Townhouses and multi-unit housing in developing and redeveloping areas. Small Scale Housing development is not intended in this zone unless it forms part of a larger multi-unit housing development. The scale of development in this zone may act as a transition between Small Scale Housing development and Large Scale Multi-Unit Housing development exceeding 4 Storeys in Height.	To allow for a range of small to medium scale housing development up to 4 Storeys in Height , in the form of low-rise Single Stair Egress Apartment Buildings , Apartment Housing , Stacked Townhouses , and Townhouses in developing and redeveloping areas. Detached Housing , Duplex Housing and Semi-Detached Housing development is not intended in this zone unless it forms part of a Medium Scale Multi-Unit Housing development.	To be more specific in the purpose statement about the built forms that are intended in this zone to support a vibrant community.																					

100.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)													
Use	Principal	Accessory																																																
Housing																																																		
Large Scale Multi-Unit Housing	●																																																	
Medium Scale Multi-Unit Housing	●																																																	
Small Scale Housing	●																																																	
Small Scale Multi-Unit Housing	●																																																	
Use	Principal	Accessory																																																
Housing																																																		
Large Scale Multi-Unit Housing	●																																																	
Medium Scale Multi-Unit Housing	●																																																	
Small Scale Multi-Unit Housing	●																																																	
101.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the tab.</p>	<p>.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the table.</p> <p>.2 For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																																														
102.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.5 Siting of Buildings	<table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Garage or carport</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>6.0 m</td></tr><tr><td>Laneway or Alley</td><td>4.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>N/A</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Garage or carport	Street	4.0 m	4.0 m	6.0 m	Laneway or Alley	4.0 m	1.5 m	N/A	Lot	3.0 m	1.5 m	N/A	Party Wall	0.0 m	0.0 m	N/A	<table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Garage or carport or Parkade Entrance</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>6.0 m</td></tr><tr><td>Laneway or Alley</td><td><u>1.5 m</u></td><td>1.5 m</td><td>N/A</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>N/A</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Garage or carport or Parkade Entrance	Street	4.0 m	4.0 m	6.0 m	Laneway or Alley	<u>1.5 m</u>	1.5 m	N/A	Lot	3.0 m	1.5 m	N/A	Party Wall	0.0 m	0.0 m	N/A	To reduce the laneway setback to be consistent across housing and mixed-use zones to provide flexibility for constrained sites while maintaining sight lines for safety.
Lot Line Abutting a:	Minimum Setback																																																	
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport																																															
Street	4.0 m	4.0 m	6.0 m																																															
Laneway or Alley	4.0 m	1.5 m	N/A																																															
Lot	3.0 m	1.5 m	N/A																																															
Party Wall	0.0 m	0.0 m	N/A																																															
Lot Line Abutting a:	Minimum Setback																																																	
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport or Parkade Entrance																																															
Street	4.0 m	4.0 m	6.0 m																																															
Laneway or Alley	<u>1.5 m</u>	1.5 m	N/A																																															
Lot	3.0 m	1.5 m	N/A																																															
Party Wall	0.0 m	0.0 m	N/A																																															
103.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / <u>studio</u> Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.																																						
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																																																	
30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																																																	
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																																																	
30%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																																																	

104.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	.5 Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway.	.5 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																		
105.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	.6 A Small Scale Housing Use must only be located on the same Lot or Site as a Small, Medium or Large Scale Multi-Unit Housing Use.	.6 <i>Deleted.</i>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.																																		
106.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, 9.4.7 Development Regulations	N/A	.7 A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.	To require a pathway from the street to dwelling units for accessibility and safety.																																		
107.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.1 Purpose	To allow for a range of medium scale housing development up to 8 Storeys in Height , in the form of multi-unit housing in developing and redeveloping areas. Small Scale Multi-Unit Housing development is not intended in this zone unless they form part of a Medium or Large Scale Multi-Unit Housing development.	To allow for a range of medium to large scale housing development up to 6 Storeys in Height , in the form of Apartment Housing, Single Stair Egress Apartment Buildings , and Stacked Townhouses on multiple lots and land assemblies. Detached Housing, Duplex Housing, Semi-Detached Housing , and Townhouse development is not intended in this zone unless they form part of a Medium or Large Scale Multi-Unit Housing development.	To be more specific in the purpose statement about the built forms that are intended in this zone to support a vibrant community.																																		
108.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right hand column of the table.</p> <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="2">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td></tr><tr><td>Laneway or Alley</td><td>4.0 m</td><td>1.5 m</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback		Dwelling Unit(s)	Accessory Building(s)	Street	4.0 m	4.0 m	Laneway or Alley	4.0 m	1.5 m	Lot	3.0 m	1.5 m	Party Wall	0.0 m	0.0 m	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the table.</p> <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="2">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td></tr><tr><td>Laneway or Alley</td><td><u>1.5 m</u></td><td>1.5 m</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback		Dwelling Unit(s)	Accessory Building(s)	Street	4.0 m	4.0 m	Laneway or Alley	<u>1.5 m</u>	1.5 m	Lot	3.0 m	1.5 m	Party Wall	0.0 m	0.0 m	To reduce the laneway setback to be consistent across housing and mixed-use zones to provide flexibility for constrained sites while maintaining sight lines for safety.
Lot Line Abutting a:	Minimum Setback																																					
	Dwelling Unit(s)	Accessory Building(s)																																				
Street	4.0 m	4.0 m																																				
Laneway or Alley	4.0 m	1.5 m																																				
Lot	3.0 m	1.5 m																																				
Party Wall	0.0 m	0.0 m																																				
Lot Line Abutting a:	Minimum Setback																																					
	Dwelling Unit(s)	Accessory Building(s)																																				
Street	4.0 m	4.0 m																																				
Laneway or Alley	<u>1.5 m</u>	1.5 m																																				
Lot	3.0 m	1.5 m																																				
Party Wall	0.0 m	0.0 m																																				

109.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.6 Size of Buildings	Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table. <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Dwelling Unit(s)</td><td>30 m (8 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Dwelling Unit(s)	30 m (8 Storeys)	Accessory Building(s)	4.5 m	Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table. <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Dwelling Unit(s)</td><td>30 m (6 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Dwelling Unit(s)	30 m (6 Storeys)	Accessory Building(s)	4.5 m	To reduce the height for apartments from 8 storeys to 6 storeys.
Type	Maximum Height															
Dwelling Unit(s)	30 m (8 Storeys)															
Accessory Building(s)	4.5 m															
Type	Maximum Height															
Dwelling Unit(s)	30 m (6 Storeys)															
Accessory Building(s)	4.5 m															
110.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.6 Size of Buildings	N/A	.1 For the purposes of calculating Height in this zone, parking levels below Finished Grade will not count as a Storey , and up to 2 levels of parking above Finished Grade will not count as a Storey . .2 For the purposes of calculating Height in this zone, rooftop accesses and enclosed storage areas that service rooftop Common Amenity Areas will not count as a Storey .	To provide flexibility for exempting parking structures from height maximums; and to allow storage areas for patio furniture and other common amenity area items on rooftops.												
111.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table. <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>25%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated. <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>25%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td colspan="2">A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .		To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.		
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)															
25%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom															
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)															
25%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom															
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .																
112.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	.5 Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway .	.5 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.												

113.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	.6 A Small Scale Multi-Unit Housing Use must only be located on the same Lot or Site as a Medium or Large Scale Multi-Unit Housing Use	.6 Deleted.	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
114.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	N/A	.7 A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.	To require a pathway from the street to dwelling units for accessibility and safety.

DRAFT

Attachment ‘E’ – Sections 10 & 11: Resort and Commercial Mixed-Use Zones

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change																									
115.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)				
Use	Principal	Accessory																											
<i>Housing</i>																													
Small Scale Housing	●																												
Small Scale Multi-Unit Housing	●																												
Use	Principal	Accessory																											
<i>Housing</i>																													
Small Scale Multi-Unit Housing	●																												
116.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.5 Siting of Buildings	.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table.	.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table. .2 For a Garage or carport that does not have an entry facing a Street , the setback from the Street shall be the same as the setback for a Dwelling Unit .	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																									
117.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.7 Development Regulations	.1 Lots in the classes indicated in the left-hand column of the following table must be provided with Landscaping to at least the extent indicated in the right-hand column of the table, and Lot classes shall be determined in accordance with the table in Section 10.1.3. <table><tr><th>Class</th><th>Minimum Landscaping Area</th></tr><tr><td>1</td><td>50%</td></tr><tr><td>2</td><td>40%</td></tr><tr><td>3</td><td>25%</td></tr><tr><td>4</td><td>30%</td></tr></table>	Class	Minimum Landscaping Area	1	50%	2	40%	3	25%	4	30%	.1 Lots in the classes indicated in the following table must be provided with Landscaping to at least the extent indicated, and Lot classes shall be determined in accordance with the table in Section 10.1.3. <u>For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the table.</u> <table><tr><th>Class</th><th>Minimum Landscaping Area</th><th>Minimum Common and/or Private Amenity Area(s)</th></tr><tr><td>1</td><td>50%</td><td>N/A</td></tr><tr><td>2</td><td>40%</td><td>N/A</td></tr><tr><td>3</td><td>25%</td><td>N/A</td></tr><tr><td>4</td><td>30%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>For developments with 20 Dwelling Units or greater per Site, a minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Class	Minimum Landscaping Area	Minimum Common and/or Private Amenity Area(s)	1	50%	N/A	2	40%	N/A	3	25%	N/A	4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To require minimum amenity space on RTH – Resort Tourist Housing zoned properties that are developing 5 or more units, and to require common amenity space for properties that are developing 20 or more units to encourage vibrancy and community togetherness.
Class	Minimum Landscaping Area																												
1	50%																												
2	40%																												
3	25%																												
4	30%																												
Class	Minimum Landscaping Area	Minimum Common and/or Private Amenity Area(s)																											
1	50%	N/A																											
2	40%	N/A																											
3	25%	N/A																											
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																											

118.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.7 Development Regulations	.3 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway or Alley.	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																						
119.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.1 Purpose	To designate and preserve land for mixed-use development of destination commercial visitor accommodation in a pedestrian oriented resort environment providing a mixture of recreational, cultural, retail, and entertainment services; and to allow for permanent residences.	To provide a zone for mixed-use development of destination commercial visitor accommodation and permanent residences in a pedestrian oriented resort environment including a mixture of recreational, cultural, retail, and entertainment services.	To refine the purpose statement.																																																						
120.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Housing</td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed Use Housing</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed Use Housing	●		Security or Operator Dwelling Unit		●	Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Housing</td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed-Use Housing	●		Security or Operator Dwelling Unit		●	Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)									
Use	Principal	Accessory																																																								
Housing																																																										
Large Scale Multi-Unit Housing	●																																																									
Medium Scale Multi-Unit Housing	●																																																									
Mixed Use Housing	●																																																									
Security or Operator Dwelling Unit		●																																																								
Small Scale Housing	●																																																									
Small Scale Multi-Unit Housing	●																																																									
Use	Principal	Accessory																																																								
Housing																																																										
Large Scale Multi-Unit Housing	●																																																									
Medium Scale Multi-Unit Housing	●																																																									
Mixed-Use Housing	●																																																									
Security or Operator Dwelling Unit		●																																																								
Small Scale Multi-Unit Housing	●																																																									
121.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column.</p> <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Ground-Oriented Commercial Unit(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>1.0 m</td></tr><tr><td>Laneway or Alley</td><td>3.0 m</td><td>1.5 m</td><td>1.5 m</td></tr><tr><td>Housing Lot</td><td>3.0 m</td><td>1.5 m</td><td>1.5 m</td></tr><tr><td>Non-housing Lot</td><td>3.0 m</td><td>1.5 m</td><td>0.0 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Ground-Oriented Commercial Unit(s)	Street	4.0 m	4.0 m	1.0 m	Laneway or Alley	3.0 m	1.5 m	1.5 m	Housing Lot	3.0 m	1.5 m	1.5 m	Non-housing Lot	3.0 m	1.5 m	0.0 m	Party Wall	0.0 m	0.0 m	0.0 m	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right-hand column.</p> <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Ground-Oriented Commercial Unit(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>1.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td><td>1.5 m</td><td>1.5 m</td></tr><tr><td>Housing Lot</td><td>3.0 m</td><td>1.5 m</td><td>1.5 m</td></tr><tr><td>Non-housing Lot</td><td>3.0 m</td><td>1.5 m</td><td>0.0 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Ground-Oriented Commercial Unit(s)	Street	4.0 m	4.0 m	1.0 m	Laneway or Alley	1.5 m	1.5 m	1.5 m	Housing Lot	3.0 m	1.5 m	1.5 m	Non-housing Lot	3.0 m	1.5 m	0.0 m	Party Wall	0.0 m	0.0 m	0.0 m	To reduce the laneway setback to be consistent across housing and mixed-use zones to provide flexibility for constrained sites while maintaining sight lines for safety.
Lot Line Abutting a:	Minimum Setback																																																									
	Dwelling Unit(s)	Accessory Building(s)	Ground-Oriented Commercial Unit(s)																																																							
Street	4.0 m	4.0 m	1.0 m																																																							
Laneway or Alley	3.0 m	1.5 m	1.5 m																																																							
Housing Lot	3.0 m	1.5 m	1.5 m																																																							
Non-housing Lot	3.0 m	1.5 m	0.0 m																																																							
Party Wall	0.0 m	0.0 m	0.0 m																																																							
Lot Line Abutting a:	Minimum Setback																																																									
	Dwelling Unit(s)	Accessory Building(s)	Ground-Oriented Commercial Unit(s)																																																							
Street	4.0 m	4.0 m	1.0 m																																																							
Laneway or Alley	1.5 m	1.5 m	1.5 m																																																							
Housing Lot	3.0 m	1.5 m	1.5 m																																																							
Non-housing Lot	3.0 m	1.5 m	0.0 m																																																							
Party Wall	0.0 m	0.0 m	0.0 m																																																							

122.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.7 Development Regulations	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and vibrancy; and to change wording from “bachelor” to “studio”.																															
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																																										
20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																																										
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																																										
20%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom																																										
123.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.7 Development Regulations	<p>.2 Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway.</p>	<p>.2 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																							
124.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.1 Purpose	To allow for a range of small-scale commercial and Mixed-Use Housing development up to 4 Storeys in Height to provide goods and services to residents at the neighbourhood level.	To allow for a range of neighbourhood scale commercial, residential, and Mixed-Use Housing development up to 4 Storeys in Height to provide goods and services to residents at the neighbourhood level.	To refine the purpose statement to be more specific about the uses intended in this zone.																																							
125.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed Use Housing	●		Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed-Use Housing	●		Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)
Use	Principal	Accessory																																									
Housing																																											
Large Scale Multi-Unit Housing	●																																										
Medium Scale Multi-Unit Housing	●																																										
Mixed Use Housing	●																																										
Small Scale Housing	●																																										
Small Scale Multi-Unit Housing	●																																										
Use	Principal	Accessory																																									
Housing																																											
Large Scale Multi-Unit Housing	●																																										
Medium Scale Multi-Unit Housing	●																																										
Mixed-Use Housing	●																																										
Small Scale Multi-Unit Housing	●																																										

126.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street , Lot or Laneway or Alley , according to the character of the Building or Structure described in the right-hand column of the table.	<div><div>.1 Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot or Laneway or Alley, according to the character of the Building or Structure described in the right-hand column of the table.</div><div>.2 For a Garage or carport that does not have an entry facing a Street, the setback from the Street shall be the same as the setback for a Dwelling Unit.</div></div>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.										
127.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	<div>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left-hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right-hand column of the table.</div> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	<div>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</div> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m² / <u>studio</u> Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td colspan="2">A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required <u>Setbacks</u>.</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required <u>Setbacks</u> .		To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)													
30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom													
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)													
30%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom													
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required <u>Setbacks</u> .														
128.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	<div>.3 Vehicle access must be from an abutting Laneway. Where there is no abutting Laneway, Vehicle access must be from a Flanking Street for Corner Sites.</div>	<div>.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</div>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.										

129.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.4 Despite the Setbacks specified in Subsection 11.1.5: i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street and must provide a minimum 2.0 m wide Landscape Buffer where Adjacent to a Street . ii. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided Adjacent to the Lot Line .	.4 Despite the Setbacks specified in Subsection 11.1.5: i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street . ii. <u>Deleted.</u>	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.
130.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.5 A Small Scale Housing Use or Small, Medium or Large Scale Multi-unit Housing Use must only be located on the same Lot or Site as a Mixed Use Housing Use .	.5 <u>Deleted.</u>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
131.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.1 Purpose	To allow for a range of medium scale commercial and Mixed-Use Housing development up to 8 Storeys in Height to provide employment opportunities and housing at the community level.	To allow for a range of medium scale commercial, <u>residential</u> , and Mixed-Use Housing development up to 6 Storeys in Height to provide employment opportunities, <u>services, retail</u> , and housing at the community level.	To refine the purpose statement to be more specific about the uses intended in this zone.

132.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Housing			Large Scale Multi-unit Housing	●		Medium Scale Multi-unit Housing	●		Mixed-Use Housing	●		<p>.1 Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td>Housing</td><td></td><td></td></tr><tr><td>Large Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td colspan="2">See 11.2.2.2</td></tr></table> <p>.2 Notwithstanding 11.2.2.1, Small Scale Multi-Unit Housing is a permitted Use on Lots that are:</p> <ul style="list-style-type: none">i. Zoned CMUB – Commercial Mixed-Use: Business;ii. located south of 43 Ave; andiii. are less than 1,000 m² in Lot Area.	Use	Principal	Accessory	Housing			Large Scale Multi-unit Housing	●		Medium Scale Multi-unit Housing	●		Mixed-Use Housing	●		Small Scale Multi-Unit Housing	See 11.2.2.2		To be inclusive of Small Scale Multi-Unit Housing in specific areas of the City that are zoned CMUB – Commercial Mixed-Use Business to provide flexible development for property owners.
Use	Principal	Accessory																																			
Housing																																					
Large Scale Multi-unit Housing	●																																				
Medium Scale Multi-unit Housing	●																																				
Mixed-Use Housing	●																																				
Use	Principal	Accessory																																			
Housing																																					
Large Scale Multi-unit Housing	●																																				
Medium Scale Multi-unit Housing	●																																				
Mixed-Use Housing	●																																				
Small Scale Multi-Unit Housing	See 11.2.2.2																																				
133.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right hand column of the table.</p>	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley.</p>	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																	
134.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.6 Size of Buildings	<p>Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>30 m (8 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Principal Building(s)	30 m (8 Storeys)	Accessory Building(s)	4.5 m	<p>.1 Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>30 m (6 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table> <p>.2 For the purposes of calculating Height in this zone, parking levels below Finished Grade will not count as a Storey, and up to 2 levels of parking above Finished Grade will not count as a Storey.</p> <p>.3 For the purposes of calculating Height in this zone, rooftop accesses and enclosed storage areas that service rooftop Common Amenity Areas will not count as a Storey.</p>	Type	Maximum Height	Principal Building(s)	30 m (6 Storeys)	Accessory Building(s)	4.5 m	To reduce the height for buildings from 8 storeys to 6 storeys in this zone, and to introduce flexibility for exempting parking structures and rooftop common amenity areas from maximum number of storeys.																					
Type	Maximum Height																																				
Principal Building(s)	30 m (8 Storeys)																																				
Accessory Building(s)	4.5 m																																				
Type	Maximum Height																																				
Principal Building(s)	30 m (6 Storeys)																																				
Accessory Building(s)	4.5 m																																				

135.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.7 Development Regulations	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the left hand column of the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the right hand column.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	<p>.1 Lots in this zone must be provided with Landscaping to at least the extent indicated in the following table and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m² / <u>studio</u> Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr><tr><td colspan="2">A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .		To establish a minimum amount of common amenity space to encourage livability and vibrancy; and to change wording from “bachelor” to “studio”.
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)													
20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom													
Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)													
20%	5 m ² / <u>studio</u> Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom													
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .														
136.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.7 Development Regulations	<p>.3 Vehicle access must be from an abutting Laneway. Where there is no abutting Laneway, Vehicle access must be from a Flanking Street for Corner Sites.</p>	<p>.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.										
137.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.7 Development Regulations	<p>.4 Despite the Setbacks specified in Subsection 11.2.5:</p> <p>i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street and must provide a minimum 2.0 m wide Landscape Buffer where Adjacent to a Street.</p> <p>ii. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided Adjacent to the Lot Line.</p>	<p>.4 Despite the Setbacks specified in Subsection 11.1.5:</p> <p>i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street.</p> <p>ii. <u>Deleted.</u></p>	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.										

138.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, 11.2.7 Development Regulations	.5 Medium or Large Scale Multi-unit Housing Uses must only be located on the same Lot or Site as a Mixed-Use Housing Use .	.5 Deleted.	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
139.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.1 Purpose	To allow for a range of large scale commercial and Mixed-Use Housing development up to 16 Storeys in Height to provide employment opportunities and housing in the City centre areas.	To allow for a range of large scale commercial, <u>residential</u> , and Mixed-Use Housing development up to 16 Storeys in Height to provide employment opportunities, <u>services, retail, entertainment</u> , and housing in the City Centre areas.	To refine the purpose statement to be more specific about the uses intended in this zone to promote a vibrant downtown.
140.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table.	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.

141.	SECTION 11: Commercial Mixed-Use Zones, 11.3 CMUC – Commercial Mixed-Use: Centre, 11.3.5 Siting of Buildings	<p>Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>60 m (16 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Principal Building(s)	60 m (16 Storeys)	Accessory Building(s)	4.5 m	<p>.1 Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>60 m (16 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table> <p>.2 For the purposes of calculating Height in this zone, parking levels below Finished Grade will not count as a Storey, and up to 2 levels of parking above Finished Grade will not count as a Storey.</p> <p>.3 For the purposes of calculating Height in this zone, rooftop accesses and enclosed storage areas that service rooftop Common Amenity Areas will not count as a Storey.</p>	Type	Maximum Height	Principal Building(s)	60 m (16 Storeys)	Accessory Building(s)	4.5 m	To reduce the setback in this City Centre zone to allow for a consistent street wall as the City Centre redevelops to encourage community safety and contribute to a vibrant downtown; and to introduce flexibility for exempting parking structures and rooftop common amenity areas from maximum number of storeys.
Type	Maximum Height															
Principal Building(s)	60 m (16 Storeys)															
Accessory Building(s)	4.5 m															
Type	Maximum Height															
Principal Building(s)	60 m (16 Storeys)															
Accessory Building(s)	4.5 m															
142.	SECTION 11: Commercial Mixed-Use Zones, 11.3 CMUC – Commercial Mixed-Use: Centre, 11.3.7 Development Regulations	<p>.1 Minimum Common and Private Amenity Area is 5 m² per Dwelling Unit.</p>	<p>.1 Lots in this zone must not exceed the maximum Site Coverage indicated in the following table, and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.</p> <table><tr><th>Maximum Site Coverage</th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td>100%</td><td>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</td></tr></table> <p>A minimum of 4 m² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.</p>	Maximum Site Coverage	Minimum Common & Private Amenity Area(s)	100%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom	To relocate the amenity space requirement into a chart, and establish a minimum amount of common amenity space to encourage community togetherness.								
Maximum Site Coverage	Minimum Common & Private Amenity Area(s)															
100%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom															

143.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	.3 Vehicle access must be from an abutting Laneway . Where there is no abutting Laneway , Vehicle access must be from a Flanking Street for Corner Sites .	.3 <u>Vehicle</u> access must be from an abutting <u>Laneway</u> where a <u>Laneway</u> is available. Where no <u>Laneway</u> is available, access shall be from the lower classification of road. One <u>Vehicle</u> access per <u>Site</u> shall be permitted, or as determined by the <u>Director of Planning & Community Services</u> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.
144.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	.4 Despite the <u>Setbacks</u> specified in Subsection 11.3.5: i. <u>Surface Parking Lots</u> and loading, storage, and waste collection areas must not be located between a <u>Principal Building</u> and a <u>Street</u> and must provide a minimum 2.0 m wide <u>Landscape Buffer</u> where <u>Adjacent</u> to a <u>Street</u> . ii. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback abutting another <u>Site</u> where a minimum 1.5 m wide <u>Landscape Buffer</u> is provided <u>Adjacent</u> to the Lot Line .	.4 Despite the <u>Setbacks</u> specified in Subsection 11.3.5: i. <u>Surface Parking Lots</u> and loading, storage, and waste collection areas must not be located between a <u>Principal Building</u> and a <u>Street</u> . ii. <u>Deleted</u> .	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.
145.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	.5 Medium or Large Scale Multi-unit Housing Uses must only be located on the same Lot or Site as a <u>Mixed-Use Housing Use</u> .	.5 <u>Deleted</u> .	To be inclusive with built forms permitted in the City Centre to encourage a vibrant downtown; and to alleviate constraints on existing legal non-conforming properties.
146.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	N/A	.6 <u>Small Scale Multi-Unit Housing, Medium Scale Multi-Unit Housing, and/or Large Scale Multi-Unit Housing</u> can only be located on the same <u>Lot</u> or <u>Site</u> as a <u>Mixed-Use Housing Use</u> with a minimum of one principal commercial <u>Use</u> per <u>Site</u> on the following streets: i. <u>30th Ave between 35 St and 27 St.</u>	To establish a regulation to require at least one commercial use in each building along specific streets to contribute to a vibrant downtown.

Attachment ‘F’ – Sections 12 – 16: Industrial, Community & Servicing, Parks, Comprehensive Development, and Overlays & Modifiers

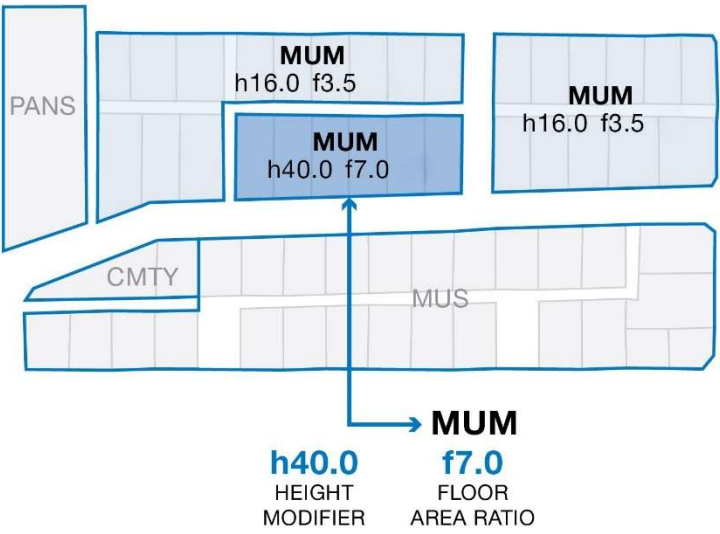
Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.
Text proposed to be added is identified with an underline.
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
147.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.1 Purpose	To allow for light industrial and a variety of small commercial businesses with a high standard of design that carry out a portion of their operation outdoors or require outdoor storage areas.	To allow for light industrial and a variety of small commercial businesses that <u>may</u> carry out a portion of their operation outdoors or require outdoor storage areas.	To remove references to design from the Zoning Bylaw and relocate it to the Official Community Plan Bylaw – Design Guidelines.
148.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table.	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.
149.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.7 Development Regulations	.1 The minimum Landscaping area is 20% .	.1 The minimum Landscaping area is <u>10%</u> .	To respond to concerns raised and increase the amount of site coverage for industrial uses.
150.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, 12.1.7 Development Regulations	N/A	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.
151.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial, 12.2.4 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table.	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.
152.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial, 12.2.6 Development Regulations	.1 The maximum Site Coverage is 80% .	.1 The maximum Site Coverage is <u>90%</u> .	To respond to concerns raised and increase the amount of site coverage for airport industrial uses.


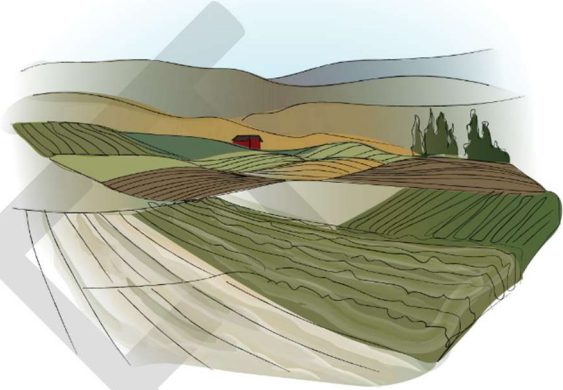


153.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, 13.1.1 Purpose	To provide a zone for community Uses and Accessory commercial Uses .	To provide a zone for community Uses including civic services, outdoor recreation, indoor and outdoor entertainment, and Accessory commercial Uses .	To provide examples of community uses in the purpose statement.																																																									
154.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, 13.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Health Service</td><td>●</td><td></td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Minor Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Office</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Food and Beverage Service		●	Health Service	●		Indoor Sales and Service		●	Major Indoor Entertainment	●		Minor Indoor Entertainment	●		Office	●		<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Health Service</td><td>●</td><td></td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Minor Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Office</td><td>●</td><td></td></tr><tr><td>Outdoor Entertainment</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Food and Beverage Service		●	Health Service	●		Indoor Sales and Service		●	Major Indoor Entertainment	●		Minor Indoor Entertainment	●		Office	●		Outdoor Entertainment	●		To add outdoor entertainment (amphitheaters, water parks, botanical gardens, etc.) as a permitted use in the Community zone.
Use	Principal	Accessory																																																											
Commercial																																																													
Accessory Parking		●																																																											
Food and Beverage Service		●																																																											
Health Service	●																																																												
Indoor Sales and Service		●																																																											
Major Indoor Entertainment	●																																																												
Minor Indoor Entertainment	●																																																												
Office	●																																																												
Use	Principal	Accessory																																																											
Commercial																																																													
Accessory Parking		●																																																											
Food and Beverage Service		●																																																											
Health Service	●																																																												
Indoor Sales and Service		●																																																											
Major Indoor Entertainment	●																																																												
Minor Indoor Entertainment	●																																																												
Office	●																																																												
Outdoor Entertainment	●																																																												
155.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, 13.1.7 Development Regulations	N/A	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																									
156.	SECTION 13: Community & Servicing, 13.2 UTIL – Utilities, 13.2.5 Siting of Buildings	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley , according to the character of the Building or Structure described in the right hand column of the table.	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																																									
157.	SECTION 13: Community & Servicing, 13.2 UTIL – Utilities, 13.2.7 Development Regulations	N/A	.3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																									

158.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.2 Permitted Uses	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Campsite</td><td>●</td><td></td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Marina</td><td>●</td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Minor Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Office</td><td></td><td>●</td></tr><tr><td>Outdoor Entertainment</td><td>●</td><td></td></tr><tr><td>Outdoor Vending</td><td></td><td>●</td></tr><tr><td>Temporary Storage</td><td></td><td>●</td></tr><tr><td colspan="3">Basic Services</td></tr><tr><td>Cemetery</td><td>●</td><td></td></tr><tr><td>Emergency Services</td><td>●</td><td></td></tr><tr><td>Essential Utility</td><td></td><td>●</td></tr><tr><td>Minor Utility Services</td><td></td><td>●</td></tr><tr><td>Transit Facility</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Campsite	●		Food and Beverage Service		●	Indoor Sales and Service		●	Marina	●	●	Major Indoor Entertainment	●		Minor Indoor Entertainment	●		Office		●	Outdoor Entertainment	●		Outdoor Vending		●	Temporary Storage		●	Basic Services			Cemetery	●		Emergency Services	●		Essential Utility		●	Minor Utility Services		●	Transit Facility		●	<p>Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3">Commercial</td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Campsite</td><td>●</td><td></td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Marina</td><td>●</td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td></td><td>●</td></tr><tr><td>Minor Indoor Entertainment</td><td></td><td>●</td></tr><tr><td>Office</td><td></td><td>●</td></tr><tr><td>Outdoor Entertainment</td><td></td><td>●</td></tr><tr><td>Outdoor Vending</td><td></td><td>●</td></tr><tr><td>Temporary Storage</td><td></td><td>●</td></tr><tr><td colspan="3">Basic Services</td></tr><tr><td>Cemetery</td><td>●</td><td></td></tr><tr><td>Emergency Services</td><td></td><td>●</td></tr><tr><td>Essential Utility</td><td></td><td>●</td></tr><tr><td>Minor Utility Services</td><td></td><td>●</td></tr><tr><td>Transit Facility</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	Commercial			Accessory Parking		●	Campsite	●		Food and Beverage Service		●	Indoor Sales and Service		●	Marina	●	●	Major Indoor Entertainment		●	Minor Indoor Entertainment		●	Office		●	Outdoor Entertainment		●	Outdoor Vending		●	Temporary Storage		●	Basic Services			Cemetery	●		Emergency Services		●	Essential Utility		●	Minor Utility Services		●	Transit Facility		●	To reduce the number of Principal uses permitted in the Parks & Natural Spaces zone to preserve parkland and natural areas.
Use	Principal	Accessory																																																																																																																				
Commercial																																																																																																																						
Accessory Parking		●																																																																																																																				
Campsite	●																																																																																																																					
Food and Beverage Service		●																																																																																																																				
Indoor Sales and Service		●																																																																																																																				
Marina	●	●																																																																																																																				
Major Indoor Entertainment	●																																																																																																																					
Minor Indoor Entertainment	●																																																																																																																					
Office		●																																																																																																																				
Outdoor Entertainment	●																																																																																																																					
Outdoor Vending		●																																																																																																																				
Temporary Storage		●																																																																																																																				
Basic Services																																																																																																																						
Cemetery	●																																																																																																																					
Emergency Services	●																																																																																																																					
Essential Utility		●																																																																																																																				
Minor Utility Services		●																																																																																																																				
Transit Facility		●																																																																																																																				
Use	Principal	Accessory																																																																																																																				
Commercial																																																																																																																						
Accessory Parking		●																																																																																																																				
Campsite	●																																																																																																																					
Food and Beverage Service		●																																																																																																																				
Indoor Sales and Service		●																																																																																																																				
Marina	●	●																																																																																																																				
Major Indoor Entertainment		●																																																																																																																				
Minor Indoor Entertainment		●																																																																																																																				
Office		●																																																																																																																				
Outdoor Entertainment		●																																																																																																																				
Outdoor Vending		●																																																																																																																				
Temporary Storage		●																																																																																																																				
Basic Services																																																																																																																						
Cemetery	●																																																																																																																					
Emergency Services		●																																																																																																																				
Essential Utility		●																																																																																																																				
Minor Utility Services		●																																																																																																																				
Transit Facility		●																																																																																																																				
159.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.5 Siting of Buildings	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley, according to the character of the Building or Structure described in the right hand column of the table.</p>	<p>Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley.</p>	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																																																																																																		
160.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.7 Development Regulations	N/A	.2 The maximum Site Coverage is 20%.	To establish a maximum site coverage in the Parks & Natural Spaces zone.																																																																																																																		

<div>161.</div>	<div>SECTION 16: Overlays and Modifiers</div>	<div>SECTION 16: Overlays and Modifiers</div>	<div>SECTION 16: Overlays and Modifiers</div> <div>The following diagram is provided to illustrate how Overlays and Modifiers described in Section 16.1 and Section 16.2 will be visually shown on specific areas of the zoning map.</div> <div></div> <div>Diagram 16.1 — Overlays and Modifiers</div>	<div>To provide a diagram on how modifiers will be translated into a visual mapping tool.</div>
-----------------	---	---	---	---

Attachment ‘G’ – Images

Proposed Text Amendments to Zoning Bylaw 6000




No.	Section	Current Image	Proposed Image	Reason for Change
162.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR)			To update image to be more reflective of the purpose of the zone.
163.	SECTION 8: Agricultural & Rural, 8.2 AGRL – Agriculture & Rural: Large Block (Non-ALR)			To update image to be more reflective of the purpose of the zone.


164.	SECTION 8: Agricultural & Rural, 8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR)			To update image to be more reflective of the purpose of the zone.
165.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale			To update image to be more reflective of the purpose of the zone.
166.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale			To update image to be more reflective of the purpose of the zone.

167.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site			To update image to be more reflective of the purpose of the zone.
168.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale			To update image to be more reflective of the purpose of the zone.
169.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing			To update image to be more reflective of the purpose of the zone.

170.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing			To update image to be more reflective of the purpose of the zone.
171.	SECTION 10: Resort, 10.2 RCC – Resort Commercial Centre			To update image to be more reflective of the purpose of the zone.
172.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood	N/A		To provide an image that aligns with the purpose of the zone.

173.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business	N/A		To provide an image that aligns with the purpose of the zone.
174.	SECTION 11: Commercial Mixed-Use Zones, 11.3 CMUC – Commercial Mixed-Use: Centre	N/A		To provide an image that aligns with the purpose of the zone.
175.	SECTION 12: Industrial, 12.1 INDL – Light Industrial	N/A		To provide an image that aligns with the purpose of the zone.

176.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial	N/A		To provide an image that aligns with the purpose of the zone.
177.	SECTION 13: Community & Servicing, 13.1 CMTY - Community	N/A		To provide an image that aligns with the purpose of the zone.
178.	SECTION 13: Community & Servicing, 13.2 UTIL - Utilities	N/A		To provide an image that aligns with the purpose of the zone.

179.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces			To update image to be more reflective of the purpose of the zone.
------	--	--	---	--

DRAFT

The Corporation of the City of Vernon
Bylaw Number 6000
Text Amendments

BYLAW NO.	ADOPTION	AMENDMENT
6009	October 7, 2024	Overlay: Drive Through and Minor Fuel Stations for Existing Operation Businesses
6005	February 24, 2025	Amend Section 16.1.2.1: Permitted Uses (Drive-through Services) and 16.1.2.2: Permitted Uses (Minor Fuel Station) to add 1501 Highway 6
Proposed Bylaw 6012		General Amendments: Sections 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16

The Corporation of the City of Vernon
Bylaw Number 6000

BYLAW NO.	ADOPTION	AMENDMENT
6029	February 24, 2025	1600 15 St (ZON00408) AGRS to MUA and PANS
6010	March 10, 2025	Housing Zone Map Amendment – Multiple Residential Properties
6031	March 10, 2025	Commercial Zone and Downzoning Map Amendment – Multiple Properties – MUM too CMUN and MSH to MUS

ZONING BYLAW 6000

TABLE OF CONTENTS

SECTION 1: General Administration.....	1
1.1 Title	1
1.2 Zoning Map	1
1.3 Transit Oriented Development Areas	2
1.4 Uses and Regulations.....	2
1.5 Compliance with other Regulation	3
1.6 Repeal	3
1.7 Applications in Process	3
1.8 Land Dedication and Setbacks	4
1.9 Undersized Lots	4
1.10 General Interpretation.....	4
1.11 Interpreting Conflicts	4
1.12 Rounding Numbers	5
1.13 Severability	5
SECTION 2: Interpretation	1
2.1 Rules of Interpretation.....	1
2.2 Zone Boundaries	1
2.3 General Definitions	2
SECTION 3: Enforcement	1
3.1 General	1
3.2 Right of Entry	1
3.3 Prohibitions.....	1
3.4 Penalties.....	2
SECTION 4: Development Regulations.....	1
4.1 Swimming Pools.....	1
4.2 Projections into Yards	1
4.3 Accessory Development	1
4.4 Height and Grade.....	3
4.5 Services	4
4.6 Lighting	4

▲ 4.7 Setback from Provincial Highways.....	4
▲ 4.8 Rooftop Screening.....	5
▲ 4.9 Hillside Development Areas.....	5
SECTION 5: Specific Use Regulations	1
▲ 5.1 Application.....	1
▲ 5.2 Minimum Dwelling Unit Size.....	1
▲ 5.3 Home Based Businesses	1
▲ 5.4 Secondary Suites & Accessory Dwellings.....	2
▲ 5.5 Short-term Rental Accommodation.....	2
▲ 5.6 Bareland Strata Developments	3
▲ 5.7 Vehicular-oriented Uses.....	3
▲ 5.8 Car Washes	4
▲ 5.9 Temporary Use Permits.....	4
▲ 5.10 Temporary Shelter Services	5
▲ 5.11 Retail Cannabis Store	5
SECTION 6: Landscape & Screening	1
▲ 6.1 Required Landscaping.....	1
▲ 6.2 Landscaping Standards	1
▲ 6.3 Refuse and Recycling Bins.....	3
▲ 6.4 Public Amenity Areas.....	3
▲ 6.5 Fencing and Retaining Walls	4
▲ 6.6 Minimum Landscape Buffers	7
SECTION 7: Vehicle Parking, Loading, and Bike Parking	1
▲ 7.1 General Provisions	1
▲ 7.2 Development Standards	3
▲ 7.3 Vehicle Parking and Loading	5
▲ 7.4 Bike Parking.....	9
SECTION 8: Agricultural & Rural	1
▲ 8.1 ALR – Agricultural Land Reserve (ALR).....	1
▲ 8.2 AGRL – Agriculture & Rural: Large Block (Non-ALR)	3
▲ 8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR)	5

SECTION 9: Housing	1
▲ 9.1 MUS – Multi-Unit: Small Scale	1
▲ 9.2 MUA – Multi-Unit Acreage: Small Scale.....	7
▲ 9.3 MHS – Mobile Home Site.....	11
▲ 9.4 MUM – Multi-Unit: Medium Scale	14
▲ 9.5 MSH – Medium Scale Housing.....	17
SECTION 10: Resort	1
▲ 10.1 RTH – Resort Tourist Housing	1
▲ 10.2 RCC – Resort Commercial Centre.....	5
SECTION 11: Commercial Mixed-Use Zones	1
▲ 11.1 CMUN – Commercial Mixed-Use: Neighbourhood.....	1
▲ 11.2 CMUB – Commercial Mixed-Use: Business.....	5
▲ 11.3 CMUC – Commercial Mixed-Use: Centre.....	9
SECTION 12: Industrial	1
▲ 12.1 INDL – Light Industrial.....	1
▲ 12.2 INDA – Airport Industrial	4
SECTION 13: Community & Servicing.....	1
▲ 13.1 CMTY – Community	1
▲ 13.2 UTIL – Utilities.....	4
SECTION 14: Parks.....	1
▲ 14.1 PANS – Parks & Natural Spaces.....	1
SECTION 15: Comprehensive Development	1
▲ 15.6 CD6 – Comprehensive Development Area 6	1
SECTION 16: Overlays and Modifiers	1
▲ 16.1 Overlays	1
▲ 16.2 Modifiers.....	6
Schedule A – Zoning Map.....	7
Schedule B – Transit Oriented Development Area Maps.....	8

LIST OF SCHEDULES

Schedule A — Zoning Map	Enclosed
Schedule B — Transit Oriented Development Area Maps	Enclosed

LIST OF DIAGRAMS

Diagram 2.1a — Finished Grade: Single Detached Housing	2-17
Diagram 2.1b — Finished Grade: Apartment.....	2-18
Diagram 2.1c — Finished Grade: Sloped Fronting Road	2-18
Diagram 2.2 — Front Lot Line: Panhandle Lot	2-19
Diagram 2.3 — Height Measurements.....	2-21
Diagram 2.4 — Walkout Basement	2-30
Diagram 6.1 — Retaining Wall on Higher Subject Property.....	6-6
Diagram 6.2 — Retaining Wall on Lower Subject Property.....	6-6
Diagram 6.3 — Minimum Landscape Buffer Treatment, Level 1	6-10
Diagram 6.4 — Minimum Landscape Buffer Treatment, Level 2	6-10
Diagram 6.5 — Minimum Landscape Buffer Treatment, Level 3	6-10
Diagram 6.6 — Minimum Landscape Buffer Treatment, Level 4	6-10
Diagram 16.1 — Modifiers	16-5

LIST OF TABLES

Table 7.1 — Minimum Drive Aisle Widths by Purpose	7-4
Table 7.2 — Required Minimum Number of Accessible Parking Spaces	7-5
Table 7.3 — Required Minimum Number of Visitor Parking Spaces.....	7-6
Table 7.4 — Minimum Ratio of Required EV-ready Vehicle Parking Spaces	7-6
Table 7.5 — Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces.....	7-7
Table 7.6 — Additional parking space width required for obstruction.....	7-7
Table 7.6.1 — Required End-of-trip Bike Facilities.....	7-10
Table 7.7 — Parking, Loading, and Bike Parking Schedule	7-12

THE CORPORATION OF THE CITY OF VERNON
BYLAW NUMBER 6000
A BYLAW TO MANAGE THE USE OF LAND WITHIN THE
CORPORATE BOUNDARIES OF THE CITY OF VERNON IN
ACCORDANCE WITH PART 14 OF THE *LOCAL GOVERNMENT ACT*.

The Council of The Corporation of the City of Vernon,
in open meeting assembled, enacts as follows:

READ A FIRST TIME this 27th day of May, 2024

READ A SECOND TIME this 27th day of May, 2024

PUBLIC HEARING held this 10th day of June, 2024

READ A THIRD TIME this 10th day of June, 2024

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

eDas 2024-02443

For the approval of rezoning bylaws and text
amendments under the *Transportation Act*.

(Senior District Development Technician,
District Development Technician and Area
Development & Operations Technician)

ADOPTED this 24th day of June, 2024.

Mayor:

Corporate Officer:

SECTION 1: General Administration

1.1 Title

This bylaw shall be referred to as the *City of Vernon Zoning Bylaw No. 6000 (2024)*.

1.2 Zoning Map

1.2.1 The City of Vernon is hereby divided into the following zones:

Agricultural & Rural

- ALR Agricultural Land Reserve (ALR)
- AGRL Agriculture & Rural: Large Block (Non-ALR)
- AGRS Agriculture & Rural: Small Block (Non-ALR)

Housing

- MUS Multi-Unit: Small Scale
- MUA Multi-Unit Acreage: Small Scale
- MHS Mobile Home Site
- MUM Multi-Unit: Medium Scale
- MSH Medium Scale Housing

Resort

- RTH Resort Tourist Housing
- RCC Resort Commercial Centre

Commercial

- CMUN Commercial Mixed-Use: Neighbourhood
- CMUB Commercial Mixed-Use: Business
- CMUC Commercial Mixed-Use: Centre

Industrial

- INDL Light Industrial
- INDA Airport Industrial

Community & Servicing

- CMTY Community
- UTIL Utilities

Parks

- PANS Parks & Natural Space

Comprehensive Developments

- CD6 Comprehensive Development Area 6

1.2.2 The boundaries of those zones including any sub-areas designated within zones are shown on the zoning map which is attached as Schedule 'A' to this bylaw.

1.2.3 In this bylaw, reference to zones by letters or letters and numbers shall be deemed to refer to the zone whose full title is set out in 1.2.1.



1.3 Transit Oriented Development Areas

1.3.1 The following areas are designated as **Transit Oriented Development Areas (TOD Areas)**:

- .1 Downtown Exchange (bus exchange)
- .2 Village Green Centre Exchange (bus exchange)

1.3.2 The boundaries of the **TOD Areas** are shown on the **TOD Area Maps** which are attached as Schedule 'B' to this bylaw.

1.4 Uses and Regulations

1.4.1 No land, **Building**, or **Structure**, within the City shall be developed, **Used**, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this bylaw.

1.4.2 This bylaw does not apply in the following situations:

- .1 alterations, maintenance and repair to any **Building** or **Structure**, provided that such work does not involve **Structural Alterations**; and does not change the **Use** or intensity of **Use** of the **Building** or **Structure**;
- .2 the **Use** of a **Building**, or part thereof, as a temporary polling station, election official's headquarters, candidate's campaign office, and any other temporary **Use** in connection with a federal, provincial, or municipal election, referendum, or census;
- .3 the **Use** of a **Building**, or part thereof, as a constituency **Office** for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in a commercial, industrial or community zone. Any signage for the constituency **Office** must meet the requirements of the *City of Vernon Sign Bylaw No. 4489* for the zoning of the **Lot**;
- .4 a temporary **Structure** which is incidental to the erection, maintenance, alteration, or sales of a **Building**, **Structure**, or utility for which a building or development permit has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit, whichever is earliest;
- .5 the **Use** of non-housing or non-agricultural zones for activities such as carnivals, religious gatherings, and music festivals for less than 7 days provided a valid license has been issued under the *City of Vernon Business License Bylaw No. 5480* or a special event permit issued by Council;
- .6 railways, pipelines, irrigation ditches, conduits, flumes, and pump houses;
- .7 utility services underground or within statutory rights-of-way and utility poles and anchors;



- .8 lands within the boundaries of Indian Reserve 6;
- .9 **Landscaping**, where the existing **Grade** and surface drainage pattern is not materially altered, except where required by Section 6; and
- .10 **Construction**, maintenance and repair of private walkways, **Pathways** and **Driveways**.

▲ 1.5 Compliance with other Regulation

- 1.5.1 Regulations in the *City of Vernon Regional Airport Zoning Regulation Bylaw No. 4578 (2000)*, may also apply to the **Use** of land and construction of **Buildings** and **Structures** that are regulated by this bylaw, and in the event of any inconsistency the more restrictive provisions apply.
- 1.5.2 In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable: municipal bylaws, provincial statutes, provincial regulations, federal statutes, and federal regulations.

▲ 1.6 Repeal

- 1.6.1 The *City of Vernon Zoning Bylaw No. 5000 (2004)* is hereby repealed.

▲ 1.7 Applications in Process

- 1.7.1 A development will be processed in accordance with *City of Vernon Zoning Bylaw No. 5000*, as the bylaw read on the date of repeal, provided a development permit, development variance permit, or board of variance order was issued or a complete building permit application was submitted for the development prior to the date of repeal.
- 1.7.2 A building permit for any development processed in accordance with *City of Vernon Zoning Bylaw No. 5000* must be issued or rejected within 12 months of the effective date of this bylaw, and if rejected, any future development must comply with this bylaw.
- 1.7.3 Complete subdivision applications submitted and applicable subdivision fee paid prior to the effective date of this bylaw will be processed in accordance with *City of Vernon Zoning Bylaw No. 5000*, as the bylaw read on the date of repeal, for a period of 12 months after the effective date of this bylaw unless the applicant agrees in writing that this bylaw should have effect with respect to the subdivision. Such applications shall be approved or rejected within 12 months of this bylaw coming into effect and, if rejected, any future development must comply with this bylaw.
- 1.7.4 All other development must comply with this bylaw.

1.8 Land Dedication and Setbacks

- 1.8.1 Where a **Lot** is reduced in size as a result of a taking for public **Use** by the City, Provincial or Federal Government, an Improvement or Irrigation District, the Board of Education, or a Public Utility by dedication, expropriation, or purchase, the **Lot**, **Buildings** and **Structures** thereon are deemed to conform with the provisions of this bylaw. For the purpose of further developments, the **Lot** shall be considered to exist as it did prior to the taking but only if the taking is for road dedication, providing such taking:
- .1 does not exceed 20% of the original **Lot Area**;
 - .2 in agricultural and rural zones, does not reduce the **Lot** to less than 0.2 ha (0.5 ac); or
 - .3 does not reduce a **Front**, **Flanking Side**, **Side**, or **Rear Setback** below 1.5 m unless this bylaw does not require such **Setback**.

1.9 Undersized Lots

- 1.9.1 Principal and/or **Accessory Use(s)** is(are) permitted on a **Lot** that is less than the minimum **Lot Area** in that zone, provided that the **Lot** was created before adoption of this bylaw and the development otherwise complies with all the regulations of this bylaw.

1.10 General Interpretation

- 1.10.1 When a word or phrase in this bylaw are capitalized, blue in colour and are written in bold font, it indicates a defined term in this bylaw. Words that are not capitalized, blue in colour and written in bold font should be given their plain and ordinary meaning as the context requires.
- 1.10.2 The Schedules attached to this bylaw form part of this bylaw.

1.11 Interpreting Conflicts

- 1.11.1 In the case of any conflict between the text of this bylaw and any maps, photos, diagrams, or drawings used to illustrate any aspect of this bylaw (including Section 1.2.2, Zoning Map), the text takes precedence.
- 1.11.2 In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals must govern.
- 1.11.3 In the case of any conflict between information expressed in metric units and in imperial units, the metric must govern.



▲ 1.12 Rounding Numbers

- 1.12.1 Unless specified elsewhere in this bylaw, units must be rounded to the tenth decimal place.
- 1.12.2 Where a calculation to determine any of the following results in a number with a tenth decimal place of 0.5 or greater, the value must be rounded up to the next whole number:
- .1 total number of trees or shrubs required in compliance with Section 6; and
 - .2 minimum or maximum number of parking spaces, number of **Loading Spaces**, number of **Pick-up / Drop-Off** spaces, and number of **Bike Parking Spaces** required in compliance with Section 7.
- 1.12.3 Despite Section 1.12.2, where a calculation specified in Section 1.12.2 results in a number less than 1.0, the value must be rounded to 1.0.
- 1.12.4 Where a calculation for residential density based on units per hectare results in a number with a fraction or a decimal place, the value must be rounded down to the nearest whole number.

▲ 1.13 Severability

- 1.13.1 If any section, paragraph or phrase of this bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

SECTION 2: Interpretation

2.1 Rules of Interpretation

- 2.1.1 The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- 2.1.2 Words, phrases, and terms neither defined in this section nor in the *Local Government Act*, *Community Charter* or the *Interpretation Act*, shall be given their usual and customary meaning for the purpose of interpreting this bylaw.

2.2 Zone Boundaries

- 2.2.1 The zone boundaries on the zoning map shall be interpreted as follows:
- .1 where a zone boundary follows a **Street**, **Laneway**, **Alley**, railway, pipeline, power line, utility right-of-way, or easement, it follows the centerline, unless otherwise clearly indicated on the zoning map;
 - .2 where a zone boundary is shown as approximately following the City boundary, it follows the City boundary;
 - .3 where a zone boundary is shown as approximately following the edge, shoreline, or **Natural Boundary** of a river, lake, or other water body, it follows the **Natural Boundary**. In the event of change, it moves with the **Natural Boundary**;
 - .4 where a zone boundary is shown as approximately following a **Lot Line**, it follows the **Lot Line**;
 - .5 where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;
 - .6 where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so interpreted accordingly; and
 - .7 in other circumstances, the location of the zone boundary shall be determined by the scale of the zoning map.
- 2.2.2 When any **Street**, **Laneway** or **Alley** is closed by bylaw enacted under the *Community Charter*, the land is deemed to have the same zoning as the abutting land. If the right-of-way is consolidated with an adjoining parcel, the parcel's zoning designation applies to the consolidated portion.



2.3 General Definitions

- 2.3.1 The definitions of **Uses** group individual land **Uses** into a specified number of classes, with common functional or physical impact characteristics. They define the range of **Uses** which are **Principal** and **Accessory**, with or without conditions, within various zones of this bylaw.
- 2.3.2 In interpreting the **Use** class definitions:
- .1 Typical **Uses** listed in the definitions as examples are not intended to be exclusive or restrictive; and
 - .2 Where a specific **Use** generally conforms to the wording of two or more definitions, the **Use** conforms to and is included in that **Use** class which is most comparable in character, purpose and intensity.
- 2.3.3 The following words, terms, and phrases, wherever they occur in this bylaw, shall have the meaning assigned to them as follows:

Use Definitions

HOUSING USE

Large Scale Multi-Unit Housing means a ~~Building that contains any number of Dwelling Units with a common entrance(s) or a combination of individual and common entrances~~ housing development that contains any number of **Dwelling Units** or **Sleeping Units** with a common entrance(s) and shared hallway(s), or a combination of individual and common entrances and shared hallways such as mid-rise or high-rise **Apartment Housing**, **Single Stair Egress Apartments**, or a combination of **Apartment Housing** and **Townhouses**.

Typical examples include: ~~Apartment Housing and Stacked Townhouses.~~

Medium Scale Multi-Unit Housing means housing development ~~consisting of five or more Dwelling Units or Sleeping Units.~~ that contains any number of **Dwelling Units** or **Sleeping Units** with individual entrances, not necessarily at **Grade**, or a combination of individual and common entrances such as **Townhouses**, **Stacked Townhouses**, low-rise **Single Stair Egress Apartment**, and low-rise **Apartment Housing**.

Each ~~Dwelling Unit~~ will have an individual entrance, not necessarily at **Grade**.

This includes: ~~Townhouses~~ which may include **Secondary Suites** and ~~Stacked Townhouses.~~

Mixed-Use Housing means a **Building** that contains one or more **Dwelling Units** or **Sleeping Units** combined with at least one ~~Use other than a housing Use or Home Based Business.~~ principal commercial, community, or basic services **Use**.

Mobile Home means a single or multiple section single detached **Dwelling Unit** (factory built to CSA Z240 standards) designed to be transportable.



This includes the **Uses** of **Mobile Home Site** and **Mobile Home Park**.

Rural Housing means housing development in an Agricultural or Rural zone.

Security or Operator Dwelling Unit means an **Accessory Building** or portion of a **Building** used as a single **Dwelling Unit** to provide on-site accommodation for: persons employed on the property, a site caretaker, an operator of a commercial establishment, or an on-duty security personnel.

Small Scale Multi-Unit Housing means housing development consisting of **Ground Oriented Dwelling Units** or **Sleeping Units** with individual entrances at **Grade** such as **Detached Housing, Semi-Detached Housing, Duplex Housing**, triplexes, fourplexes, **Row Housing**, and **Townhouses**. **Dwelling Units** may include **Secondary Suites** and/or **Accessory Dwelling Units**. ~~three or more Dwelling Units or Sleeping Units.~~

~~Each Dwelling Unit must be Ground Oriented and have an individual entrance at Grade.~~

~~This includes: Townhouses which may include Secondary Suites.~~

~~**Small Scale Housing** means housing development consisting of up to two Dwelling Units or Sleeping Units. Dwelling Units may include Secondary Suites and/or Accessory Dwelling Units.~~

~~This includes: Duplex Housing, Semi-detached Housing, and Detached Housing, or any combination thereof.~~

COMMERCIAL USE

Accessory Parking means the use of premises for **Vehicle** parking in connection with the **Principal Use** of the same premises. This **Use** includes parking for fleet **Vehicles** with a gross vehicle weight of not more than 5,500 kg.

Typical examples include: **Surface Parking Lots** and **Parkades** on a **Site** with any **Principal Use**. This **Use** does not include **Standalone Parking Facilities**.

Animal Services means boarding, breeding, buying, selling or training of ~~domesticated~~ animals.

Typical examples include: animal shelters, kennels, and stables or a riding academy.

Auction Sales means premises used for the sale of goods and equipment at auction including the **Temporary Storage** of such goods and equipment.

Bar means premises used primarily for the sale of alcoholic beverages for on-site consumption. Food and non-alcoholic drinks may also be offered at these premises. Less than 10% of the total **Floor Area** is used for entertainment areas for dancing, performance stages and other ancillary activities.

Typical examples include: taverns, pubs, brew pubs, micro distilleries with sampling rooms, and cocktail lounges.

Cannabis Retail Store means a development where a business sells **Cannabis** to be consumed off-site as permitted by Provincial or Federal legislation. This **Use** includes retail sales of other related products.



This **Use** does not include **Cannabis Cultivation and Processing**.

Cannabis Lounge means a development where a business sells **Cannabis** to be consumed on-site by the public in a location permitted by Provincial or Federal legislation. This **Use** includes retail sales of other related products.

This **Use** does not include **Cannabis Cultivation and Processing**.

Campsite means the use of land for the seasonal short term accommodation of holiday trailers, motor homes, tents, campers and similar **Recreational Vehicles** for a period not to exceed 180 days by any one visitor in one year.

Typical examples include: tourist trailer parks, **Recreational Vehicle** sites, and tenting grounds.

Commercial Storage means use of land for open air storage of equipment, goods, or materials ancillary to the operation of a business on the same premises, where such storage of goods and materials does not involve the erection of permanent **Structures** or the material alteration of the land. This may include the use of **Shipping Containers** to accommodate the equipment, goods or materials.

Typical examples include: storage of tires, automotive parts, waste or recyclable materials, or goods related to the operation of the business.

Drive-through Services means the provision of services, food or other goods to customers seated in their **Vehicles** via one or more designated drive-through lanes or car attendant services, but does not include **Drive-through Vehicle Services**.

Food and Beverage Service means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This **Use** does not include **Grocery Stores or Drive-through Services relating to food**.

Typical examples include: cafes, coffee shops, juice bars, and restaurants.

Grocery Store means indoor premises used for the retail sale of a range of fresh or packaged food products. Other household items may also be sold.

Health Service means the provision of physical or mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature.

Typical activities include: medical and dental offices, health clinics, medical laboratories, massage therapists and acupuncture clinics and counseling services.

Home Based Business means a business operated primarily inside a **Dwelling Unit** or an **Accessory Building** in a housing zone by a resident of that **Dwelling Unit**. A housing **Use** is the primary development on the site and the business activity is **Accessory**. This **Use** includes **Home Based Child Care**.

This **Use** does not include **Food and Beverage Service**, **Vehicle Support Services** or **Light Industrial Uses** of any kind.

Housing Sales Centre means the use of **Buildings** or **Structures** for a limited period of time for marketing housing land or **Buildings** on the same or an **Adjacent Site**.

Hotel means a **Building** providing temporary overnight accommodation in guest rooms or suites. Hotels may provide concierge service, cleaning service, meeting rooms, dining services, and other guest services or amenities.

Typical examples include: apartment hotels, hostels, inns, and motels.

Indoor Sales and Service means the provision of goods or services within a **Building** such as the retail sales of goods, repair services, personal services, **training facilities for household pets**, or commercial instruction.

Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.

Light Manufacturing means the manufacture or crafting of products that may be sold to consumers or commercial businesses. Products may be consumed on-site where associated with food and beverage production activities. This **Use** does not include **Cannabis Cultivation and Processing**.

Typical examples include: commercial kitchens, makerspaces, microbreweries, small-scale electronic manufacturing or assembly, small-scale manufacturing, as well as wineries and distilleries.

Liquor Store means premises used for the retail sale of packaged liquor for consumption off the premises. **This Use does not include Drive-through Services relating to food or liquor.**

Marina means docking or mooring facilities where boats and other vessels and their accessories are berthed, fueled, stored, serviced, repaired, constructed or kept for sale or for rent.

Major Indoor Entertainment means the use of indoor facilities for entertainment, recreation, conferences, or similar public assembly purposes or for the collection, preservation or exhibition of works or objects of historical, scientific, or artistic value.

Supporting activities may include merchandise, food, or beverage sales, including alcoholic beverages.

Typical examples include: auditoriums, aquariums, arenas, casinos, concert halls, convention centres, amusement centres, botanical gardens, museums, planetariums, stadiums, theatres, and sports or entertainment complexes.

Minor Fuel Station means premises used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The facility may be a self-service, full service, key lock, card lock, or other similar operation and may include **Vehicle** washing facilities as an **Accessory Use**. This does not include **Vehicle Support Services**, **Drive-through Vehicle Services** or **Minor Industrial Uses**.

Typical examples include: fueling stations with convenience retail stores or a car wash as an **Accessory Use**.



Minor Indoor Entertainment means the use of indoor facilities for entertainment or active recreation serving a local population.

Typical examples include: arcades, bingo halls, bowling alleys, climbing facilities, fitness facilities, gyms, gymnastic facilities, indoor playgrounds, trampoline centres.

Office means premises used for the provision of professional, management, administrative, consulting, or financial services.

Typical examples include: offices for accountants, administrative services, architects, corporations, financial institutions, employment or call centres, real estate, law, and insurance firms.

Outdoor Entertainment means the use of land for outdoor entertainment purposes that typically require large spaces. Supporting activities may include merchandise, food, or beverage sales.

Typical examples include: amphitheatres, drive-in movie theatres, go-kart tracks, mini-golf courses, amusement parks, water parks, botanical gardens, racing tracks, and zoos.

Outdoor Sales and Service means premises used for sales and service activities taking place primarily outdoors. This may include **Vehicle Storage** or display.

Typical examples include: sales, service and rentals of automotive and **Recreation Vehicles** (with a gross vehicle weight rating (GVWR) of less than 5,500 kg), light construction equipment, recreational watercraft, and plant nurseries and garden centres.

Outdoor Vending means the use of an independently operated **Vehicle, Structure**, or mobile apparatus occupying public or private space for retail sale of products, food or beverages, to passers-by.

Typical examples include: food and beverage trucks, and retail sales or services conducted in a temporary **Structure** such as a tent or booth.

Resort Accommodation means accommodations provided to members of the public at a property, in exchange for remuneration, in a resort area.

Typical examples include: strata-titled hotels and motels in resort areas.

Shopping Centre means one or more **Buildings** containing more than six retail stores and other businesses exceeding 2500 m² of **Gross Floor Area** in total, which share common services, parking, and other facilities on one or more **Lots**.

Typical examples include: shopping malls and indoor or outdoor shopping complexes.

Short-term Rental Accommodation means the commercial provision of overnight accommodation in a **Dwelling Unit**, to members of the public for a period of less than 90 consecutive days or such other period of time as may be prescribed under the *Short-Term Rental Accommodations Act*.

Typical examples include: bed and breakfasts, Short-Term Rentals (STRs), or tourist accommodation **Uses** permitted by this bylaw in housing or resort areas.

Standalone Parking Facility means is the use of land or a parking structure for **Vehicle** parking as a **Principal Use**.

Typical examples include: **Parkades** and **Surface Parking Lots**.

Temporary Storage means the use of land for the outdoor storage of equipment, goods, or materials for a period of 180 days or less in a calendar year, where such storage does not involve the erection of permanent **Structures** or the material alteration of the land. This may include the use of **Shipping Containers** to accommodate the equipment, goods or materials.

Typical examples include: storage of construction materials in connection with an unexpired building permit, and overnight storage of seasonal goods related to a temporary garden supply **Use**, holiday tree sale or outdoor activities.

Vehicle Storage means the use of land or **Buildings** for the storage of cars, trucks, **Recreational Vehicles**, campers, or similar **Vehicles**, as well as boats and other marine equipment. This **Use** does not include the servicing, sales or repair of **Vehicles**, on-site fuel dispensing or the storage of **Vehicles** that are not in operating condition.

Vehicle Support Service means the use of land for the repair, maintenance, or fueling of automobiles and other **Vehicles** with a gross vehicle weight rating (GVWR) of less than 5,500 kg.

Typical examples include: vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops. This **Use** does not include **Minor Industrial Uses**.

INDUSTRIAL USE

Aerospace Research and Development means the use of land for the research, design, manufacturing and distribution of products used in the fields of aeronautics, such as airplanes and related technology.

Aircraft Services means the use of land for the storage, retail sale or rental of aircraft together with repairs and maintenance services, as well as the manufacturing and sales of aircraft parts and accessories.

Airport Terminal and Navigation Facilities means facilities providing services to passengers embarking and disembarking from aircraft, providing for the loading and unloading of luggage or cargo and providing for the navigation of aircraft on the ground and in the air. The **Uses** may include, **Indoor Sales and Services**, **Food and Beverage Services**, and **Bars**.

Crematorium means the use of a **Building** for cremation of human or pet remains and includes everything incidental or ancillary to it.

Drive-through Vehicle Services means the provision of rapid cleaning, lubrication, and maintenance or repair services to **Vehicles**, where the customer typically remains within the **Vehicle** or waits on-site.

Typical examples include: automatic or coin operated car washes, rapid lubrication shops, or specialty repair shops.

Heavy Industrial means premises used primarily for one or more of the following activities:



- i. asphalt plants;
- ii. chemical plants;
- iii. concrete plants;
- iv. contaminated soil treatment facilities; or
- v. recycling plants.

Indoor Self Storage means the storage of personal items and goods in **Buildings** with separate compartments, each having its own access which may be external or from a common space such as a corridor.



Light Industrial means premises used primarily for one or more of the following activities:

- i. auto body repair and paint shops;
- ii. automotive and equipment repair shops;
- iii. **Cannabis Cultivation and Processing**;
- iv. contractor and construction services;
- v. equipment or **Vehicle** repair and storage facilities;
- vi. laboratories;
- vii. **Landscaping** supply facilities;
- viii. materials storage yards;
- ix. research facilities;
- x. taxi or limousine services;
- xi. truck storage yards;
- xii. **Vehicle** and equipment sales and rentals;
- xiii. aircraft sales and rentals;
- xiv. **Mobile Home** sales and storage yards; and
- xv. warehouses.

Major Alcohol Production means production of alcoholic beverages or alcohol products in quantities greater than 10,000 hectoliters (219,969 imperial gallons) per year, with alcoholic content exceeding 1% by volume. This **Use** excludes small-scale alcohol production (see **Light Manufacturing**).

Major Fueling Station means premises used for the bulk storage and distribution of petroleum products including key lock or card lock retail sales.

Natural Resource Development means the removal, extraction, and primary processing of natural resources. This **Use** does not include the processing of raw materials transported to the **Site**.

Typical examples include: clay pits, coal mining, gravel pits, oil and gas wells, sandpits, and stripping of topsoil.

Shipping Container Storage means the storage of **Shipping Containers** where the contents are not accessible by the public or customers of the business storing the **Shipping Containers**.

Shipping Container Storage Facility means the storage of **Shipping Containers** where the contents are accessible by the owners of the contents.

Wrecking Yard means the use of premises for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, **Vehicles**, machinery, and other discarded materials.



COMMUNITY USE

Child Care Service means premises used to provide temporary housing-based care and supervision of children, licensed under the *Community Care and Assisted Living Act* and subject to the *Child Care Licensing Regulation*. This **Use** includes facility-based early learning and child care programs. This **Use** does not include a **Home Based Business** operating as **Home Based Child Care**.

Typical examples include: daycares, out-of-school care, and preschools.

Community Service means premises used for public institutional, cultural, recreational, religious, spiritual, social, arts, or educational activities. This **Use** does not include **Child Care Services**, **Libraries**, or **Schools**.

Typical examples include: community halls, community league buildings, community recreation centres, **Religious Assemblies**, **Seasonal Shelters**, **Temporary Shelter Services**, and **Year-round Shelters**.

Government Services means premises used to provide municipal, provincial or federal government services directly to the public. This does not include protective and **Emergency Services**, **Detention Facilities**, **Major or Minor Utility Services**, or public education services.

Typical examples include: city hall, taxation **Offices**, courthouses, employment **Offices**, and social service **Offices**.

Housing Care Centre means premises used to provide housing-based care to children, youth, or adults, licensed under the *Community Care and Assisted Living Act* and subject to the *Residential Care Regulation*.

Typical examples include: long-term care, community living, hospice, mental health and substance use treatment facilities, acquired injury and adult, child or youth housing-based **Uses**.

Library means premises holding a collection of books, art, music, video, computer programs, or other reference and creative materials available for people to use or borrow.

Outdoor Recreation Facility means the use of land for outdoor recreation purposes.

Typical examples include: golf courses and sports fields that may require paid entry or have restricted access.

Park means the use of public or private land for active or passive recreation. These may include facilities, playing fields, **Buildings** and other **Structures** that serve a recreational purpose of the park.

Typical examples include: open green space, environmentally sensitive areas, wildlife sanctuaries, green belts, conservation areas, buffer areas, natural interpretation areas, **Landscaping**, trails and paths, walkways, picnic grounds, plazas, sports fields, tennis courts, and associated **Structures** such as band shells, ice rinks, outdoor pools, tot-lots, playgrounds, and spray parks.

School means premises used to provide education, training or instruction to children or adults. It may include **Offices**, **Food and Drink Services**, **Indoor Sales and Services**, or other related facilities. This **Use** does not include private commercial facilities used for training and instruction in a specific trade, skill, service or artistic endeavour.

Typical examples include: charter **Schools**, community colleges, public and private elementary and secondary **Schools**, universities, technical **Schools** and their administrative **Offices**.

Special Event means the use of land for temporary activities in an indoor or outdoor space.

Typical examples include: carnivals, circuses, festivals, markets, and pop-up events.

Supportive Housing means the use of a **Building**, or part of a **Building**, containing one or more **Sleeping Units** or **Dwelling Units** to provide accommodations and on-site social, physical, or mental health supports to ensure an individual's daily needs are met.

BASIC SERVICES USE

Cemetery means the use of land for interment of human remains, and may include columbaria, mausoleums, and **Buildings** used for funeral services.

Detention Facility means the use of land and **Buildings** for the detention and imprisonment of persons serving custodial sentences.

Typical examples include: corrections facilities, jails, prisons, and remand centres.

Emergency Services means the use of land for the provision of protective services to the public. It may include incidental training facilities, as well as equipment and **Vehicle** storage.

Typical examples include: ambulance services, fire stations, police stations, emergency operations centres, and associated training facilities.

Essential Utility means infrastructure which forms a necessary part of a public or private utility.

Typical examples include: electrical power transformers, water and sewage pumping stations, regulating stations, stormwater management facilities, and above ground or underground water reservoirs.

Health Care Facility means premises used for the provision of health care services, medical treatment, and accommodations for people requiring care, and may include out-patient services and staff residences.

Typical examples include auxiliary hospitals, continuing care facilities, convalescent homes, detoxification centres, and hospitals.

Major Utility Services means premises used primarily for utility infrastructure including one or more of the following activities:

- i. sanitary land fill sites;
- ii. sewage treatment plants;
- iii. water treatment plants;
- iv. major pump houses;
- v. water towers or tanks;
- vi. sewage lagoons;
- vii. snow dumping sites;
- viii. sludge disposal beds;
- ix. garbage transfer and compacting stations;
- x. power terminal and distributing stations;
- xi. power generating stations;
- xii. cooling plants;
- xiii. equipment and material storage yards for **Vehicles**;
- xiv. utilities and services;
- xv. district heating plants;
- xvi. incinerators; and
- xvii. waste recycling plants.

Minor Utility Services means premises used primarily for utility infrastructure including one or more of the following activities:

- i. telephone exchanges;
- ii. wire centres;
- iii. switching centres;
- iv. surface reservoirs or storm water lakes including **Adjacent Landscaping** and walkways;
- v. minor pump houses;
- vi. communication towers;
- vii. gate stations for natural gas distribution; and
- viii. transit terminals.

Recycling Drop-off Centre means premises used for the buying, collection, drop off, sorting, and **Temporary Storage** and pick up location for recyclable materials. Recyclable materials include, but are not limited to cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items.

Transit Facility means the use of land for the provision of publicly or privately-operated transit services. This **Use** does not include **Vehicle Storage** and maintenance facilities.

Typical examples include: bus stops, bus exchanges, regional bus stations, transit centres, and transit plazas.



AGRICULTURAL USE

Additional Agricultural Dwelling means a **Dwelling Unit** on a farm used to house permanent or seasonal farm workers employed on the premises.

Agriculture means the use of land for raising animals and production of dairy products, or growing crops, including grains, vegetables and fruits and other plants for economic gain such as food, **Landscaping**, fibre, or fuel and includes ancillary related **Uses**. This may include the sale of agricultural products raised or grown on-site and related **Accessory** products.

Typical examples include: farms, greenhouses and orchards.

Agricultural Stand means an **Accessory Building** or **Structure** used for retail sales of agricultural products on a farm.

Agri-tourist Accommodation means the use described in section 33 of the *Agricultural Land Commission Act*.

Typical examples include: guest ranches, farm inns, bed and breakfast homes, tourist campsites, and **Recreational Vehicle** pads.

Urban Agriculture means the growing of fruits, vegetables, plants, or raising chickens or bees in urban areas for sale rather than personal consumption. This **Use** does not include **Cannabis Cultivation and Processing**.

Typical examples include: community gardens, food gardens, hen enclosures, hydroponic or aquaponic systems, and vertical farms.

General Definitions

A

Accessory means a **Use**, **Building** or **Structure** that is customarily incidental, subordinate, and devoted to the **Principal Use** or **Building**, and located on the same **Lot**.

Accessory Dwelling Unit (ADU) means an **Accessory Building** used in whole or part as a **Dwelling Unit**, that is **Accessory** to a principal **Dwelling Unit** located on the same **Lot**. A **Dwelling Unit** connected to the principal **Dwelling Unit** by covered outdoor passage or breezeway is considered an **Accessory Dwelling Unit**.

Adjacent means land that abuts and is contiguous to a **Site**, and also includes land that would be contiguous if not for a **Street**, **Laneway**, **Alley**, walkway, stream, utility **Lot**, underground pipeline, power line, drainage ditch, **Watercourse**, or similar feature.

Agri-Tourism means an activity described in section 12 of the *Agricultural Land Commission Act*. This land **Use** excludes **Agri-Tourist Accommodations**.

Alley means an unimproved narrow roadway primarily intended to give access to the rear of **Buildings** and parcels of land.

Alternative Fuel Infrastructure means any one of the following:

- i. Direct Current Fast Charger (DCFC; Level 3 EV Charger), Level 2 Charger, or its equivalent; or
- ii. Hydrogen **Vehicle** refueling station.

Amenity Area means:

- i. with respect to housing **Uses**, space outside a **Dwelling** or **Sleeping Unit** provided for the active or passive recreation and enjoyment of the occupants of a housing development, which may be for private or communal use and owned individually or in common, subject to the regulations of this bylaw;
- ii. with respect to non-housing **Uses**, space provided for the active or passive recreation and enjoyment of the public, during the hours the development is open to the public, that is owned and maintained by the **Owners** of the development or the business operating on-site, subject to the regulations of this bylaw; and
- iii. with respect to both housing and non-housing **Uses**, may include indoor or outdoor spaces, **Platform Structures**, **Rooftop Terraces**, and **Accessory Structures**.

Typical examples include a **Common Amenity Area**, a **Private Amenity Area**, or a **Public Amenity Area**.

Apartment Housing means a multi-unit housing **Use** consisting of at least three attached **Dwelling Units**, ~~which does not conform to the definition of any other housing Use class with a common entrance(s), a shared hallway(s), and may include Ground Oriented Dwelling Units with individual entrances at Grade.~~ This also includes **Single Stair Egress Apartment Buildings** as defined in the BC Building Code. The **Dwelling Units** within **Apartment Housing** may include any configuration of number of bedrooms.



The **Apartment Housing Use** includes any **Building** configured for **Supportive Housing**.

Architectural Elements mean **Building** details used to accentuate entrances, windows, storefronts or other prominent **Building** features to create visual interest. Architectural Elements include details such as varying rooflines, mouldings, arches, lintels, columns, cornices, and sills.

Awning means a covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of a **Building**.

B

Balcony means an unenclosed platform, attached to and projecting from the face of a **Building**, above the first **Storey**, which is only accessed from within the **Building**.

Barrier-free means an absence of obstacles, allowing people with physical, cognitive or sensory impairments safer or easier access to **Pathways**, open spaces, amenities, facilities, services, activities, or areas within a **Building**.

Typical examples of obstacles include doorways that project into a **Barrier-free** path and a lack of access between **Building** floors.

Basement means any portion of a **Building** or **Structure** that is wholly or partially below ground level, the ceiling of which measured to the top of the floor system above is 1.83 m or less from **Grade**.

Bike Parking Space means a space designed for parking a bike in an orderly and secure manner. A **Bike Parking Space** can be designed to secure a bike horizontally (including stacked) or vertically and can also be designed as **Inclusive Bike Parking**.

A **Bike Parking Space** can be provided as **Short-term Bike Parking** or **Long-term Bike Parking**.

Building means a **Structure** having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, materials, chattels or equipment.

Building Envelope that portion of a **Lot** that is not a **Setback** area or subject to a restrictive covenant that prohibits the construction of **Buildings** or the disturbance of the land.

Building Frontage means the length of a **Building** wall that faces a **Street**.

C

Caliper means the trunk diameter of a tree measured at a point 300 mm above the top of the root ball.

Cannabis has the meaning prescribed in the *Cannabis Control and Licensing Act*.



Cannabis Cultivation and Processing means the use of premises for one or more of the following activities:

- i. producing, cultivating, or growing **Cannabis**;
- ii. processing raw **Cannabis** materials; or
- iii. making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products made from **Cannabis**.

Canopy means a non-retractable hood cover or marquee which projects from the wall of a **Building**. It does not include an **Awning**, projecting roof, roof eaves, or an enclosed **Structure**.

Cluster Housing means two or more **Principal Dwelling Units**, other than **Accessory Dwelling Units**, on a **Site** that includes common property, such as communal **Parking Areas**, private roadways, **Pathways**, **Amenity Areas**, or maintenance areas that are shared.

Commercial Frontage means non-housing **Uses** located at ground level and oriented towards an abutting **Street**.

Commercial Vehicle means a **Vehicle** that is intended or designed for commercial purposes or is used for commercial purposes exceeding 5,500 kg licensed Gross Vehicle Weight (GVW).

Typical examples include long box trucks, oversized transit vans, specialized single-unit trucks, front- and side-loading collection trucks, buses, and semi-truck and trailers.

Common Amenity Area means an **Amenity Area** that provides communal space for the active or passive recreation and enjoyment of all occupants of a housing development and must not be located within the required **Setback** areas.

Community Sewer System means a sanitary sewer or a system of sewage disposal works that is owned, operated and maintained by the City.

Community Water System means a system of waterworks, which is owned, operated and maintained by the City, Greater Vernon Water, or an Improvement District under the *Water Utility Act*.

Corner Lot means a **Lot** that is:

- i. located at the intersection of two **Streets**, if the angle of the intersection is less than 135 degrees; or
- ii. Abutting a **Street** that is curved less than 135 degrees where it abuts the **Lot**.

Corner Site means a **Site** where at least one **Lot** is a **Corner Lot**.

D

Dangerous Goods means products, materials or substances that are:

- i. regulated by the Transportation of Dangerous Goods Regulations SOR/2001-286; or
- ii. classified as controlled products under the Hazardous Products Regulations SOR/2015-17.

Deck means a **Structure** more than 0.6 m above **Grade** without a roof or walls, except for visual partitions and railings, used as an **Amenity Area**.

Density means:

- i. when used in reference to housing development, the number of **Dwellings Units** on a **Site**, expressed as **Dwelling Units** per hectare or **Floor Area Ratio**, as the case may be; or
- ii. when used in reference to non-housing development, **Floor Area Ratio**.

For clarity, a **Secondary Suite** and an **Accessory Dwelling Unit** are **Dwelling Units** for the purposes of calculating the **Density** of a **Site**.

For the purposes of calculating **Density** for developments containing **Sleeping Units**, each **Sleeping Unit** is considered a **Dwelling Unit**.

Detached Housing means a **Building** that contains one **Principal Dwelling Unit** with direct access to ground level and may or may not include a **Secondary Suite**.

Director of Planning & Community Services means the person appointed to that position by the City and includes a person acting for the Director or appointed to act in that office and the deputy of the Director.

Double Fronting Lot means a **Lot** other than a **Corner Lot**, that abuts two **Streets**.

Drive Aisle means the area that provides on-site circulation for **Vehicles** within **Parkades** or **Surface Parking Lots**, and does not include a **Street**, **Laneway**, **Alley**, **Pathway**, or **Vehicle** access.

Driveway means an area that provides **Vehicle** access to the **Garage** or **Parking Area** of a **Rural Housing** or **Small Scale Multi-Unit Housing** development from a **Street**, **Laneway**, **Alley**, or private roadway. A **Driveway** may be used for **Vehicle** parking spaces and does not include a **Pathway**.

Dwelling Unit means one or more rooms within a **Building** used for housing purposes including a bathroom, living room, and kitchen and one or more bedrooms unless the unit is a **Studio Apartment**. A **Dwelling Unit** includes a **Private Amenity Area** for the use of residents of the **Dwelling Unit**.

For clarity, a **Secondary Suite** and an **Accessory Dwelling Unit** are **Dwelling Units** for the purposes of calculating the **Density** of a **Site** and a **Mobile Home** is a permitted **Dwelling Unit** type in a zone that permits **Mobile Home Parks**.



E

End-of-trip Bike Facilities means facilities located within a **Building** to support bike users who commute to work by providing facilities that may include storage and bike wash and repair station(s).

EV-ready means **Vehicle** spaces that have direct access within 1.0 m to a conduit for a 240-volt outlet that is capable of operating a Level-2 EV charger.

Exterior Lot means a **Lot** bordered by another **Lot** on one **Side Lot Line** and by a **Flanking Street** on the other **Side Lot Line**.

F

Finished Grade means the elevation of the finished surface of the ground at the base of the outside walls of a **Building** or **Structure**. **Finished Grade** is determined by taking the level of the finished ground surface at every location of **Grade** change along the outside walls of a **Building** or **Structure**. **Finished Grade** must be at least 1.5 m wide measured from the base of the wall or the width of the **Setback** in that location (whichever is less). The **Finished Grade** can increase or decrease at a maximum rate of 15% from the base of the wall to the width of the **Setback** at that location or at least 1.5 m wide (whichever is less). Window wells and access stairwells are exempted for determination of **Finished Grade**.

Finished Grades shall follow specific grading regulations outlined in Section 4.4 Height and Grade.

Diagram 2.1a — Finished Grade: Single Detached Housing

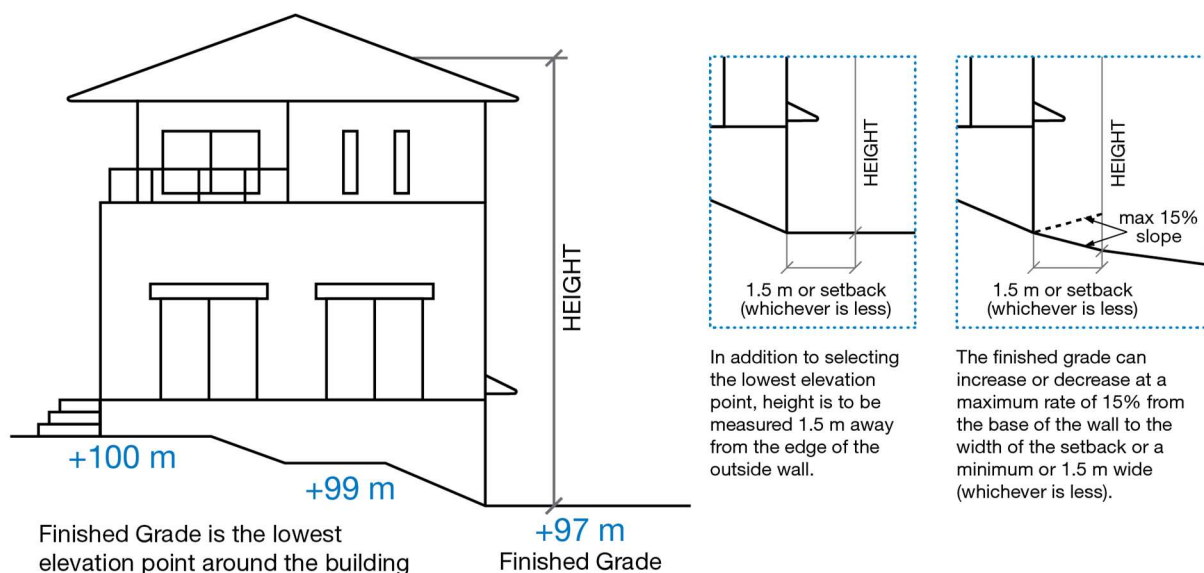


Diagram 2.1b — Finished Grade: Apartment

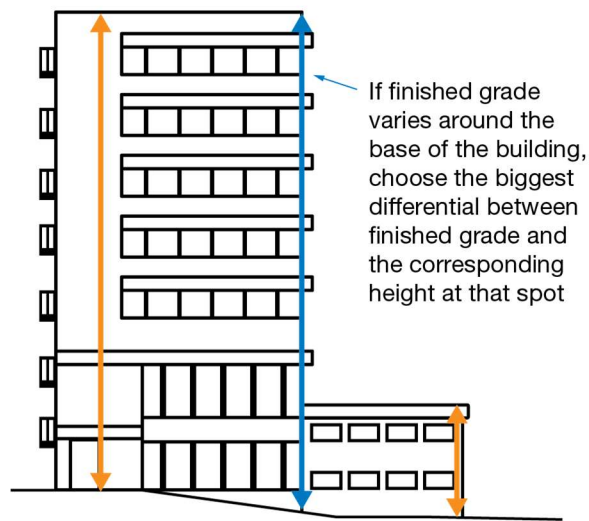
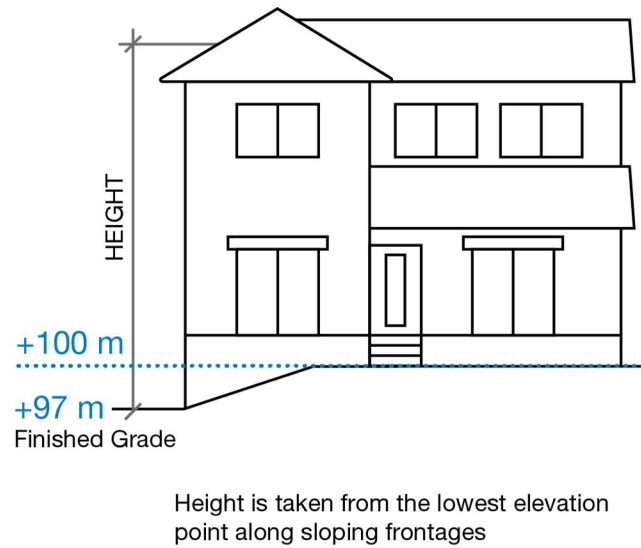


Diagram 2.1c — Finished Grade: Sloped Fronting Road



Flanking Side Lot Line means a **Lot Line**, other than a **Front Lot Line**, that abuts a **Street** on a **Corner Site**.

Flanking Side Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Flanking Side Lot Line**. A **Flanking Side Setback** is not a **Flanking Side Yard**.

Flanking Side Yard means the portion of a **Site** abutting the **Flanking Side Lot Line**, extending between the **Front Yard** and the **Rear Yard** and located between the **Flanking Side Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Flanking Street means a **Street** abutting a **Flanking Side Lot Line**.

Floor Area means the area of a **Building** or **Structure**, contained within the outside surface of the exterior walls. Where a wall contains windows, the glazing line of windows may be used.

Floor Area Ratio (FAR) means the numerical value of the **Net Floor Area** on all levels of all **Buildings** and **Structures** on a **Lot**, divided by the **Lot Area**.

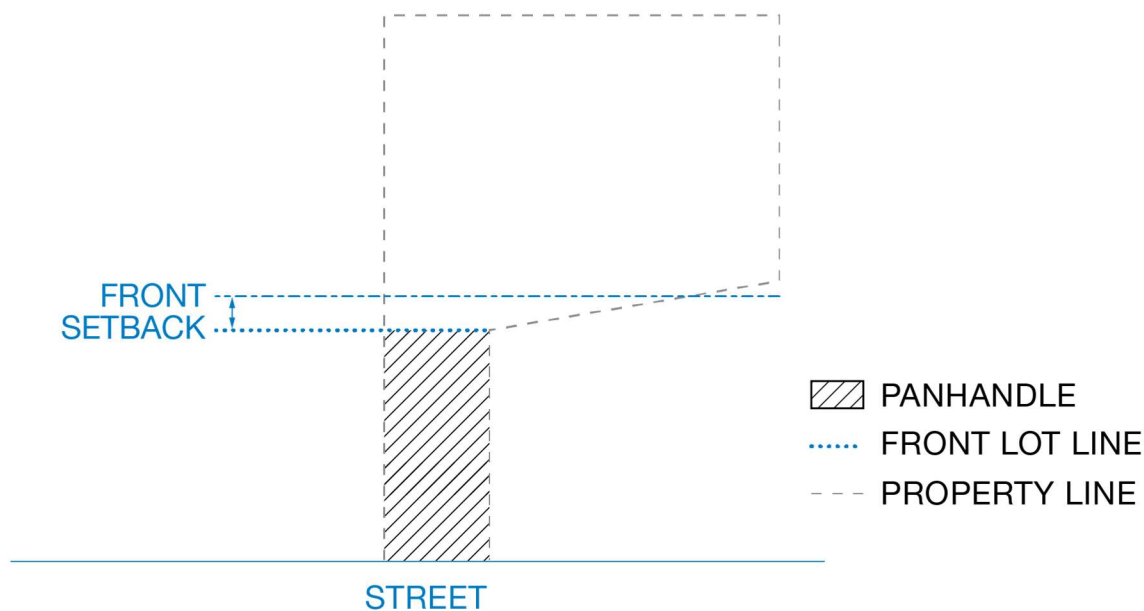
Floor Plate means the **Floor Area** of a **Storey** of a **Building**.

Frequent Transit Route means a bus route that provides frequent transit services meeting the frequency and span levels established by the Province, typically with service every 15-minutes or less during operational periods.

Front Lot Line means:

- i. the **Lot Line** separating a **Lot** from an abutting **Street**;
- ii. in the case of a **Corner Lot**, the shorter of the **Lot Lines** abutting a **Street**;
- iii. in the case of a **Corner Lot** formed by a curved **Street**, the shorter of the two **Lot Line** segments between the point determined to be the actual corner, and the two points at the endpoints of that **Lot Line**;
- iv. in the case of a **Double Fronting Lot**, both **Lot Lines** separating the **Lot** from an abutting **Street**;
or
- v. in the case of a **Panhandle Lot**, the **Front Lot Line** is the **Lot Line** indicated in the following figure.

Diagram 2.2 — Front Lot Line: Panhandle Lot



Front Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Front Lot Line**. A **Front Setback** is not a **Front Yard**.

Frontage means:

- i. where used with reference to **Buildings**, the total linear distance measured along the length of all facades facing a **Street**; or
- ii. where used with reference to **Sites** or **Lots**, the total linear distance measured along the length of all **Lot Lines** that abut a **Street**.

Front Yard means the portion of a **Site** abutting the **Front Lot Line** extending across the full **Lot Width**, between the **Front Lot Line** and the nearest wall of the **Principal Building**, not including projections.

G

Garage means an **Accessory Building**, or part of a **Principal Building**, designed and used primarily to store **Vehicles** and includes **Carports**. A **Garage** does not contain a **Drive Aisle**.

Garage / Yard Sale means the sales of used household goods on a housing-based **Lot** by the **Owner** or occupier of the property.

Grade means a geodetic elevation from which the **Height** of a **Building** or **Structure** is measured.

For the purpose of a **Parking Area**, means the percent slope of a **Driveway** or **Drive Aisle** that is sloped for access over an area with a change in elevation or between floors in a **Parkade**.

~~**Green Parking Lot** means a **Surface Parking Lot** with limited impermeable material, substantial tree cover and plant material, and surface runoff directed toward **Landscaped** basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections.~~

~~Environmental performance targets are required to be considered in the design including measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater runoff on-site, and preserving and enhancing the environment.~~

Green Roof means the installation of vegetated roofs and **Site** or **Building** systems that either reduce the amount of stormwater runoff and/or reuse stormwater on-site or within **Buildings**.

“Extensive” **Green Roofs** are lightweight **Green Roof** retrofits on an existing **Building’s** roof or as a design feature of new **Buildings**, and cannot usually accommodate foot traffic except for maintenance activities.

“Intensive” **Green Roofs** usually involve a deeper soil layer, and are easier to incorporate into new **Building** designs where adequate structural support can be included.

Gross Floor Area (GFA) means the sum of the **Floor Areas** of all floors of a **Building**.

Ground Floor means the first **Storey** of a **Building** or **Structure**.

Ground-Oriented (Commercial) means any commercial premises that have an entrance or exit door to the exterior of the **Building**, entered directly from a fronting publicly accessible **Street**, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). **Ground-oriented Commercial Units** can also have a second access and egress via a shared lobby or common corridor.

Ground-Oriented Dwelling Unit means **Dwelling Units** of one or more **Storeys** in **Height**, each of which has its primary entrance (i.e., front door) on the exterior of the **Building**, entered directly from a fronting publicly accessible **Street**, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented housing can also have a second access and egress via a shared lobby and/or common corridor.



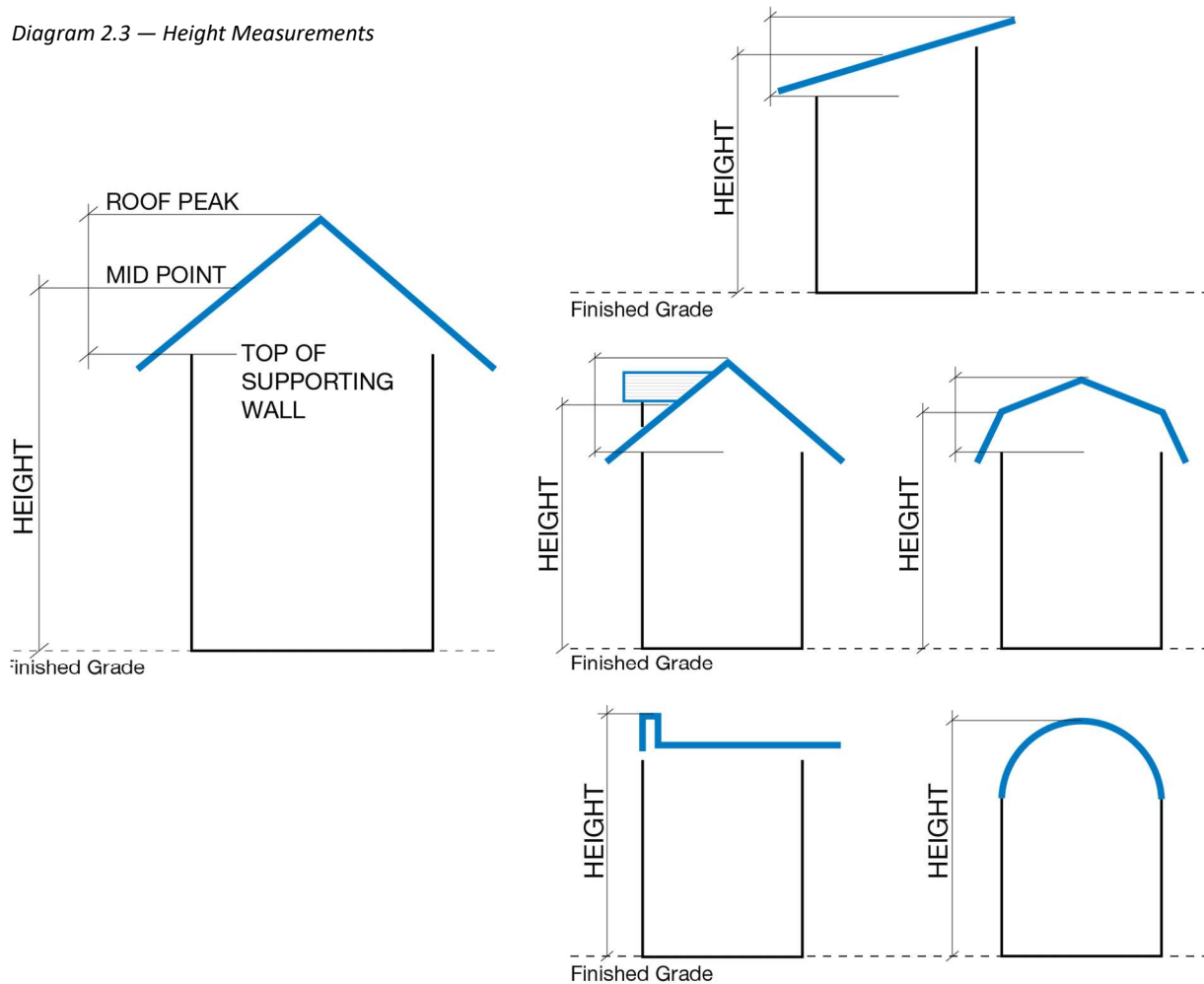
H

Hard Surfaced means covered with a durable, dust-free material which may be permeable or impermeable.

Typical examples include concrete, asphalt, pavers, grasscrete, or similar material but excludes gravel, clay and decorative rock.

Height with respect to a **Building** refers to the vertical distance between **Finished Grade** and the highest point of the **Structure** of a flat roof, or the mid-point of a sloping roof.

Diagram 2.3 — Height Measurements



Hillside Area means land in its natural state having a slope angle of 10% and greater for an elevation change of 6 m or more.

Home Based Child Care means a **Home Based Business** providing temporary daytime care and supervision for up to 8 non-resident children.

I

Identification Sign means a sign that contains only the name and addresses of a **Building**, **Site**, premises or occupants and the activity carried on in the **Building**, **Site** or premises.

Inclusive Bike Parking means a ~~horizontal~~ **Bike Parking Space** that accommodates non-standard bikes, or spaces for bikes that are difficult to lift and includes access to a 120 volt electrified outlet.

Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.

Interior Lot means a **Lot** other than a **Corner Lot**.

Interior Side Lot Line means the **Lot Line** other than a **Front Lot Line**, **Flanking Side Lot Line** or **Rear Lot Line**.

Interior Side Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and an **Interior Side Lot Line**. An **Interior Side Setback** is not an **Interior Side Yard**.

Interior Side Yard means the portion of a **Site** abutting an **Interior Side Lot Line**, extending between the **Front Yard** and the **Rear Yard**, and located between the **Interior Side Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Interior Site means a **Site** other than a **Corner Site**.

L

Landscape Buffer an area where **Landscaping** is installed, or suitable existing natural vegetation is preserved, to provide screening or privacy, abate land use impacts or minimize perceived building massing.

Landscaping means the preservation or modification of the natural features of a **Site at the ground level** through the placement or addition of any or a combination of the following:

- i. soft Landscaping elements such as trees, shrubs, ground covers, lawns, gardens, or ornamental plantings of perennials or annual flowers;
- ii. decorative **Hard Surfacing** elements in the form of patios, **Pathways**, and paths consisting of materials such as bricks, pavers, shale, crushed rock, or other suitable materials, excluding monolithic concrete and asphalt; and
- iii. **Architectural Elements** such as decorative fencing, walls, trellises, pergolas, permanent site furniture, or sculpture.

In all cases where a combination of soft landscaping, **Hard Surfacing** or **Architectural Elements** are used, soft landscaping must constitute a majority of the Landscaping area.



Laneway means an improved ~~highway~~ **roadway** more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a **Lot**.

Loading Space means an on-site area reserved for temporary parking for the purpose of loading or unloading goods and materials from a **Commercial Vehicle**.

Long-term Bike Parking means a weather-protected, secure location for the storage of bicycles where access to the enclosure is limited to authorized individuals only.

Typical examples include a room within a housing-based **Building** or workplace, an enclosure within a **Parkade** or a cluster of bike lockers or cages.

Lot means a parcel of land, which is legally defined either by registered plan or description.

Lot Area means the total area within the **Lot Lines** of a **Lot**. The panhandle portion of a **Panhandle Lot** shall be excluded from the area for the purpose of determining compliance with minimum **Lot Area** specified in this bylaw for subdivision.

Lot Line means the legally defined boundary of any **Lot**.

Lot Width means the horizontal distance between **Side Lot Lines** of a **Lot** measured at the **Front Setback** for a **Principal Building** or **Structure**, except:

- i. in the case of a **Reverse Pie Shaped Lot**, the horizontal distance between the **Side Lot Lines** measured at the **Rear Setback** for a **Principal Building** or **Structure**; or
- ii. in the case of a **Panhandle Lot**, the horizontal distance between the **Side Lot Lines** measured at the **Front Setback** for a **Principal Building** or **Structure** excluding the panhandle.

M

Main Street Development means human scale and people-focused development that creates an active street front and comfortable public realm through:

- i. **Building** or **Podium** placement close to the **Street**;
- ii. orienting **Buildings** and main entrances towards the **Street**;
- iii. high quality **Building** design that provides visual interest, weather protection, and articulation to minimize the perception of massing;
- iv. transparent windows along the **Ground Floor** to support pedestrian interaction and visible storefront displays; and
- v. locating **Vehicle** parking underground or to the rear or side of **Buildings**.

Mobile Home Park means premises used for the placement of two or more **Mobile Homes**.

Mobile Home Space means an area designated within a **Mobile Home Park** for the placement of a **Mobile Home**, including access to an internal road and space for the exclusive **Accessory Use** by the **Owner** or occupant of that **Mobile Home**.

N

N/A means not applicable.

Natural Boundary means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

Natural Grade means the elevation of the ground surface in its natural state, before human alteration, or on sloping or irregular sites, the angled plane, before human alteration.

Net Floor Area (NFA) means the **Gross Floor Area** exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one **Owner**), service to the **Building**, attics, **Garages**, carports, breezeways, porches, **Balconies**, exit stairways, common/public corridors, **Parkades**, terraces, **Common Amenity Areas**, and **Building** mechanical systems.

In the case of **Supportive Housing**, communal dining and kitchen facilities are excluded.

O

Owner means the registered **Owner** of an estate in fee-simple or their agent authorized in writing, and includes the tenant for life under a registered life estate, the registered holder of the last registered agreement for sale, and the holder or occupier of land held in the manner described in the *Community Charter*.

P

Panhandle Lot means a **Lot** which has its primary legal access from a **Street** through a narrow strip of land **that is at least 6.0 m in width** which is an integral part of the **Lot**.

Parapet or **Parapet Wall** means that portion of a perimeter **Building** wall that rises above the level of the roof.

Parkade means a **Structure** that includes one or more **Parking Areas** and one or more **Drive Aisles**. A **Parkade** may include **Loading Spaces** or **Bike Parking Spaces** and does not include a **Surface Parking Lot**.

Parking Area means an area that is used for **Vehicle** parking. A **Parking Area** may include one or more **Vehicle** parking spaces, a **Surface Parking Lot**, a **Parkade**, a **Garage**, one or more **Loading Spaces**, one or more **Bike Parking Spaces**, but does not include a **Vehicle** access, a **Driveway**, or and a **Drive Aisle**.



Party Wall means a wall jointly **Owned** and jointly used by two parties under easement agreement or by right in law and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

Pathway means a **Hard Surfaced** path of travel that is located on private property and that cannot be accessed by **Vehicles** except authorized service **Vehicles**.

Pick-up / Drop-off Area means an on-site **Parking Area** reserved for temporary parking for the purpose to pick-up or drop-off of passengers, or goods and materials, from a **Vehicle**.

Typical examples of users include taxi services, ride-hailing services, food and prescription delivery services, and shipping delivery services.

Pie Shaped Lot means a **Lot** which is generally configured such that the **Lot Width** at the **Rear Lot Line** is greater than at its **Front Lot Line**.

Pie Shaped Lot (Reverse) means a **Lot** which is generally configured such that the **Lot Width** at the **Front Lot Line** is greater than at its **Rear Lot Line**.

Platform Structure means a **Structure** intended for use as an outdoor **Amenity Area** that may project or be recessed from the wall of a **Building**. It may include guardrails, **Parapet Walls**, pergolas, or similar features.

Typical examples include: **Balconies**, **Decks**, porches, raised patios and verandas. This definition does not include a **Rooftop Terrace**.

Podium means the base of a **Tower** that:

- i. occupies a larger **Floor Plate** than the rest of the **Tower**; and
- ii. does not exceed six **Storeys** in **Height**, unless otherwise specified in a zone.

Principal Use means the main or primary **Use** of land, **Buildings** or **Structures** which is provided for in the list of permitted **Uses** in the zones of this bylaw.

Privacy Screen means a **Structure** located on a **Platform Structure** or **Rooftop Terrace** that provides a visual barrier by obscuring sightlines from abutting **Sites**, **Streets**, **Laneways** or **Alleys**.

Typical examples include lattices, trellises, **Parapet Walls**, wooden boards, translucent glass, or any combination of these or similar features. Railings, balustrade systems and fences are not considered **Privacy Screens**.

Private Amenity Area means that portion of a **Lot** not occupied by **Parking** or **Vehicle Areas**, **Buildings**, accessible to, and suitable for gardens, **Landscaping**, and recreational use by **Building** tenants or residents. A **Private Amenity Area** also includes any **Decks**, patios or **Balconies** designed for the exclusive use of an individual **Dwelling Unit**. **Private Amenity Areas** must not be located within the required **Setback** areas.

Private Water System means a privately-owned utility system certified as a public convenience and necessity under the *Water Utility Act* that provides water services to more than a single **Lot**.

Public Amenity Area means an **Amenity Area** including open spaces, **Parks**, plazas, locations of art, seating areas, and other amenities at ground level that are complementary to the **Adjacent** streetscape and are visually and physically accessible to the public.

Public Park and Ride Facility means a **Surface Parking Lot** or **Parkade Owned** by the City of Vernon that is intended to serve a **Surface Parking Lot**, where drivers leave their **Vehicles** in order to take public transit.

Public Space means space that is part of an establishment and which is open to the public and not restricted to only employees. **Public Space** includes any private non-sale hospitality area where products manufactured within the premises are provided to private groups for tasting and sampling. This definition does not include kitchens, administration **Offices**, bathrooms, or food or drink preparation areas.

R

Rear Lot Line means:

- i. the **Lot Line** that is furthest from and opposite the **Front Lot Line**; or
- ii. where there is no such **Lot Line**, the point of intersection of any two **Lot Lines** that are furthest from and opposite the **Front Lot Line**.

Rear Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Rear Lot Line**. A **Rear Setback** is not a **Rear Yard**.

Rear Yard means the portion of a **Site** abutting the **Rear Lot Line**, extending across the full width of the **Lot**, and located between the **Rear Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Recreational Vehicle means a **Vehicle** designed for recreation and travel purposes.

Typical examples include motor homes, travel trailers, fifth wheel trailers, truck campers, tent trailers, park model recreational vehicles, or camper van conversions.

Religious Assembly means the use of premises for the assembly of persons for worship and related religious activities.

Typical examples include chapels, churches, convents, gurdwaras, monasteries, mosques, parish halls, synagogues, and temples.

Rooftop Terrace means a **Structure** located on a roof of a **Building** that is intended for use as an outdoor **Amenity Area** that may be surrounded by guardrails, **Parapet Walls** or similar features and, in the case of a **Dwelling Unit**, is located above the uppermost habitable room.



A **Rooftop Terrace** does not include a **Platform Structure**.

Row Housing means a **Building** that contains three or more **Principal Dwelling Units** joined in whole or in part at the side, the rear, or the side and the rear, with none of the **Principal Dwelling Units** being placed over another. Each **Principal Dwelling Unit** has separate, individual, and direct access to ground level.

S

Seasonal Shelter means a **Community Service** activity whose primary purpose is to provide seasonal accommodation for people requiring shelter for a temporary period. This may also include health, cultural, or recreational programming, individual support services, meal service, and administrative **Offices**, where such services support the primary purpose of the **Seasonal Shelter**.

Secondary Suite means a **Dwelling Unit** that is subordinate to, and located within, a **Building** used for **Detached Housing**, **Semi-detached Housing** or **Townhouses**.

Secondary Use means those **Uses** in the lists of **Secondary Uses** in the zones of this bylaw which may be conducted only in conjunction with a **Principal Use**.

Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Lot Line**. A **Setback** is not a **Yard**.

Shipping Container includes intermodal metal cargo containers whether or not modified, and bodies of transport trucks or straight truck boxes, whether in their original form or modified.

Short-term Bike Parking means a convenient and publicly-accessible parking location for bicycles that can be easily located from the main entrance of the **Building** it serves.

Typical examples include bicycle racks or bicycle corrals.

Side Lot Line means any **Lot Line** which is not a **Front** or **Rear Lot Line**.

Side Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Side Lot Line**. A **Side Setback** is not a **Side Yard**.

Side Yard means the portion of a **Site** abutting the **Side Lot Line**, extending across the full depth of the **Lot**, and located between the **Side Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Single Stair Egress Apartment means multi-unit housing consisting of at least three attached **Dwelling Units** with a common entrance(s), a shared hallway(s), and a single stair or elevator for egress as noted in BC Building Code. This may include **Ground Oriented Dwelling Units** with individual entrances at grade.

Site means an area of land consisting of one or more abutting **Lots**.

Site Coverage means the percentage of the area of a **Lot** or **Lots** that is covered by **Buildings** or **Structures** including **Accessory Buildings** or **Structures** (including carports and covered patios which are 23 m² or larger).

Sleeping Unit means a room in a housing-based **Building** that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities **within the sleeping room**. **Sleeping Units** have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based **Building**.

Stacked Townhouses means a **Building** in which **Townhouses**, are arranged vertically so that **Townhouse** units are placed wholly or partially over other **Dwelling Units**. Each **Dwelling Unit** will have an individual access to outside, not necessarily at **Grade**.

Stepback means the horizontal distance a **Building** facade is stepped back from the **Building** facade immediately below it.

Storey means that portion of a **Building** that is between the top of any floor and the top of the floor above it.

If there is no floor above, the **Storey** is the portion of the **Building** that is between the top of any floor and the ceiling above it.

If the top of the floor directly above a **Basement** is greater than 1.83 m above **Grade**, the **Basement** is considered a **Storey**.

Stairwell and elevator rooftop accesses do not count as a **Storey**, provided there is no additional enclosed floor area or large roof overhangs beyond what is required by BC Building Code for stairway landings and elevator access.

Street means any public roadway other than a **Laneway** or **Alley** and includes boulevards and sidewalks.

Street Wall means a series of continuous **Building** facades that are typically parallel to a **Street**.

Structure means a construction of any kind whether fixed to or supported by or sunk into land or water including but not limited to towers, flag poles, swimming pools, docks, signs and tanks, and excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials.

Structural Alteration means any change or addition to the supporting members of a **Building** or **Structure**, including but not necessarily limited to the foundation, bearing walls, rafters, columns, beams or girders where the total value of the change or alteration does not exceed 75% of the assessed value of the existing **Building** or **Structure**.

Studio Apartment means a **Dwelling Unit** in which the sleeping and living areas are combined.

Surface Parking Lot means an unenclosed area wholly at ground level that includes one or more **Vehicle** parking spaces and one or more **Drive Aisles**. It may also include one or more **Loading Spaces** and one or more **Bike Parking Spaces**.

T

Tandem Parking means two **Vehicle** parking spaces, one behind the other, with a common or shared point of access to a **Drive Aisle**, **Laneway**, **Alley** or **Street**.

Temporary Shelter Services means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. This **Use** includes an ancillary **Supportive Housing Use** if the majority of the **Gross Floor Area** is used for **Temporary Shelter Services**.

Typical examples include hostels and over-night shelters.

TOD Area Map means the maps identified in Schedule B of this bylaw that specifies the **TOD Areas** that apply to specific lands within the City.

Tower means, unless otherwise specified in a zone, a **Building** greater than 28.0 m in **Height**, with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.

Townhouses means a **Building** containing ~~three~~ five or more **Dwelling Units**, which each having a direct entrance at **Grade**.

For the purposes of this bylaw, the **Use** of **Townhouses** shall include the **Use** of **Row Housing**.

Transit Oriented Development Areas (TOD Areas) means the areas within the City that are required to be designated under the *Local Government Act* for the location of high-density, mixed-use development within walking distance of transit services.

U

Urban Containment Boundary (UCB) means a geographic boundary that separates urban from rural land **Uses**. It identifies an area where growth is intended to be directed.

Urban Services means the provision of utility infrastructure consisting of a **Community Water System**, a storm drainage system, a **Community Sewer System**, and paved roadways **Adjacent** to the **Site**.

Use means the purposes or activities for which a parcel of land or its **Buildings** are designed, arranged, developed or intended, or for which it is occupied or maintained.



V

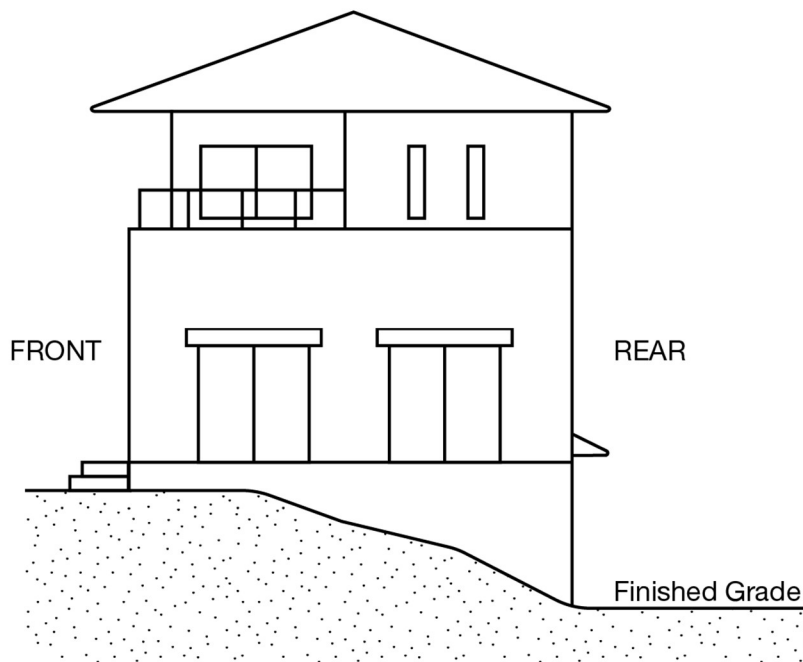
Vehicle means any motor vehicle as defined in the *Motor Vehicle Act*.

Violation Notice means the document issued by the City to a person who has committed an offence under Section 3 of this bylaw.

W

Walkout Basement means a portion of a **Building** which is partly underground, and which has an entrance or exit at separate **Grade** levels between the **Front** and **Rear Yards**. The absolute **Height** level from the front of the **Building** must be less than the absolute **Height** level at the rear of the **Building**.

Diagram 2.4 — Walkout Basement



Watercourse means any natural depression with visible banks, which contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, or surface source of water, including intermittent streams.

Water Retention Structure means a **Structure** designed to retain at least 0.378 m³ of water.

Typical examples include swimming pools, skating rinks, ornamental ponds, hot tubs, whirlpools, and spas.

Wet Bar means a counter with a sink and cabinets used for preparing beverages and snacks not requiring cooking.



Wide Lot means a **Lot** whose width exceeds its depth.

Y

Yard means the part of a **Lot** that is unoccupied by any portion of a **Building** or **Structure**. A **Yard** is not a **Setback**.

Year-round Shelter means a **Community Service** activity whose primary purpose is to provide accommodation for people requiring shelter for a temporary period that may exceed one season. This may also include health, cultural, or recreational programming, individual support services, meal service, and administrative **Offices**, where such services support the primary purpose of the **Year-round Shelter**.



SECTION 3: Enforcement

3.1 General

The **Director of Planning & Community Services**, building officials, and bylaw enforcement officers are authorized to enforce this bylaw.

3.2 Right of Entry

- 3.2.1 The **Director of Planning & Community Services**, building officials, and bylaw enforcement officers may enter onto any land or into any **Building** at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this bylaw have been carried out.
- 3.2.2 The authority to enter into a **Building** that is a private dwelling may be exercised only in accordance with s. 16(5) of the *Community Charter*.
- 3.2.3 No person shall interfere with or obstruct the entry onto any land or into any **Building** to which entry is made or attempted pursuant to the provisions of this bylaw.

3.3 Prohibitions

- 3.3.1 No person shall contravene, cause, suffer, or permit a contravention of this bylaw.
- 3.3.2 No person shall commence or undertake a **Use** in any zone that is not permitted by this bylaw.
- 3.3.3 No person shall construct, make an addition to or alter a **Building** or **Structure**, which is not permitted by this bylaw.
- 3.3.4 No person shall subdivide land except in accordance with this bylaw.
- 3.3.5 No person shall contravene a condition of a permit issued under this bylaw.
- 3.3.6 No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by the **Director of Planning & Community Services**, building official or Council, or the approval of a subdivision by the approving officer.
- 3.3.7 No person shall authorize or carry out any construction that is at variance with the description, specifications or plans that were the basis for the issuance of a building permit unless the permit has been amended by a building official.
- 3.3.8 No **Owner**, lessee, tenant, or other person shall:

- .1 park or store a **Commercial Vehicle** in excess of 5,500 kg licensed gross vehicle weight on a **Lot** in a housing zone;
 - .2 park or store a **Recreational Vehicle** in excess of 30 ft in length on a **Lot** in a housing zone, except in a fully enclosed permanent **Building**, provided that short term parking of no more than two consecutive days for the purposes of loading, unloading, service or repair is permitted and **Recreational Vehicles** may be parked within an area designated for such parking in a development permit;
 - .3 park or store more than one **Recreational Vehicle** on a **Lot** in a housing zone;
 - .4 park or store more than two **Commercial Vehicles** on a **Lot** in a housing zone;
 - .5 park or store an inoperable or unlicensed **Vehicle** for more than 30 consecutive days on a **Lot** in a housing zone; or
 - .6 park or store more than six **Vehicles** of any type outdoors on a **Lot** in a housing zone.
- 3.3.9 No person shall place or store construction materials on a **Lot** in a housing zone unless a building permit has been issued for the construction of a **Building** or **Structure** on the **Lot** and the permit is not expired, except for materials related to minor **Building** or **Structure** repairs not requiring a building permit.
- 3.3.10 No person shall store on a **Lot** in a housing zone a quantity of flammable or combustible liquid exceeding 205 L in volume.

3.4 Penalties

- 3.4.1 Every person who violates a provision of this bylaw commits an offence and is liable on summary conviction to a penalty not exceeding Fifty Thousand Dollars (\$50,000.00) and the costs of prosecution.
- 3.4.2 Each day a violation of the provisions of this bylaw exists or is permitted to exist shall constitute a separate offence that is subject to the maximum penalty indicated in 3.4.1.



SECTION 4: Development Regulations

4.1 Swimming Pools

- 4.1.1 Swimming pools shall not be located in a **Front Yard** or a **Flanking Side Yard**.
- 4.1.2 Above ground swimming pools shall meet the siting requirements of **Accessory Buildings**.
- 4.1.3 At grade swimming pools shall be located a minimum of 1.0 m from a **Side Lot Line** and a **Rear Lot Line**.

4.2 Projections into Yards

- 4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a **Building**, portions of a **Building** on a foundation or ornamental features may project into a **Setback** provided such projections do not exceed 0.5 m. **The total area of projections shall not comprise more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including Decks, trellises, or other open Structures. For Buildings that are more than one Storey, the area of the projection shall be calculated per Storey. No individual projection shall exceed 4.0 m in length. No two projections shall be closer than 1.5 m apart.**
- 4.2.2 Unenclosed steps, eaves, **Awnings, Decks, Canopies, Balconies**, or porches may project into a **Setback** provided such projections do not exceed 0.5 m. In the case of a **Front** or **Flanking Side Yard Setback**, 1.0 m.
- 4.2.3 Utilities, storage tanks, underground parking and similar **Structures** constructed entirely beneath the surface of the ground may encroach into **Setbacks** provided such underground encroachments do not result in a **Grade** inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to support **Landscaping**.

4.3 Accessory Development

- 4.3.1 No person shall erect or permit to be erected an antenna, satellite dish/receiver, radio or television mast in a housing zone:
 - .1 that is located in a **Front Yard** or **Side Yard** or projects over any **Lot Line**; and
 - .2 exceeds 11 m (36 ft) in **Height**,

unless the property **Owner** or tenant holds a current Radio Authorization issued by *Industry Canada*.



Accessory Buildings in Housing Zones

- 4.3.2 No **Accessory Buildings** or **Structures**, except for fences, are allowed in a **Front Yard** unless they contain a permitted **Accessory Dwelling Unit** or unless the **Lot** is a **Double Fronting Lot**.
- 4.3.3 An **Accessory Building** or **Structure** shall not be used as a **Dwelling Unit** unless it is a permitted **Accessory Dwelling Unit** in which case the conditions of use pertaining to **Accessory Dwelling Units** contained in Section 5 of this bylaw shall apply.
- 4.3.4 The total **Lot** coverage of **Accessory Buildings** or **Structures** shall not exceed 14% of the **Lot Area**, or have a total footprint greater than 100 m², whichever is less.

Shipping Containers

- 4.3.5 **Shipping Containers** shall meet the siting requirements of an **Accessory Building**.
- 4.3.6 No person shall authorize or place a **Shipping Container** on a **Lot** in a housing zone for more than 30 days per calendar year.
- 4.3.7 **Shipping Containers** placed on a **Lot** in a non-housing zone for more than 30 days per calendar year shall be screened from view of any **Street**, **Laneway** or **Alley** and from **Adjacent Lots**.
- 4.3.8 **Shipping Containers** may only be stacked up to two containers high.

4.4 Height and Grade

Buildings and Structures

- 4.4.1 In determining whether a **Building** conforms to the maximum **Height** permitted in any zone, **Structures** such as antennae, chimney stacks, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, railings ~~constructed with translucent materials, privacy screens, mechanical and ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags~~ shall not be considered for the purpose of determining the **Height**.
- 4.4.2 No person shall erect or permit to be erected an antenna, satellite dish/receiver, radio or television mast in a housing zone that exceeds 11 m (36 ft).
- 4.4.3 For the purpose of calculating **Height**, a flat roof will be considered any roof with either a single pitch or a pitch of 4:12 or less.
- 4.4.4 The **Finished Grade** shall to the extent possible, retain the natural contour of the land (**Natural Grade**), minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.



4.5 Services

- 4.5.1 No **Building, Structure**, or **Lot** in any zone shall be used for any purpose that requires **Street** access or services unless:
- .1 the owner has obtained proper authorization to have the required services installed and has installed such services in accordance with *the City of Vernon Subdivision & Development Servicing Bylaw No. 3843*; and
 - .2 the **Lot** has actual physical access from the **Street**.

4.6 Lighting

- 4.6.1 Outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any **Adjacent Lots, Streets**, walkways or interfere with the effectiveness of any traffic control device.
- 4.6.2 No flashing or blinking exterior lighting shall be permitted.
- 4.6.3 No exterior neon lighting shall be permitted in housing zones.
- 4.6.4 All direct and ambient lighting shall be shielded in housing zones so as to not shine beyond the boundaries of the **Lot**.
- 4.6.5 **Site** areas with public access shall be lit in keeping with the principles of crime prevention through environmental design and require **Site** lighting as is necessary to encourage pedestrian safety and allow casual surveillance from **Adjacent Buildings, Streets, Parking Areas** and walkways.
- 4.6.6 Lighting posts are not to exceed the lesser of the **Height** of the **Principal Building** or 7.0 m.
- 4.6.7 Lighting systems for commercial, industrial and community developments are to include automated controls allowing for a reduction in lumen levels and energy use during hours when **Site** is not in active use.

4.7 Setback from Provincial Highways

- 4.7.1 All **Buildings, Structures** and **Landscaping** excluding perimeter fencing (garden walls and fences) on **Lots** abutting Provincial Highways shall not be closer to the highway than the required Provincial Highway setbacks.

4.8 ~~Rooftop Screening~~

- 4.8.1 ~~Rooftop mechanical and electrical equipment in zones other than agricultural zones shall be screened from view from a Street or Adjacent Lots at grade. Deleted.~~

4.9 Hillside Development Areas

- 4.9.1 No construction of a **Building, Structure** or swimming pool is permitted on any slope of 30% or greater.
- 4.9.2 The calculation of **Dwelling Units** per hectare or **Floor Area Ratios** performed for the purposes of this bylaw shall for establishing the **Lot Area** exclude all portions of a **Lot** that cannot be used safely for the **Use** intended due to excessive slope, soil conditions or other hazards and for that purpose a building official may require an applicant for a building permit who is being required to provide a report under s 56 of the *Community Charter* in respect of land that is subject to or is likely to be subject to erosion, land slip, rockfalls or subsidence to instruct their qualified professional to indicate all such portions, and their areas in square meters, on a plan of the **Lot**.



SECTION 5: Specific Use Regulations

▲ 5.1 Application

- 5.1.1 In addition to the regulations for the specific zones where the specific **Uses** are allowed, the specific **Use** regulation shall apply to all development unless otherwise exempted in this section.
- 5.1.2 Where these regulations may be in conflict with development regulations in any zone or the general regulations, these specific **Use** regulations shall take precedence.

▲ 5.2 Minimum Dwelling Unit Size

- 5.2.1 The minimum size of a **Dwelling Unit** is 30 m² (323 ft²) **Net Floor Area**, except that for **Apartment Housing** a maximum of 20% of the **Dwelling Units** may be less than 30 m² (323 ft²) **Net Floor Area**.

▲ 5.3 Home Based Businesses

- 5.3.1 All **Home Based Businesses** shall be **Accessory Uses** and must comply with the following:
- .1 a **Home Based Business** shall be conducted within a **Principal Building** and/or one **Accessory Building** or **Structure** and no outdoor storage for, or outdoor operation of, a **Home Based Business** shall be permitted;
 - .2 no variation from the housing character and appearance of land or **Buildings** shall be permitted and no external structural change to any **Principal Building** or **Structure** for the purpose of accommodating a **Home Based Business** shall be permitted;
 - .3 the **Home Based Business** shall not generate more than two clients to the **Site** from which the business is being operated at any given time;
 - .4 no person other than residents of the **Dwelling Unit** shall be engaged in the **Home Based Business**;
 - .5 all parking spaces for customers of the **Home Based Business** must be provided for on the **Lot** where the **Home Based Business** is operating; and
 - .6 the total area of **Home Based Businesses** shall not occupy more than 30% of the **Floor Area** of the **Dwelling Unit** up to a maximum area of 50 m².



5.4 Secondary Suites & Accessory Dwellings

5.4.1 Secondary Suites

- 5.4.1.1 The **Gross Floor Area** of a **Secondary Suite** shall not exceed 49% of the **Gross Floor Area** of the respective **Dwelling Unit** it is **Accessory** to.
- 5.4.1.2 A **Secondary Suite** must be provided with the minimum **Private Amenity Area** required in the applicable zone in addition to any **Private Amenity Areas** provided for any other **Dwelling Units**.
- 5.4.1.3 **Secondary Suites** must have a separate entrance with exterior access, except where access is provided through a shared hall.
- 5.4.1.4 ~~A 1.5 m wide **Barrier-free**, lit, and clearly marked pathway from the **Street** to the main entrance of the **Secondary Suite** must be provided. Deleted.~~

5.4.2 Accessory Dwelling Units

- 5.4.2.1 The **Net Floor Area** of an **Accessory Dwelling Unit** must not exceed 100 m². Where an **Accessory Dwelling Unit** is located within a larger **Accessory Building**, the total combined footprint of the **Accessory Building** and the **Accessory Dwelling Unit** must not exceed 150 m².
- 5.4.2.2 The maximum **Height** of an **Accessory Building** with an **Accessory Dwelling Unit** is 8.0 m.
- 5.4.2.3 An **Accessory Dwelling Unit** must be provided with the minimum **Private Amenity Area** required in the applicable zone in addition to any **Private Amenity Areas** provided for any other **Dwelling Units**.
- 5.4.2.4 A 1.5 m wide ~~**Barrier-free**~~, lit, and clearly marked pathway from the **Street** to the main entrance of the **Accessory Dwelling Unit** must be provided.
- 5.4.2.5 Rooftop **Decks** or patios are not permitted on **Accessory Dwelling Units**.

5.5 Short-term Rental Accommodation

- 5.5.1 No more than one booking or reservation for **Short-term Rental Accommodation** is permitted in each **Dwelling Unit** at one time.
- 5.5.2 No more than two adults may occupy a **Sleeping Unit** used for **Short-term Rental Accommodation**.
- 5.5.3 Parking must be provided in accordance with the parking and loading regulations of Section 7 and may not use required visitor parking spaces.



5.6 Bareland Strata Developments

5.6.1 Bareland strata developments shall comply with the following regulations:

- .1 bareland strata developments shall comply with the minimum **Lot Area**, **Site Coverage**, **Landscaping**, **Lot Width**, **Height** and **Setbacks** as stated for fee simple **Lots** in the applicable housing zone; and
- .2 a maximum of one **Accessory Building** is permitted per **Dwelling Unit**.

5.7 Vehicular-oriented Uses

5.7.1 The minimum **Lot Width** for a vehicular-oriented **Use** shall be 30.0 m.

5.7.2 **Lot Area** shall be provided as follows:

- .1 the minimum **Lot Area** for any development incorporating a vehicular-oriented **Use** shall be 930 m² and the maximum **Site Coverage** shall be ~~50%~~ 60%;
- .2 the minimum **Lot Area** for a service station shall be 1,200 m² and the maximum **Site Coverage**, including pump islands, shall not exceed 75%;
- .3 the minimum **Lot Area** for **Drive-through Vehicle Services** shall be 140 m² of **Lot Area** not covered by **Buildings** for each service bay; and
- .4 where 2 or more of these **Uses** are part of a **Mixed-Use Housing** development on the same **Site**, the total **Lot Area** requirements shall be the sum of the requirements of the **Uses** calculated separately.

5.7.3 Queuing space shall be provided as follows:

- .1 for **Drive-through Services**, such as for food and banking, a minimum of 3 in-bound and 2 out-bound queuing spaces shall be provided for the drive-through lane;
- .2 for **Drive-through Vehicle Services**, excluding car washes, a minimum of 2 in-bound and 1 out-bound queuing spaces shall be provided for each service bay; and
- .3 each queuing space shall be a minimum of 6.0 m in length and 3.0 m in width. Queuing lanes shall provide sufficient space for turning and maneuvering.

5.7.4 **Minor Fuel Stations** shall adhere to the following:

- .4 all pump islands shall be located at least 6.0 m from any **Lot Line** or **Parking Area** on the **Site** or **Laneways** intended to control traffic circulation on the **Site**;
- .5 a **Canopy** over a pump island shall not extend to within 3.0 m of any **Lot Line**;
- .6 the **Canopy** area shall not constitute part of the **Site Coverage**; and



- .7 where the **Canopy** is a sign, it must comply with the provisions of *City of Vernon Sign Bylaw No. 4489*.

5.7.5 **Outdoor Vehicle Storage** shall adhere to the following:

- .1 all storage areas shall have a dust-free surface;
- .2 storage areas must be secured with perimeter fencing; and
- .3 drive aisles within storage areas must be clearly delineated and meet requirements of Section 7.2.10 of this bylaw.

5.8 Car Washes

- 5.8.1 Car washing establishments shall provide ~~upstream in-bound~~ **Vehicle** queueing for a minimum of 4 **Vehicles** per **automatic** washing bay except it is a minimum of 2 **Vehicles** where the washing bay is coin operated and the **Vehicle** is manually washed by an occupant of the **Vehicle**.
- 5.8.2 ~~Upstream In-bound~~ queueing spaces shall be a minimum of 6.0 m in length and 3.0 m in width.
- 5.8.3 The minimum area for a car wash shall be determined on the basis of 100 m² of space not covered by **Buildings** for each car wash bay.

5.9 Temporary Use Permits

5.9.1 Designated Areas:

- .1 temporary **Use** permits are permitted on any **Lot** within the City.

5.9.2 Conditions:

Temporary **Use** permits will be subject to conditions regarding the **Use** of the land and a termination date of the permit. In considering the issuance of a temporary **Use** permit, Council will use criteria it deems reasonable which may include:

- .1 that the temporary **Use** will operate at an intensity of **Use** suitable to the surrounding area;
- .2 that the temporary **Use** will be compatible with regard to **Use**, design and operation with other surrounding land **Uses**;
- .3 that the temporary **Use** will operate on a temporary basis only and include plans, or a letter of undertaking, to terminate the **Use** prior to the expiry date of the permit; and
- .4 a financial security to ensure the temporary **Use** is removed and the site is appropriately restored.



5.10 Temporary Shelter Services

5.10.1 Adequate outdoor and indoor storage space shall be provided as follows:

- .1 a minimum of outdoor storage space of 1.5 m² per shelter bed to a maximum of 25 m² is required;
- .2 if storage is located outdoors, it shall be screened from public view and **Streets**;
- .3 the secure outdoor space shall be well lit (but not intrusive to **Adjacent** properties) with natural surveillance from within the **Building**; and
- .4 secure indoor storage locker space of 0.20 m² per shelter bed shall be provided.

5.10.2 Adequate interior spaces and operating procedures to avoid sidewalk line-ups for access shall be provided as follows:

- .1 lobby and intake areas shall be 1 m² per shelter bed, to a maximum of 20 m² to receive clients;
- .2 **Front Setbacks** for new construction shall be 4.5 m and include an on-site exterior entrance area; and
- .3 large windows or glazing to provide surveillance to support adequate sightlines into intake areas and onto the **Street**.

5.10.3 Designated on-site smoking areas and receptacles are required as follows:

- .1 outdoor designated smoking areas shall comply with the Provincial regulations in regards to distance from doorways, air intakes and open windows;
- .2 outdoor designated smoking area shall include weather protection and adequate ventilation; and
- .3 outdoor amenity, storage, and designated smoking areas shall be well lit (but not intrusive to **Adjacent Lots**), including the use of motion detecting lighting, with natural surveillance.

5.11 Retail Cannabis Store

5.11.1 An application to authorize a new **Retail Cannabis Store** or relocate an existing authorized **Retail Cannabis Store** must not be approved unless the proposed location of the new **Retail Cannabis Store** is at least 500 m from any other authorized **Retail Cannabis Store**.

5.11.2 An application to authorize a new **Retail Cannabis Store** or relocate an existing authorized **Retail Cannabis Store** must not be approved unless the proposed location of the **Retail Cannabis Store**

is at least 250 m from any institution, public or independent, that provides delivery of the Provincial education curriculum to minors including elementary, middle and secondary **Schools**.

5.11.3 If an application to authorize a new **Retail Cannabis Store** does not comply with Sections 5.11.1 and/or 5.11.2, the application may be approved if any of the following circumstances apply:

- .1 the shortest travelling distance by road between the proposed location and the location of another authorized **Retail Cannabis Store** is greater than 500 m due to a physical separation created by a **Watercourse**, body of water or other natural landscape feature; and
- .2 the shortest travelling distance by road between the proposed location and the location of an institution identified in 5.11.2 is greater than 250 m due to a physical separation created by a **Watercourse**, body of water or other natural landscape feature.

5.11.4 If an application to authorize the relocation of an existing authorized **Retail Cannabis Store** does not comply with Sections 5.11.1 and/or 5.11.2, the application may be approved if any of the following circumstances apply:

- .1 the proposed new location has the same permanent parcel identifier assigned under the *Land Title Act* as its current location;
- .2 the proposed new location is not closer to another use identified in 5.11.1 and/or 5.11.2 than its current location;
- .3 the shortest travelling distance by road between the proposed location and the location of another authorized **Retail Cannabis Store** is greater than 500 m due to a physical separation created by a **Watercourse**, body of water or other natural landscape; and
- .4 the shortest travelling distance by road between the proposed location and the location of an institution identified in 5.11.2 is greater than 250 m due to physical separation created by a **Watercourse**, body of water or other natural landscape feature.



SECTION 6: Landscape & Screening

6.1 Required Landscaping

- 6.1.1 The minimum level of **Landscaping** required in each zone along all **Front**, **Rear** and **Side Yards** shall be determined from the Minimum Landscape Buffer Schedule (Table 6.1) and **Landscaping** details entitled Minimum Landscape Buffer in Section 6.6, unless otherwise specified as a **Landscape** corridor in the *Official Community Plan* (Plan Vernon) or any bylaw replacing same.
- 6.1.2 In cases where the **Lot** is to be developed in phases, **Landscaping** needs to be provided on all lands that are used for the development of a phase. This includes lands that have been graded or filled. **Landscaping** shall be required in subsequent phases on the remainder of the **Lot** at the time that these are developed.
- 6.1.3 Any designated **Landscaping** area between a **Lot Line** and an existing road curb or shoulder area shall be completed concurrently with **Landscaping** within **Lot Lines** by the development to the standard of **Landscaping** required for the **Lot** and in conformance with the *City of Vernon Subdivision & Development Servicing Bylaw No. 3843*.

6.2 Landscaping Standards

- 6.2.1 All required **Landscape** areas and installations shall meet or exceed the Landscape Standards Bylaw No. 5015, and meet or exceed the *Canadian Landscape Standard, current edition, as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association*.
- 6.2.2 All required **Landscape** areas and installations shall be regularly maintained by property **Owners** to meet the Landscape Maintenance Bylaw No. 5014, and meet or exceed the *Canadian Landscape Standard, current edition, as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association*.
- 6.2.3 In reference to 6.2.2 above, the **Landscape** maintenance requirements shall address and provide for the following items in regards to plant material: watering, mulching, pruning, fertilizing, liming and tree support, as well as weed, pest and disease control.
- 6.2.4 In reference to 6.2.2 above, the **Landscape** maintenance requirements shall address and provide for the following items in regards to lawns and grass areas: watering, fertilizing, liming, mowing and trimming, edging, aeration and repairs (regarding, reseeding or resodding), as well as weed, insect and disease control.
- 6.2.5 The execution of the above-mentioned **Landscape** maintenance requirements shall take place on a regular basis as to ensure a healthy, neat and orderly appearance throughout the year.

- 6.2.6 The above requirements for **Landscape** maintenance shall be enforced by the City, under Section 3 of this bylaw.
- 6.2.7 **Driveways** and walkways shall be located in order to accommodate the required **Landscape Buffers** of Section 6.7. Required **Landscape Buffers** shall be continuous along the affected **Lot** boundaries, interrupted only by walkways, **Driveways** and required utility service boxes.
- 6.2.8 All **Landscaped** areas will be graded to meet the following criteria:
- .1 maximum 1:5 slope (20%) for lawn areas;
 - .2 maximum 1:3 slope (33%) for shrub or ground cover area;
 - .3 minimum 1:25 slope (4%) for cross slope for any **Landscape** area;
 - .4 all **Site** grading will direct overland drainage along or away from any **Landscape Buffer** to collection points off-site away from **Buildings**;
 - .5 all areas in which the existing slope exceeds 30% are to be identified; and
 - .6 all areas developed and **Adjacent** lands impacted by development with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the **Site**.
- 6.2.9 All outdoor storage areas shall have a dust-free surface.
- 6.2.10 All construction on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and **Watercourses**. This includes the provision of temporary fencing prior to and during construction.
- 6.2.11 All required **Landscape Buffer** areas shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, **Streets**, **Laneways**, **Alleys** or **Parking Areas** shall be permitted.
- 6.2.12 Notwithstanding Section 6.2.6, the following areas are exempt from having permanent fully automatic irrigation systems:
- .1 existing areas of undisturbed native vegetation which have been accepted as **Landscape Buffer** or stream protection leave strips;
 - .2 **Landscape** areas specifically designed as xeriscape or drought resistant natural species plantings, however temporary irrigation may be required; and
 - .3 **Landscape Buffers** which are established with drought resistant species to return the area to a natural condition, however temporary irrigation may be required.
- 6.2.13 Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.
- 6.2.14 New trees and shrubs shall follow a consistent lateral placement and be set back a minimum of 1.0 m from all underground utilities.



6.3 Refuse and Recycling Bins

- 6.3.1 When any development is proposed, provisions for garbage storage, recycling and collection shall be provided on the same **Site** as the development, unless a bin sharing agreement is in place.
- 6.3.2 All **Site** refuse and recycling bins in zones other than agricultural zones, including all other large receptacles used for the **Temporary Storage** of materials, require opaque screening from **Adjacent Lots** and **Streets**.
- 6.3.3 All screening will be a minimum of 2.0 m in **Height** to a maximum **Height** that is equivalent to the **Height** of the refuse or recycling bin.
- 6.3.4 All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in **Height**.
- 6.3.5 ~~Notwithstanding sub-section 6.3.2, a refuse or recycling bin located within a property and screened from adjoining **Lots** and **Streets** will not require any screening or **Landscape**. Deleted.~~
- 6.3.6 All refuse or recycling bins shall be located entirely within the **Lot Lines** so as to not obstruct pedestrian or **Vehicle** traffic.
- 6.3.7 An unobstructed access **Laneway** or **Alley** with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m shall be provided for access to a required refuse and recycling room or enclosure.
- 6.3.8 All refuse and recycling bins should be sited as far away from **Watercourses** as possible.

6.4 Public Amenity Areas

- 6.4.1 **Public Amenity Areas**, when permitted pursuant to Section 6.6, must be solely for pedestrian **Use** and accessible to the public from both the **Street** and from the development.
- 6.4.2 The minimum **Public Amenity Area Street Frontage** is 6.0 m.
- 6.4.3 The minimum **Public Amenity Area** depth is 4.0 m.
- 6.4.4 For any **Public Amenity Area** in lieu of a **Landscape Buffer**, the following are minimum requirements:
 - .1 all **Hard Surface** areas shall use a decorative paving surface;
 - .2 a minimum of two benches for public seating shall be provided;
 - .3 a minimum of 3 trees, with a minimum 65 mm **Caliper** and rootball of 900 mm, shall be provided; and
 - .4 pedestrian and decorative lighting must be provided.



6.5 Fencing and Retaining Walls

- 6.5.1 Subject to traffic sight lines, the following **Height** limitations shall apply to fences, ~~and walls, chainlink fences and hedges~~ in all housing ~~and mixed-use~~ zones:
- .1 1.2 m (4.0 ft) if situated along the **Lot Lines** ~~within a Front Setback~~ or within the **Setback** abutting a **Street**;
 - .2 2.0 m (6.4 ft) if situated behind the ~~Front Setback~~ abutting a **Street**;
 - .3 2.0 m (6.4 ft) if situated ~~abutting a Side Yard, Flanking Side Yard and/or Rear Yard~~ along a **Lot Line** not abutting a **Street**.
- 6.5.2 Screen fences shall be consistent with the quality of **Building** design and materials of the **Principal Building**.
- 6.5.3 Screening fences required for outdoor storage areas for **Temporary Shelter Services** shall be a combination of opaque and translucent or lattice design to ensure nature surveillance is permitted into the space. Screen fences and walls shall complement **Building** design and materials.
- 6.5.4 Fencing type may be established in neighbourhood plans, building schemes or by precedent from **Adjacent Lots**.
- 6.5.5 Wood fences shall be designed to a high level of finish with materials of lumber grade standard or better. Wood posts shall be treated against rotting to provide for the longevity of the fence. Fences shall be constructed with all components of sufficient size, materials, and strength to prevent sagging and to minimize rot. Along sloping ground, the top of wood fences shall be horizontal with vertical drops at the posts.
- 6.5.6 Screening fences shall be opaque double-sided construction. Where screen fences are allowed or required by this bylaw, they shall be of an opaque or a combination of opaque, translucent or lattice design.
- 6.5.7 No fence constructed at the **Natural Grade** in housing zones, shall exceed 2.0 m in **Height**, except where abutting an agricultural or commercial zone the maximum **Height** is 2.4 m. No fence shall have pickets or finials extending above a horizontal rail that may pose a danger to wildlife.
- 6.5.8 No fence in a commercial or industrial zone shall exceed 2.4 m.
- 6.5.9 Industrial zones are to have an opaque 2.4 m high fence along all **Lot Lines** abutting non-industrial zones and around **Wrecking Yards** that are visible from a **Street** abutting the **Lot**.



6.5.10 No barbed wire or electrified fencing shall be allowed in any housing, commercial, community or industrial zones except:

- .1 in ALR, AGRL and AGRS zones for use in livestock enclosures; and
- .2 in CMTY zone where the **Site** is used for a **Detention Facility**.

Razor wire fences shall not be permitted in any zone.

6.5.11 Retaining walls on all housing-based **Lots**, except those required as a condition of subdivision approval, must not exceed a **Height** of 1.2 m measured from **Grade** on the lower side, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.

6.5.12 In the case of a retaining wall constructed in accordance with Section 6.5.11, the combined **Height** of a fence on top of a retaining wall at the **Lot Line** or within 1.2 m of the **Lot Line** shall not exceed 2.0 m, measured from **Natural Grade** at the **Lot Line** (see Diagram 6.1).

6.5.13 Notwithstanding Section 6.5.11, a retaining wall may be higher than 1.2 m, measured from **Grade**, where the **Natural Grade** of the subject **Lot** is lower than the abutting **Lot** (see Diagram 6.2).

6.5.14 In the case of a retaining wall constructed in accordance with Section 6.5.13, the maximum **Height** of a fence, or portion of retaining wall extending above the **Natural Grade** of the abutting higher **Lot**, or combination thereof, shall be 2.0 m, measured from the **Natural Grade** of the abutting higher property (see Diagram 6.2).

6.5.15 Notwithstanding Section 6.5.14, where an affected property remains at **Natural Grade** and the subject **Lot** constructs a retaining wall and a fence within 1.2 m of the **Lot Line**, the maximum **Height** for a fence on the affected **Lot** shall be no greater than 1.8 m above the **Height** of the retaining wall or 2.0 m whichever is less (see Diagram 6.1).



Diagram 6.1 — Retaining Wall on Higher Subject Property

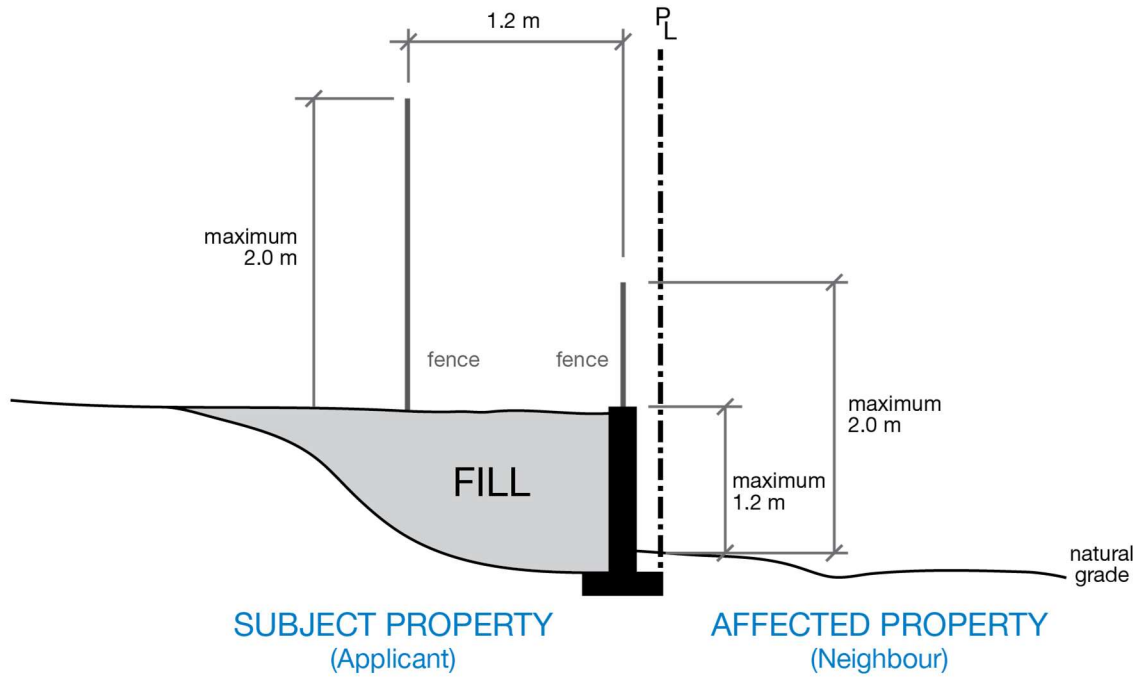
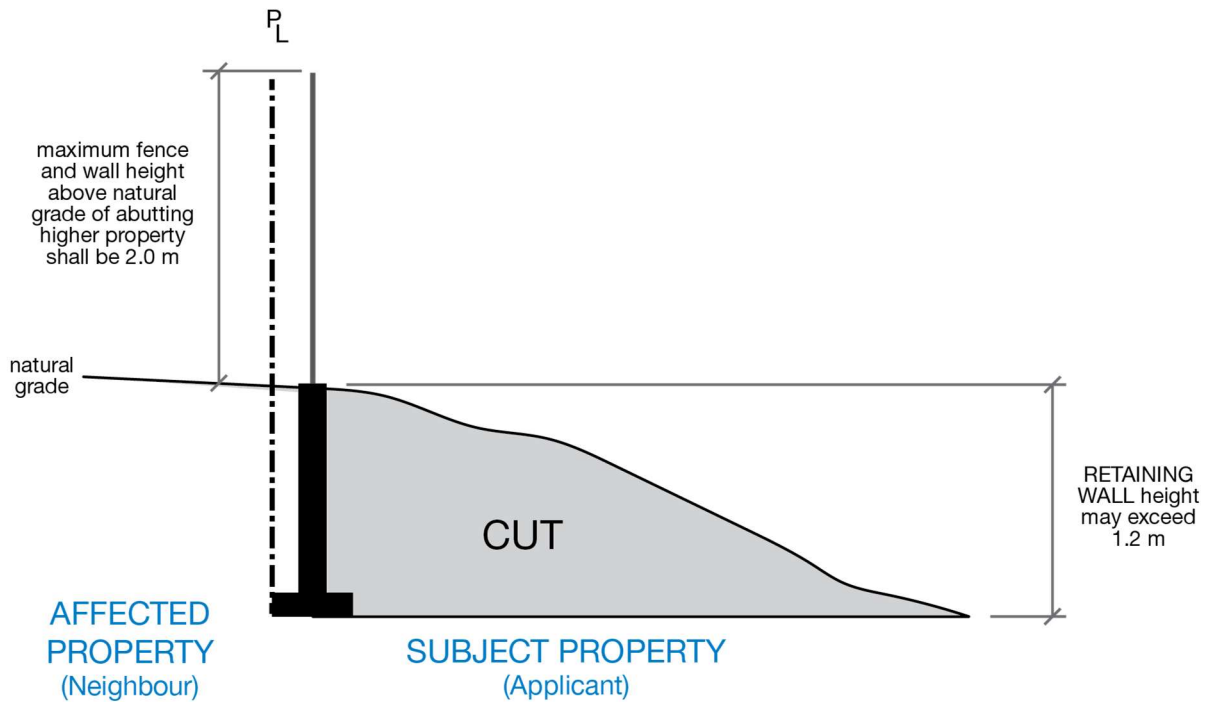


Diagram 6.2 — Retaining Wall on Lower Subject Property



6.6 Minimum Landscape Buffers

- 6.6.1 **Landscape Buffers**, of a design as shown on the Minimum Landscape Buffer Treatment Drawings (Levels 1 through 5), for the **Front Yard**, **Side Yards**, and **Rear Yard** depending upon the zone as indicated by Section 6.6.5, are as follows:
- .1 Level 0: no specific guidelines for the design of the **Landscape Buffer**;
 - .2 Level 1: a minimum 1.5 m **Landscape Buffer** is required and will consist of a vegetative buffer only, unless a fence is required for other reasons;
 - .3 Level 2: a minimum 1.5 m vegetative **Landscape Buffer** combined with a fence is required;
 - .4 Level 3: a minimum 2.0 m vegetative **Landscape Buffer** combined with a fence is required;
 - .5 Level 4: a minimum 3.0 m **Landscape Buffer** is required; and
 - .6 Level 5: a **Landscape Buffer** is required for all land abutting ALR land where non-farm **Uses** exist. The minimum buffer shall meet the guidelines in the Landscape Buffer Specifications document prepared by the Agricultural Land Commission.
- 6.6.2 Trees shall be spaced, on average, to the dimensions specified in the approved drawings. The equivalent of 1 tree per 10.0 lineal metre of required **Landscape Buffer**, including walkways, **Driveways** and required utility boxes, shall be planted on the subject property. Deciduous trees shall have a minimum **Caliper** of 60 mm with a minimum clearstem **Height** of 1.5 m. Conifers shall be a minimum of 2.5 m high. Irrigated No. 2 pot shrubs are to be placed at a maximum spacing of 1.0 m on center with 10 cm ground cover at a maximum spacing of 0.5 m on center. The equivalent of 1 shrub per 1 linear metre of required **Landscape Buffer**, including walkways, **Driveways**, and required utility boxes, shall be planted on the subject **Lot**. The shrubs shall be irrigated No. 2 pot shrubs and are to be placed at a maximum spacing of 1.0 m on centre.
- 6.6.3 In order to provide heritage trees for future generations, trees required according to Section 6.6.3 shall include legacy trees. One out of every ten trees required according to Section 6.6.3 shall be designated as a legacy tree and accordingly located and identified on approved drawings. A minimum of 1 legacy tree shall be provided.
- 6.6.4 Trees or shrubs higher than 0.6 m shall not be located in the visual triangle indicated on the drawings and specified by the *City of Vernon Traffic Bylaw No. 5600*.
- 6.6.5 Where a visual screen is required, it may consist of either vegetation or decorative fence or wall. The minimum **Height** of the screen is 1.2 m for Level 3 (at maturity for vegetation, planted at a minimum of 1.0 m high on an maximum spacing of 1.0 m on center), 1.5 m for Level 4, and 1.8 m for Level 5.



- 6.6.6 Notwithstanding Section 6.6.1, buffer widths may be reduced to the width of the actual **Setback** of the **Building** or **Structure** if the actual **Setback** of the **Building** or **Structure** is narrower than the buffer specified in Section 6.6.1.
- 6.6.7 Notwithstanding Section 6.6.1, parking lots abutting major roads as identified on Map 4 of *Official Community Plan*, require an additional **Landscape Buffer** of a minimum of 3.0 m.
- 6.6.8 Notwithstanding any other provisions in this bylaw, where leave strips are required along stream corridors in accordance with the *Official Community Plan*, the land and vegetation shall remain undisturbed. In the case of leave strips along Okanagan Lake, land is to remain in its natural condition or be **Landscaped** in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred. Retaining walls along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property.
- 6.6.9 In addition to the minimum **Landscape Buffer** treatment levels above:
- .1 all lands adjacent to provincial highways, except those in agricultural zones and within Town Centres, are required to have Level 4 **Landscape Buffer** treatment unless superseded by development permit area guidelines;
 - .2 ~~all internal Lot Lines on a Site being comprehensively developed are exempt from Side Yard buffer zones Deleted;~~
 - .3 all industrial zone properties shall have a Level 3 buffer zone when **Adjacent** to non-industrial zone properties;
 - .4 all commercial zoned properties shall have a Level 3 buffer zone when **Adjacent** to non-commercial and non-industrial properties;
 - .5 CD zones shall specify Landscape Buffer treatment for the CD **Site**;
 - .6 all non-secondary surface parking **Lots** in a commercial zone shall have a Level 3 buffer zone;
 - .7 required **Landscape** islands in parking areas shall have the same level of **Landscaping** as a Level 1 buffer zone; and
 - .8 **Recreational Vehicle** parking compounds in housing zones shall have a Level 4 buffer zone.
- 6.6.10 Notwithstanding Section 6.6.1, all landscape areas should reflect the character and intent of the *Official Community Plan*.
- 6.6.11 Where a **Side Yard Landscape Buffer** treatment is required and an opaque barrier is included in the **Landscape Buffer** Treatment Design, the opaque barrier may be located at the **Lot Line**.
- 6.6.12 **Landscape Buffer** treatments for **School Sites** may be amended from the standards indicated in Table 6.1 - Minimum Landscape Buffer Schedule. Where changes to the standards are proposed,



supporting documentation from a registered **Landscape** architect must be provided that contains that the following objectives have been met:

- .1 that sufficient screening to **Adjacent** housing-based **Lots** has been achieved;
- .2 that adequate **Landscaping** has been provided to provide shade for **Buildings** and play areas;
- .3 **Driveway** entrances and **Parking Areas** have been appropriately **Landscaped** for optimization of screening and vehicular **Site** lines; and
- .4 **Landscaping** around active play areas ensures safety to children on the **School** grounds.

Where perimeter **Landscaping** cannot be provided due to any of the above noted objectives, the School District will be required to provide or upgrade boulevard trees on all abutting **Streets**.

Table 6.1— Minimum Landscape Buffer Schedule

Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted
Agricultural Zones				
ALR, AGRL, AGRS	0	0	0	NO
Housing Zones				
MUS (4 units or less)	0	0	0	NO
MUS (5 units or more)	1	1	1	NO
MUA, MHS	1	1	1	NO
MUM	1	2	1	NO
MSH	1	2	2	YES
Commercial and Resort Zones				
CMUN, CMUC	1	1	1	YES
CMUB	1	2	2	YES
RTH	1	1	1	NO
RCC	1	2	2	YES
Industrial Zones				
INDL, INDA	4	3	3	NO
Community & Parks Zones				
PANS	0	0	0	N/A
CMTY	1	1	1	YES
UTIL	3	1	1	NO



Minimum Landscape Buffer Treatment

Diagram 6.3
Level 1

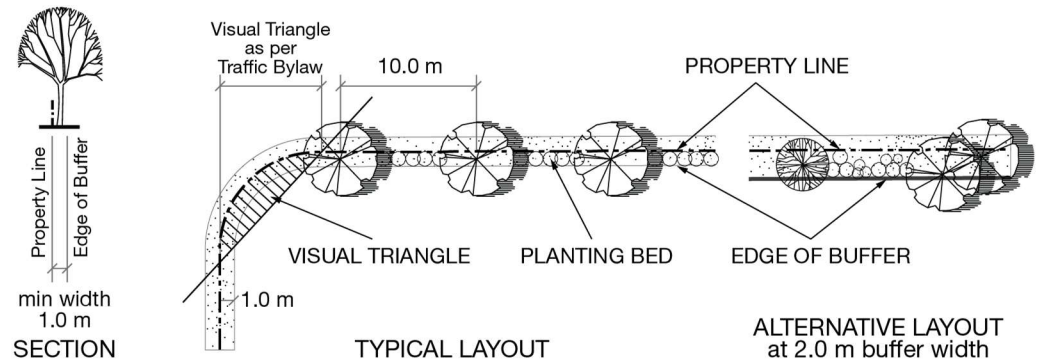


Diagram 6.4
Level 2

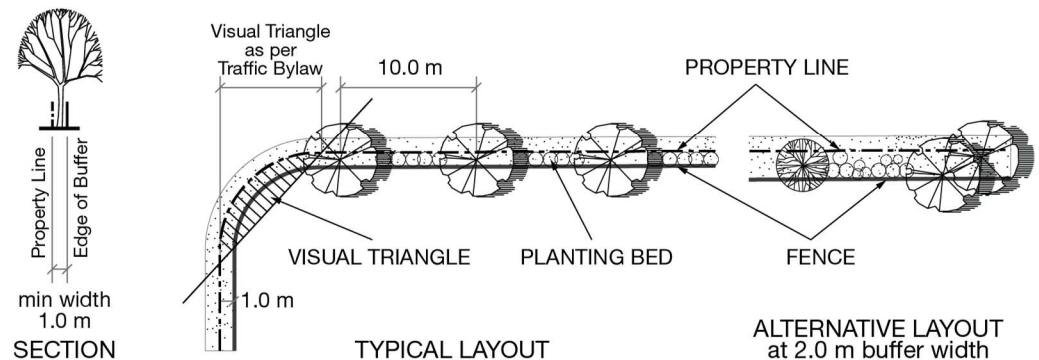


Diagram 6.5
Level 3

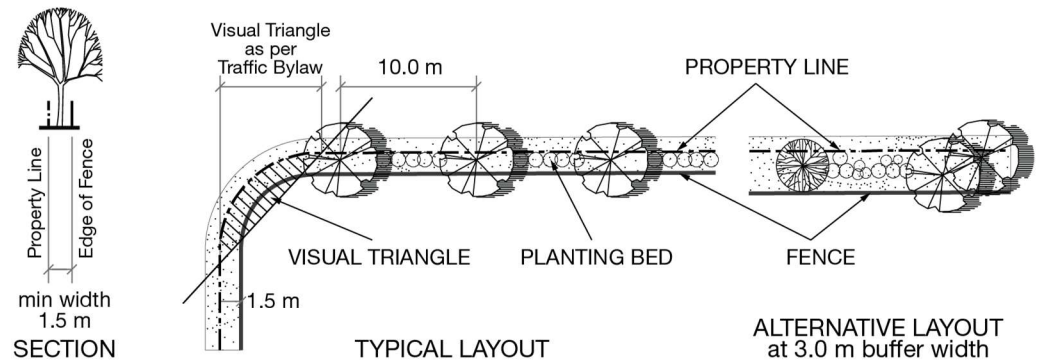
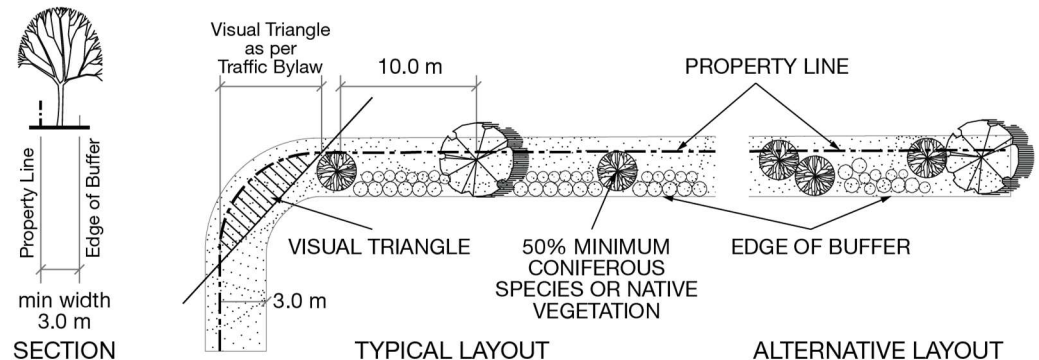


Diagram 6.6
Level 4



SECTION 7: Vehicle Parking, Loading, and Bike Parking

7.1 General Provisions

- 7.1.1 On-site **Vehicle** parking spaces, **Loading Spaces**, and **Bike Parking Spaces** must be provided in accordance with this section.
- 7.1.2 Where provision of on-site **Vehicle** parking spaces, **Loading Spaces**, or **Bike Parking Spaces** are required, a **Site** plan, **Landscaping** plan, and floor plan(s) of any **Garage**, **Parkade**, or indoor **Bike Parking Spaces** must be included with the development permit or building permit application.

The plan(s) must be drawn to scale, in metric, and clearly illustrate the size and configuration of the **Parking Areas**, **Vehicle** parking spaces, **Loading Spaces**, **Bike Parking Spaces**, **Drive Aisles**, **Driveways**, on-site circulation for **Commercial Vehicles** and emergency **Vehicles**, **Street**, **Laneway** or **Alley** accesses, **Landscaping**, fences, snow storage areas, and garbage, recycling, and organics storage areas.

- 7.1.3 Where a change of **Use** application does not result in a change to an existing **Building** footprint, addition of new **Building(s)** or **Structure(s)**, or other changes to the **Site** plan:

- .1 the number of **Vehicle** parking and **Loading Spaces** in place for the existing **Use** will be considered legal non-conforming;

~~.2 the **Parking Area** must be **Hard Surfaced** and meet the development standards in Section 7.2; and~~

~~.3 **Bike Parking Spaces** must be provided.~~

- 7.1.4 Each **Use** of land or a **Building** or **Structure** is subject to a combination of all **Vehicle** parking space, **Loading Space**, and **Bike Parking Space** requirements, where ~~the types of **Vehicle**~~ parking spaces ~~may~~ include:

- .1 regular **Vehicle** parking,
- .2 small **Vehicle** parking,
- .3 oversized **Vehicle** parking,
- .4 accessible parking,
- .5 visitor parking, and
- .6 **EV-ready** parking.



Loading Spaces may include:

- .1 **Loading** for commercial, ~~Vehicles~~ industrial, and community **Uses**, and
- .2 ~~Pick-up/Drop-off Spaces~~ **Loading** for housing **Uses**; and

Bike Parking Spaces may include:

- .1 **Short-Term Bike Parking**,
- .2 **Long-Term Bike Parking**,
- .3 **Inclusive Bike Parking**, and
- .4 **End-of-trip Bike Facilities**.

- 7.1.5 ~~Vehicle parking space, Loading Space, and Bike Parking Space requirements are independent and no space shall be considered to satisfy more than one requirement. Deleted.~~
- 7.1.6 ~~Where calculation of the total number of required spaces yields a fractional number, decimals of 0.5 and higher must be rounded up to the nearest whole number. Deleted.~~
- 7.1.7 The total requirements of mixed **Uses** are the sum of the requirements for the **Net Floor Area** of each **Use**, unless a shared parking and loading study that considers all modes of transportation is completed and certified by a Professional Engineer and approved by the **Director of Planning & Community Services** determines that a lesser number of spaces is sufficient.
- 7.1.8 Where this Section 7.0 does not specify requirements for a particular **Use**, the **Director of Planning & Community Services** may determine the **Use** or combination of **Uses** for which requirements are specified that is most similar to the particular **Use**.
- 7.1.9 Where this Section 7 requires 100 or more **Vehicle** parking spaces on any **Lot** or **Site**, the applicant for a development permit or building permit must provide a parking study prepared and certified by a Professional Engineer and approved by the **Director of Planning & Community Services**. The requirements for **Vehicle** parking spaces and **Loading Spaces** shall be the lesser of the number required by this Section 7 and the number recommended by the Professional Engineer.
- 7.1.10 For non-profit housing developments, the requirements for **Vehicle** parking spaces and **Loading Spaces** shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the **Director of Planning & Community Services**, ~~should such a study be requested or provided..~~



7.2 Development Standards

- 7.2.1 Every on-site **Parking Area**, **Driveway**, and **Drive Aisle** must be **Hard Surfaced**, with the exception of **Lots** that are zoned for **Agricultural Use** or **Industrial Use** which must be constructed with a dust-free surface. ~~and **Parking Areas** must be~~ constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.
- 7.2.2 ~~For either **Buildings** larger than 2000 m² **NFA** or with 7 or more **Dwelling Units**, a minimum of 25% of required **Vehicle** parking spaces for commercial and housing **Uses** must be entirely or partially enclosed in a **Parkade** or **Garage**. For **Buildings** and **Uses** in a **TOD Area** all **Vehicle** parking provided for commercial and housing **Uses** must be enclosed in a **Parkade** or **Garage**. Deleted.~~
- 7.2.3 ~~**Green Parking Lots** are required where a **Surface Parking Lot** contains 25 or more **Vehicle** parking spaces. Deleted.~~
- 7.2.4 Every on-site **Parking Area** containing 3 or more **Vehicle** parking spaces must clearly delineate the **Vehicle** parking spaces, **Loading Spaces**, **Bike Parking Spaces**, **Drive Aisles**, entrances, exits, ~~snow storage areas~~, and garbage, recycling, and organics storage areas using both pavement markings and signs.
- 7.2.5 Accessible parking spaces must have both a sign and pavement markings, and the side aisle or rear aisle for loading must be marked with yellow cross hatching. A side aisle may be shared between two accessible parking spaces.
- 7.2.6 Every on-site **Parking Area** must have fencing, curbs, or secured wheel stops to prevent **Vehicles** from encroaching upon **Lot Lines**, except where openings are needed for a **Barrier-free** path of travel, pedestrian walkway, or **Pathway**.
- 7.2.7 All on-site **Vehicle** parking spaces that abut a pedestrian walkway, **Pathway**, or **Landscaped** area must have secured wheel stops that are minimum 0.9 m from the walkway, **Pathway**, or **Landscaped** area and minimum 0.15 m in height.

Where the configuration is parallel parking, wheel stops are not required, ~~but spaces **Adjacent** to a pedestrian walkway or **Pathway** must have an additional 0.3 m width to allow **Vehicle** doors to open without blocking the path of pedestrian travel.~~

Grades

- 7.2.8 **Parking Areas** and **Drive Aisles** may be constructed at **Grades** up to 8%. **Driveways** and ramps within a **Parkade** may be constructed at **Grades** up to 15%, except within 6.0 m of a **Front Lot Line**, where the **Grades** must comply with the *Subdivision and Development Servicing Bylaw*.



Parking Area Configuration

7.2.9 Every **Parking Area** ~~containing 3 or more~~ **Vehicle** parking spaces, ~~other than in a MUS – Multi-Unit: Small Scale zone,~~ must provide a drive aisle that allows entry to and exit from the **Site** directly to a dedicated public **Street** or **Laneway** without reversing the vehicle. This does not apply to 90-degree **Vehicle** spaces accessed directly from the abutting **Laneway**.

Additionally:

- .1 this access must not cross any **Lot** other than the **Lot** on which the **Parking Area** is located, unless a shared access easement is registered on all applicable titles; and
- .2 a turning template drawn by a Professional Engineer or Architect may be required pursuant to Section 7.1.2 to demonstrate that **Commercial Vehicles** and emergency **Vehicles** can turnaround on-site.

7.2.10 **Drive Aisles** must be provided for on-site **Vehicle** maneuvering at the minimum widths specified in Table 7.1.

Table 7.1 — Minimum **Drive Aisle** Widths by Purpose

Purpose of Drive Aisle	Minimum Width
Two-way aisle Adjacent to 90-degree parking or angle parking	6.5 m
Two-way aisle Adjacent to parallel parking or no parking	6.0 m
One-way aisle Adjacent to 60-degree angle parking	4.5 m
One-way aisle Adjacent to 45-degree angle parking	3.5 m
One-way aisle Adjacent to parallel parking or no parking	3.0 m

7.2.11 ~~No public **Street**, **Laneway**, or **Alley** may be used as the required **Drive Aisle** access to **Vehicle** parking spaces, except in a **MUS – Multi-Unit: Small Scale** zone. In a **TOD Area**, a **Laneway** may be used as the required **Drive Aisle**. Deleted.~~

7.2.12 Where a **Laneway** or **Alley** is used as the **Drive Aisle**, ~~either~~ the **Vehicle** parking space length ~~or the **Laneway** or **Alley** width~~ must be increased by a minimum of ~~1.2~~ 0.8 m.

7.2.13 ~~No public **Street**, **Laneway**, or **Alley** may be used as a **Loading Space**, except a **Laneway** in a **MUS – Multi-Unit: Small Scale** zone or in a **TOD Area**. Deleted.~~

7.2.14 **Tandem Parking** is only permitted for ~~housing **Uses**~~ **Rural Housing** and **Small Scale Multi-Unit Housing Uses** when designated for an individual **Dwelling Unit**.

Location of Spaces

7.2.15 All required on-site **Vehicle** parking spaces, **Loading Spaces**, and **Long-term Bike Parking Spaces** must be located on the **Site** of the **Building**, **Structure**, or **Use** served by the spaces, ~~except that **Loading Spaces** may be located in an abutting **Laneway** if the **Lot** or **Site** is being developed with~~



Medium-Scale Housing, Large Scale Housing, Mixed-Use Housing, or a commercial, industrial, community, or basic services Use.

- 7.2.16 No on-site **Vehicle** parking spaces or **Loading Spaces** may be located in a required **Landscape Buffer Setback** abutting a **Street**, except when the parking is within a driveway that is perpendicular to the **Street**. No on-site **Vehicle** parking spaces or **Loading Spaces** may be located in or a required sight triangle as defined by the *City of Vernon Traffic Bylaw*.
- 7.2.17 Accessible parking spaces, where required, ~~must be located within 30.0 m of a Building's main entrance and~~ must be provided with a **Barrier-free** path of travel between the accessible parking spaces and the entrance, which does not include stairs.
- 7.2.18 ~~All Short-term Bike Parking Spaces must be located within 15 m of any main entrance, in a well-lit and visible area, that provides visual surveillance by occupants of the Building.~~ Visitor parking spaces must be available to all visitors of the **Site** and not be located within a garage or **Driveway** that is not accessible to all **Dwelling Units on Site**.

Snow Storage and Garbage, Recycling, and Organics Storage

- 7.2.19 All snow storage and garbage, recycling, and organics storage areas located within or **Adjacent** to any **Parking Area** must be located such that collection **Vehicles** can gain access without interfering with the function of the **Parking Area** or any abutting public **Street**, **Laneway** or **Alley**.

7.3 Vehicle Parking and Loading

Number of Spaces

- 7.3.1 The required minimum number of **Vehicle** parking spaces and **Loading Spaces** for each **Use** is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule.
- 7.3.2 The ~~required maximum number of Vehicle parking spaces for each Use is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule, except that the Uses of~~ **Accessory Parking, Outdoor Sales and Service, Outdoor Vending, Standalone Parking Facility, Vehicle Storage, and Special Events** are exempt from the required minimum number of **Vehicle** parking spaces in Table 7.7.
- 7.3.3 ~~The required maximum number of Commercial Vehicle Loading Spaces for housing Uses is 2.0 per Building. Deleted.~~
- 7.3.4 **Loading Spaces** may be shared by multiple **Units** and must be calculated for the **Net Floor Area** of the entire **Site**.
- 7.3.5 **Buildings** and **Uses** located in a **TOD Area** or within 400 m from the centerline of road on a **Frequent Transit Route** are exempt from the required minimum number of **Vehicle** parking spaces for housing **Uses** and visitor parking spaces.



- 7.3.6 Accessible parking spaces must be provided ~~in addition to the required minimum number of Vehicle parking spaces,~~ as specified in Table 7.2. Accessible parking spaces shall be provided within the total number of **Vehicle** spaces required rather than in addition to the number of **Vehicle** spaces required. If visitor parking and accessible parking are both required, a minimum of 1 visitor space must be provided as an accessible parking space.

Table 7.2 — Required Minimum Number of Accessible Parking Spaces

Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	TOD Area: Number of Dwelling Units	TOD Area: Required Minimum Number of Accessible Parking Spaces
0-4	0	0-4	0
5-25	1	5-25	1
26-50	2	26-50	2
51-75	3	51-75	3
76-100	4	76-100	4
101 or more	4 + 2% for every space over 100	101 or more	4 + 2% for every Dwelling Unit over 100

- 7.3.7 Visitor parking spaces must be provided for all housing **Uses** and the **Use** of **Housing Care Centre** in addition to the required minimum number of **Vehicle** parking spaces, as specified in Table 7.3. **In Mixed-Use Housing**, the parking spaces required for commercial **Uses** can be shared with the required visitor parking spaces.

Table 7.3 — Required Minimum Number of Visitor Parking Spaces

Number of Dwelling Units	Required Minimum Number of Visitor Parking Spaces	Number of Dwelling Units	Required Minimum Number of Visitor Parking Spaces
0-4	0	61-70	9
5-10	1	71-80	10
11-15	2	81-90	11
16-20	3	91-100	12
21-25	4	101 or more	12 + 10% for every unit over 100
26-30	5		
31-40	6		
41-50	7		
51-60	8		



- 7.3.8 A portion of the required minimum **Vehicle** parking spaces must be provided as EV-ready spaces according to the **Use**, as specified in Table 7.4. ~~EV-ready spaces are spaces that have direct access within 1.0 m to an energized 240-volt outlet that is capable of operating a Level 2 EV charger.~~

For the purposes of Table 7.4, **Secondary Suites** and **Accessory Dwelling Units** are exempt.

Table 7.4 — Minimum Ratio of Required EV-ready **Vehicle** Parking Spaces

Use	Minimum Ratio of EV-ready Vehicle Parking Spaces
Housing	1.0 per Dwelling Unit 25% of the minimum + 10% of visitor parking spaces
Commercial	15% 10% of the minimum
Industrial	10% of the minimum
Community	10% of the minimum
Basic Services	10% of the minimum n/a
Agricultural	n/a

Size of Spaces

- 7.3.9 The minimum dimensions required for each type of **Vehicle** parking space and **Loading Space** are specified in Table 7.5.

Table 7.5 — Minimum Dimensions of **Vehicle** Parking Spaces and **Loading Spaces**

Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance
Passenger Vehicles Vehicle Parking Spaces			
Regular	6.0 m	2.5 m	2.0 m
Small	4.8 m	2.3 m	2.0 m
Oversized	7.0 m	3.0 m	2.75 m
Parallel	7.0 m	2.5 m	2.0 m
Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m
Accessible Parallel	9.0 m	2.7 m	2.75 m
Commercial Vehicles Loading Spaces by Use Type			
Housing	9.3 m	3.0 m	3.7 m
Commercial, Industrial, and Community	12.2 m	3.6 m	4.6 m

- 7.3.10 Up to 50% of **Vehicle** parking spaces may be small sized and up to 25% may be oversized. **Visitor spaces must not be small sized.**

- 7.3.11 ~~Pick-up/Drop-off Spaces must be provided as regular sized or oversized **Vehicle** spaces. Deleted.~~



7.3.12 ~~For parallel parking, the minimum length of the parking spaces is increased by 1.0 m. An end space with an open end may be shortened by 0.5 m, and an accessible parallel space must have a 2.0 m long rear aisle for loading. Deleted.~~

7.3.13 Where a **Vehicle** parking space is bordered on one or both sides by a wall, column, door, or other physical obstruction, the width of the space must be widened by the amount specified in Table 7.6.

Table 7.6 — Additional parking space width required for obstruction

Location of the Obstruction	Additional Width Required
One side	0.2 m
One side with a door opening into the Vehicle parking space	0.5 m
Both sides	0.5 m
Both sides with a door opening into the Vehicle parking space	0.8 m



7.4 Bike Parking

Number of Spaces

7.4.1 The required minimum number of **Short-term Bike Parking** and **Long-term Bike Parking Spaces** for each **Use** is specified in Table 7.7 — Parking, Loading, and Bike Parking Schedule.

7.4.2 ~~A minimum of 50% of the required **Bike Parking Spaces** must be provided as **Inclusive Bike Parking**, including access to a 120-volt electrified outlet for charging e-bikes and e-scooters.~~

Inclusive Bike Parking shall be provided as follows:

- .1 Where **Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing** or **Mixed-Use Housing** is proposed, a minimum of 10% of the required **Long-term Bike Parking Spaces** must be provided as **Inclusive Bike Parking**.
- .2 For all **Uses** where 10 or more **Short-term Bike Parking Spaces** are required, 10% of the required **Short-term Bike Parking Spaces** shall be provided as **Inclusive Bike Parking**.

7.4.3 ~~End-of-trip bike facilities are required in all **Buildings** that provide **Long-term Bike Parking**, which includes:~~

- ~~.1 1 locker, hook, cubby, or other storage area for every **Long-term Bike Parking Space** provided;~~
- ~~.2 1 electrified 120-volt outlet for every 5.0 **Long-term Bike Parking** space provided;~~
- ~~.3 1 shower and change room for every 15.0 **Long-term Bike Parking** space provided; and~~
- ~~.4 1 bike wash and repair area for every 15.0 **Long-term Bike Parking** space provided.~~

End-of-trip Bike Facilities shall be provided as follows:

- .1 Where a commercial **Use**, industrial **Use**, community **Use**, or basic services **Use** is proposed, **End-of-trip Bike Facilities** shall be provided in accordance with Table 7.6.1.
- .2 Where **Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing** or **Mixed-Use Housing** is proposed that provides 10 or more **Long-term Bike Parking Spaces**, 1 bike wash and repair station per building is required to be located within 1 level of finished grade.
- .3 *Deleted.*
- .4 *Deleted.*



Table 7.6.1 — Required End-of-trip Bike Facilities

Number of Long-term Bicycle Parking Spaces Required	Min. Number of Electrified 120v Outlets	Min. Number of Personal Storage Lockers or Cubbies	Min. Number of Bike Wash and Repair Stations
0-4	0	0	0
5-10	1	0	0
11-15	2	.5 per bike space	1
16-20	3	.5 per bike space	1
21-30	4 plus 1 for each additional 5 bike spaces	.5 per bike space	1

Size of Spaces

7.4.4 **Bike Parking Spaces** ~~may be ground anchored or wall mounted and~~ must be a minimum of ~~0.6 m~~ 0.45 m wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. **Inclusive Bike Parking** spaces must be a minimum of ~~1.0 m~~ 0.85 m wide, ~~2.75 m~~ 2.4 m long, and have a vertical clearance of at least 2.0 m. ~~Ground anchored Bike Parking Spaces must be a minimum of 0.6 m from any wall, entrance door, or other obstacle. Aisles between parked bikes must be a minimum of 1.2 m wide.~~

7.4.5 ~~Aisles between parked bikes must be a minimum of 1.2 m wide.~~ A maximum of 50% of **Long-term Bike Parking Spaces** may be provided as wall mounted **Bike Parking Spaces**. A wall-mounted **Bike Parking Space** may be located at the front of a **Vehicle Parking Space** provided the **Vehicle Parking Space** is in an indoor, secure location, and is a Regular or Oversized space.

Development Standards

7.4.6 All **Long-term Bike Parking Spaces** must:

- .1 be situated on a **Hard Surface**;
- .2 be accessible by a ramp or elevator with sufficient space to maneuver with **Inclusive Bike Parking** sized bikes;



- .3 include an automated door opener or kick-down door stop, where the **Bike Parking Space** location requires the bike to be maneuvered through a doorway;
- .4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;
- .5 support two points of contact on the bike;
- .6 be u-lock compatible; and
- .7 be located clear of pedestrian paths of travel.
- .8 be e-bike compatible and support up to 35 kilograms;
- .9 be located within 1 level of **Finished Grade**; and
- .10 may be located within an individual garage for **Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, Townhouses, and Stacked Townhouses.**

7.4.7 All **Short-term Bike Parking Spaces** must:

- .1 be a horizontal **Bike Parking Space**;
- .2 be situated on a **Hard Surface**;
- .3 be constructed of theft-resistant material and securely and permanently anchored to the ground with tamper-proof hardware;
- .4 support two points of contact on the bike;
- .5 be u-lock compatible;
- .6 be located clear of pedestrian paths of travel; and
- .7 be located within 15 m of a main entrance for **Large Scale Multi-Unit Housing, Mixed-Use Housing, commercial Use, industrial Use, community Use, or basic services Use**; or
- .8 be located in a highly visible and easily accessible location for **Small Scale Multi-Unit Housing, and Medium Scale Multi-Unit Housing.**



Table 7.7 — Parking, Loading, and Bike Parking Schedule

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up-Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Housing (Housing Loading Stall)						
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800-m² NFA For Apartment Housing with 35 Dwelling Units or more, minimum 1.0 required per Building	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800-m² NFA For Apartment Housing with 35 Dwelling Units or more, minimum 1.0 required per Building	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing Small Scale Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800-m² NFA , where 11 or more Dwelling Units n/a	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial (Commercial/Industrial Loading Stall)						
All commercial Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800-m² NFA , For 1900 m ² NFA or greater, minimum 1 per Site	0.2 per 100-m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Animal Services	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 2800-m² NFA , For 1900 m ² NFA or greater, minimum 1 per Site	0.2 per 100-m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA



Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up/Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Bar Cannabis Lounge Drive-through Services Food & Beverage Service	4.0 per 100 m ² NFA	9.0 per 100 m ² NFA	1.0 per 2800 m² NFA, For 1900 m ² NFA or greater, minimum 1 per Site	0.2 per 100 m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Campsite	1.0 per camping space	2.0 per camping space	n/a	1.0 per 35 camping spaces	1.0 per 5 camping spaces	1.0 per 2 camping spaces
Child Care Services	1.0 per 8 children (capacity) plus 2.0 for Staff	n/a	n/a	-	1.0 per classroom	1.0 per classroom
Health Service	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800 m² NFA, For 1900 m ² NFA or greater, minimum 1 per Site	0.2 per 100 m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Hotel	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m² NFA, For 1900 m ² NFA or greater, minimum 1 per Site	1.0 per 20 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Light Manufacturing	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m² NFA, For 1900 m ² NFA or greater, minimum 1 per Site	0.2 per 100 m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Marina	1.0 per 10 boats and 10.0 per boat launch	n/a	1.0 per boat launch n/a	n/a	1.0 per 10 boats and 10.0 per boat launch	n/a
Major Indoor Entertainment	1.5 per 100 m ² NFA or 1 per 5 seats	3.0 per 100 m ² NFA	1.0 per 2800 m² NFA, For 1900 m ² NFA or greater, minimum 1 per Site	0.2 per 100 m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA



Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up/Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Outdoor Entertainment	4.0 per hectare	30.0 per hectare	1.0 per Site	1.0 per public entrance	2.0 per hectare	4.0 per Site
Resort Accommodation	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m² NFA, where 11 or more Dwelling Units n/a	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Industrial (Commercial/Industrial Loading Stall)						
All industrial Uses not listed below	1.0 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 1900 m² NFA, For 1900 m² NFA or greater, minimum 1 per Site	0.1 per 100 m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Airport Terminal and Navigation Facilities	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 1900 m² NFA, For 1900 m² NFA or greater, minimum 1 per Site	0.1 per 100 m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Indoor Self Storage Warehouses	0.5 per 100 m ² NFA	1.5 per 100 m ² NFA	1.0 per 1900 m² NFA, For 1900 m² NFA or greater, minimum 1 per Site	0.1 per 100 m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Community (Commercial/Industrial Loading Stall)						
All community Uses not listed below	1.5 per 100 m ² NFA	2.5 per 100 m ² NFA	1.0 per 2800 m² NFA, For 1900 m² NFA or greater, minimum 1 per Site	0.2 per 100 m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Housing Care Centre	0.25 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800 m² NFA, For 1900 m² NFA or greater, minimum 1 per Site	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units



Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up-Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Outdoor Recreation Facility	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a
Park	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a
School	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats 1.5 per 100 m ² NFA	8.0 per elementary classroom or 10.0 per high school classroom or 1 per 4 post-secondary seats 2.5 per 100 m ² NFA	1.0 per 2800 m ² NFA, minimum 1 per Site	5.0 per elementary, middle, or high school public entrance or 0.2 per 100-m² NFA post-secondary	0.5 1.0 per 100 m ² NFA	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats 0.5 per 100 m ² NFA
Supportive Housing	0.5 per Sleeping Unit	1.0 per Sleeping Unit	1.0 per 2800-m² NFA, where 11 or more Sleeping Units n/a	1.0 per 35 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Basic Services						
All basic services Uses not listed below	1.0 per 100 m ² NFA	2.0 per 100 m ² NFA	1.0 per 1900-m² NFA, minimum 1 per Site n/a	0.1 per 100-m² NFA	0.5 per 100 m ² NFA	0.25 per 100 m ² NFA
Health Care Facility	2.0 per 100 m ² NFA	4.0 per 100 m ² NFA	1.0 per 2800-m² NFA, minimum 1 per Site n/a	0.2 per 100-m² NFA	1.0 per 100 m ² NFA	0.5 per 100 m ² NFA
Agricultural						
All agricultural Uses not listed below	n/a	n/a	n/a	n/a	n/a	n/a



Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up Drop-off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Additional Agricultural Dwelling	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	n/a	n/a	1.0 per Dwelling Unit
Agricultural Stand	n/a	n/a	n/a	1.0 per Site	n/a	n/a
Agri-Tourism Accommodation	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m² NFA, minimum 1 per Site n/a	1.0 per Site	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units



SECTION 8: Agricultural & Rural

8.1 ALR – Agricultural Land Reserve (ALR)

8.1.1 Purpose

To preserve and promote agricultural practices in accordance with the *Agricultural Land Commission Act* and all other relevant legislation. The ALR zone is designed to encourage and facilitate the continuation and growth of agriculture in Vernon while protecting the City's valuable agricultural resources for future generations. Matters not regulated in this zone may be subject to the *Agricultural Land Commission Act*, *Agricultural Land Reserve Use Regulation*, *Agricultural Land Reserve General Regulation*, and orders of the Agricultural Land Commission.



8.1.2 Permitted Uses

No **municipal** regulations

8.1.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.

Lot Area	Community Sewer System	Maximum Density
> 1 ha (2.47 ac)	No	No municipal regulations
< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite
Any Lot Area	Yes	No municipal regulations

8.1.4 Subdivision Lot Area and Dimensions

Minimum **Lot Width**: 40 m

Minimum **Lot Area**: 12 ha (29.65 ac)



8.1.5 Size and Siting of Buildings

Uses, **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the left-hand column of the table, and **Buildings** and **Structures** must not exceed the **Height** indicated in the right-hand column of the table.

Uses, Buildings & Structures	Minimum Setback Abutting a:			Max. Height
	Street	Lot	Laneway or Alley	
Dwelling Units & seasonal accommodation for farm workers	6.0 m	3.0 m	6.0 m	11.0 m
Accessory Buildings & Structures	6.0 m	3.0 m	3.0 m	8.0 m
Accessory Dwelling Units	6.0 m	3.0 m	3.0 m	8.0 m
Agri-tourism Accommodation	6.0 m	10.0 m	6.0 m	8.0 m
Agricultural Buildings & Structures	6.0 m	3.0 m	3.0 m	16.0 m
Confined livestock areas & Buildings or Structures housing animals	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	16.0 m
Kennels and stables	15.0 m	15.0 m	15.0 m	16.0 m

8.1.6 Development Regulations

- .1 Kennels and stables are not permitted on **Lots** with areas of less than 2.0 ha.
- .2 **Buildings** and **Structures** for housing **Use** must conform with ALC regulations.
- .3 The maximum number of **Agri-tourism** accommodation **Sleeping Units** per farm is:

	Lot Area (ha)			
	< 2.0	2.0 – 3.5	3.6 – 4.9	> 5.0
Sleeping Units	0	5	7	10

For clarity, the total number of **Agri-tourism** accommodation **Sleeping Units** permitted includes any number of **Sleeping Units** used for **Short-term Rental Accommodation**.

- .4 Maximum **Site Coverage**:

Use	Maximum Site Coverage
Housing Uses including Accessory Buildings & Structures	10%
Agricultural Buildings & Structures	35%
Agri-tourism Accommodation	No regulations
Greenhouses and nurseries with closed wastewater & stormwater management systems	75%



8.2 AGRL – Agriculture & Rural: Large Block (Non-ALR)

8.2.1 Purpose

To allow for agricultural and rural **Uses** on large parcels of land in a rural setting outside of ALR boundaries where high natural amenity exists and urban services are limited.



8.2.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Small-Scale Rural Housing	●	
Commercial		
Animal Services	●	
Light Manufacturing		●
Home Based Business		●
Short-term Rental Accommodation		●
Temporary Storage		●
Community		
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
Agricultural		
Additional Agricultural Dwelling		●
Agriculture	●	
Agricultural Stand		●

8.2.3 Density of Housing Use

Maximum **Density**: 1 **Dwelling Unit**, plus 1 **Secondary Suite**, plus 1 **Accessory Dwelling Unit**



8.2.4 Subdivision Lot Area and Dimensions

Minimum **Lot Width**: 100 m

Minimum **Lot Area**: 12 ha (29.65 ac)

8.2.5 Siting and Size of Buildings

Uses, **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the left-hand column of the table, and **Buildings** and **Structures** must not exceed the **Height** indicated in the right-hand column of the table.

Uses, Buildings & Structures	Minimum Setback Abutting a:			Max. Height
	Street	Lot	Laneway or Alley	
Dwelling Units & seasonal accommodation for farm workers	6.0 m	3.0 m	6.0 m	11.0 m
Accessory Buildings & Structures	6.0 m	3.0 m	3.0 m	8.0 m
Accessory Dwelling Unit	6.0 m	3.0 m	3.0 m	8.0 m
Agricultural Buildings & Structures	6.0 m	3.0 m	3.0 m	16.0 m
Confined livestock areas & Buildings or Structures housing animals	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	16.0 m
Kennels and stables (Min. Lot Area 2.0 ha)	15.0 m	15.0 m	15.0 m	16.0 m

8.2.6 Development Regulations

- .1 Kennels and stables are not permitted on **Lots** with areas of less than 2.0 ha.
- .2 Maximum **Site Coverage**:

Use	Maximum Site Coverage
Housing Uses including Accessory Buildings & Structures	10%
Agricultural Buildings & Structures	35%
Greenhouses and nurseries with closed wastewater & stormwater management systems	75%

8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR)

8.3.1 Purpose

To allow for agricultural and rural **Uses** on smaller parcels of land in a rural setting outside of ALR boundaries where high natural amenity exist and urban services are limited.



8.3.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Small-Scale Rural Housing	●	
Commercial		
Animal Services	●	
Campsite		●
Light Manufacturing		●
Home Based Business		●
Outdoor Entertainment		●
Short-term Rental Accommodation		●
Temporary Storage		●
Community		
Child Care Services	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
Agricultural		
Additional Agricultural Dwelling		●
Agriculture	●	
Agricultural Stand		●



8.3.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.

Lot Area	Community Sewer System	Maximum Density
> 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite
Any Lot Area	Yes	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit

8.3.4 Subdivision Lot Area and Dimensions

Minimum **Lot Width**: 40 m

Minimum **Lot Area**: 2 ha (4.94 ac)

8.3.5 Siting and Size of Buildings

Uses, **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the left-hand column of the table, and **Buildings** and **Structures** must not exceed the **Height** indicated in the right-hand column of the table.

Uses, Buildings & Structures	Minimum Setback Abutting a:			Max. Height
	Street	Lot	Laneway or Alley	
Dwelling Units & seasonal accommodation for farm workers	6.0 m	3.0 m	6.0 m	11.0 m
Accessory Buildings & Structures	6.0 m	3.0 m	3.0 m	8.0 m
Accessory Dwelling Unit	6.0 m	3.0 m	3.0 m	8.0 m
Agricultural Buildings & Structures	6.0 m	3.0 m	3.0 m	16.0 m
Confined livestock areas & Buildings or Structures housing animals	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	16.0 m
Kennels and stables	15.0 m	15.0 m	15.0 m	16.0 m



8.3.6 Development Regulations

- .1 Kennels and stables are not permitted on **Lots** with areas of less than 2.0 ha.
- .2 Maximum **Site Coverage**:

Use	Maximum Site Coverage
Housing Uses including Accessory Buildings & Structures	10%
Agricultural Buildings & Structures	35%
Greenhouses and nurseries with closed wastewater & stormwater management systems	75%



SECTION 9: Housing

9.1 MUS – Multi-Unit: Small Scale

9.1.1 Purpose

To allow for a range of small-scale housing development up to 3 **Storeys** in **Height**, including ~~detached, attached, and multi-unit housing~~ **Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses** on **Lots** under 4,050 m² (1 ac). This zone has **Site** and **Building** regulations that provide additional development flexibility in appropriate contexts, based on **Site** servicing and **Lot Area**.



9.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Home Based Business		●
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
Urban Agriculture		●



9.1.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with characteristics indicated in the second, third, fourth and fifth columns of the following table must not exceed the number indicated in the right-hand column of the table.

Class	Community System		Inside the Urban Containment Boundary	Lot Area	Maximum Density
	Water	Sewer			
1	N/A	No	N/A	Any Lot Area	1 Dwelling Unit , plus 1 Secondary Suite
2	N/A	Yes	N/A	Any Lot Area	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
3	Yes	Yes	Yes	Up to 280 m ²	3 Dwelling Units
4	Yes	Yes	Yes	280 m ² to 4,050 m ²	The greater of: a) 4 Dwelling Units ; or b) 60 Dwelling Units / ha (24 Dwelling Units / ac)
5 (within 400 m of a frequent Transit Route)	Yes	Yes	Yes	280 m ² to 4,050 m ²	The greater of: a) 6 Dwelling Units ; or b) 60 Dwelling Units / ha (24 Dwelling Units / ac)

9.1.4 Subdivision Lot Area and Dimensions

Community Sewer System	Lot Area		Minimum Lot Width
	Minimum	Maximum	
Not Connected	Subdivision not permitted		
Connected	<div>500 m² (0.125 ac)</div> <div>250 m² (0.125 ac)</div>	4,050 m ² (1 ac)	<div>Interior Lot: 14 m 7 m</div> <div>Exterior Lot: 20 m 12 m</div>



9.1.5 Siting of Buildings

1. **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.
2. For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**.

Class 1

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	6.0 m	6.0 m	6.0 m
Laneway or Alley	6.0 m	1.5 m	N/A
Housing-based Lot	3.0 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 2

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	5.0 m	5.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 3

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A



Party-Wall	0.0 m	0.0 m	N/A
-------------------	--------------	--------------	------------

Class 4

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party-Wall	0.0 m	0.0 m	N/A

Class 5

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party-Wall	0.0 m	0.0 m	N/A

Class	Lot Line Abutting a:	Minimum Setback		
		Dwelling Unit(s)	Accessory Building(s)	Garage or carport
1	Street	6.0 m	6.0 m	6.0 m
	Laneway or Alley	6.0 m	1.5 m	N/A
	Housing-based Lot	3.0 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
2	Street	5.0 m	5.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A



	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
3	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
4	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
5	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A

9.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	11 m (3 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

9.1.7 Development Regulations

- Lots** in the classes indicated in the ~~left-hand column of the~~ following table must be provided with **Landscaping** to at least the extent indicated ~~in the right-hand column of the table~~, and **Lot** classes shall be determined in accordance with the table in Section 9.1.3. ~~For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the table.~~



Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
1	50%	N/A
2	40%	N/A
3	25%	N/A
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
5	25%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
For developments with 20 Dwelling Units or greater per Site, a minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.		

- .2 Maximum total length of any Building Frontage for new construction, and of additions including the length of an existing Building Frontage, is 30 m.
- .3 ~~Where a proposed Building is located on a Lot abutting a Laneway or Alley, Vehicle access to the Parking Area serving the Building is only permitted from the Laneway or Alley. Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.~~
- .4 Common Buildings, facilities and amenities in strata plans shall be treated as Accessory Buildings for the purposes of determining their permitted Height and siting.
- .5 A 1.5 m wide, lit, and clearly marked pathway from the Street to the main entrance of Dwelling Units must be provided.



9.2 MUA – Multi-Unit Acreage: Small Scale

9.2.1 Purpose

To allow for a range of small-scale low-density housing development up to 3 **Storeys** in **Height**, including ~~detached, attached, and multi-unit housing-based Buildings~~ **Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses** on **Lots** greater than 4,050 m² (1 ac) in **Lot Area**. This zone has **Site** and **Building** regulations that provide additional development flexibility in appropriate contexts, based on **Site** servicing and **Lot Area**.



9.2.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Home Based Business		●
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
Urban Agriculture		●



9.2.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with characteristics indicated in the second, third, fourth and fifth columns of the following table must not exceed the number indicated in the right-hand column of the table.

Class	Community System		Inside the Urban Containment Boundary	Lot Area	Maximum Density
	Water	Sewer			
1	N/A	No	N/A	4,050 m ² (1 ac) to 10,000 m ² (2.47 ac)	1 Dwelling Unit , plus 1 Secondary Suite
2	N/A	No	N/A	> 10,000 m ² (2.47 ac)	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
3	N/A	Yes	N/A	Any Lot Area	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
4	Yes	Yes	Yes	Any Lot Area	60 Dwelling Units / ha (24 Dwelling Units / ac)

9.2.4 Subdivision Lot Area and Dimensions

Community Sewer System	Minimum Lot Area	Minimum Lot Width
Not Connected	10,000 m ² (2.47 ac)	Interior Lot: 28 m Exterior Lot: 34 m
Connected	4,050 m ² (1 ac)	Interior Lot: 28 m Exterior Lot: 34 m

9.2.5 Siting of Buildings

- .1 **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.
- .2 For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**.

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A



Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

9.2.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	11 m (3 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

9.2.7 Development Regulations

1. **Lots** in the classes indicated in the ~~left-hand column~~ of the following table must be provided with **Landscaping** to at least the extent indicated. ~~in the second column and~~ For developments with 5 **Dwelling Units** or greater per **Site**, the **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated ~~in the right-hand column, and~~ **Lot** classes shall be determined in accordance with the table in Section 9.2.3.

Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
1	60%	n/a
2	50%	n/a
3	50%	n/a
4	30%	5 m ² / bachelor studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
For developments with 20 Dwelling Units or greater per Site , a minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .		

2. Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 30 m.
3. ~~Where a proposed **Building** is located on a **Lot** abutting a **Laneway** or **Alley**, **Vehicle** access to the **Parking Area** serving the **Building** is only permitted from the **Laneway** or **Alley**. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access~~

shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**.

- .4 Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.
- .5 A 1.5 m wide, lit, and clearly marked pathway from the **Street** to the main entrance of **Dwelling Units** must be provided.



9.3 MHS – Mobile Home Site

9.3.1 Purpose

A zone to accommodate **Mobile Homes** on individual **Mobile Home Sites** including within a **Mobile Home Park** setting.



9.3.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Mobile Home	●	
Security or Operator Dwelling Unit		●
Commercial		
Home Based Business		●
Office		●
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
Urban Agriculture		●

9.3.3 Density of Housing Use

Maximum **Density** is 20 **Mobile Homes** / ha (8 **Mobile Homes** / ac) and one **Mobile Home** per **Lot** in a **Mobile Home** subdivision or **Mobile Home Site** in a **Mobile Home Park**.

9.3.4 Subdivision Lot Area and Dimensions

.1 Subdivision regulations for **Mobile Home Parks**:

- Minimum **Lot Area**: 2 ha (4.94 ac)
- Minimum **Lot Depth**: 50.0 m
- Minimum **Lot Width**: 50.0 m



.2 Development regulations for **Mobile Home Parks**:

Lot Line	Setback	Maximum Site Coverage
Front	4.5 m	50%
Rear	4.5 m	
Side	4.5 m	
Flanking Side	4.5 m	

.3 Development regulations for **Mobile Home Sites** within a **Mobile Home Park** or **Lots** within a **Mobile Home** subdivision:i. **Mobile Home Site** dimensions:

Minimum Area:	250.0 m ²
Minimum Depth:	25.0 m
Minimum Width:	Interior Lot: 10.0 m Exterior Lot: 12.0 m

ii. **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing Lot	1.5 m	1.5 m	N/A
Non-housing Lot	3.0 m	1.5 m	N/A

iii. **Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Mobile Home	8.0 m
Accessory Building(s)	4.5 m



9.3.5 Development Regulations

- .1 Each **Mobile Home** shall be provided with an individual **Mobile Home Site**, with either public or private road access.
- .2 One **Office** is permitted for the management and operation of a **Mobile Home Park**. No other **Office Uses** are permitted.
- .3 One **Security or Operator Dwelling Unit** is permitted on a **Lot**.
- .4 **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**.



9.4 MUM – Multi-Unit: Medium Scale

9.4.1 Purpose

To allow for a range of small to medium scale housing development up to 4 **Storeys** in **Height**, in the form of **low-rise Single Stair Egress Apartment Buildings, Apartment Housing, Stacked Townhouses, and Townhouses** and multi-unit housing in developing and redeveloping areas. ~~Small Scale Housing Detached Housing, Duplex Housing and Semi-Detached Housing~~ development is not intended in this zone unless it forms part of a **larger multi-unit housing Medium Scale Multi-Unit Housing** development. ~~The scale of development in this zone may act as a transition between Small Scale Housing development and Large Scale Multi-unit Housing development exceeding 4 Storeys in Height.~~



9.4.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Home Based Business		●
Office		●
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
Urban Agriculture		●



9.4.3 Density of Housing Use

The maximum **Density** is 1.25 **FAR**.

9.4.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 1,000 m² (0.25 ac)

Minimum **Lot Width**: **Interior Lot**: 20 m

Exterior Lot: 26 m

9.4.5 Siting of Buildings

- .1 **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in ~~the right hand column of~~ the table.
- .2 For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**.

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport or Parkade Entrance
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	4.0 m 1.5 m	1.5 m	N/A
Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

9.4.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	18 m (4 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m



9.4.7 Development Regulations

- .1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in ~~the left hand column of~~ the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated ~~in the right hand column of the table.~~

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
30%	5 m ² / bachelor studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .	

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 100 m.
- .3 Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.
- .4 One **Office** may be operated for management and operation of the multi-unit housing development. No other **Office Uses** are permitted.
- .5 ~~Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway. Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.~~
- .6 ~~A Small Scale Housing Use must only be located on the same Lot or Site as a Small, Medium or Large Scale Multi-Unit Housing Use. Deleted.~~
- .7 A 1.5 m wide, lit, and clearly marked pathway from the **Street** to the main entrance of **Dwelling Units** must be provided.

9.5 MSH – Medium Scale Housing

9.5.1 Purpose

To allow for a range of medium to large scale housing development up to **8 6 Storeys** in **Height**, in the form of **multi-unit housing in developing and redeveloping areas. Small Scale Multi-unit Housing Apartment Housing, Single Stair Egress Apartment Buildings, and Stacked Townhouses** on multiple lots and land assemblies. **Detached Housing, Duplex Housing, Semi-Detached Housing, and Townhouse** development is not intended in this zone unless they form part of a **Medium or Large Scale Multi-unit Housing** development.



9.5.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Accessory Parking		●
Home Based Business		●
Office		●
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
Urban Agriculture		●

9.5.3 Density of Housing Use

The maximum **Density** is 3.0 **FAR**.



9.5.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 1,400 m² (0.35 ac)

Minimum **Lot Width**: **Interior Lot**: 30 m
Exterior Lot: 36 m

9.5.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

Lot Line Abutting a:	Minimum Setback	
	Dwelling Unit(s)	Accessory Building(s)
Street	4.0 m	4.0 m
Laneway or Alley	4.0 m 1.5 m	1.5 m
Lot	3.0 m	1.5 m
Party Wall	0.0 m	0.0 m

9.5.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	30 m (8 6 Storeys)
Accessory Building(s)	4.5 m



9.5.7 Development Regulations

- .1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in ~~the left hand column of~~ the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated ~~in the right hand column of the table.~~

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
25%	5 m ² / bachelor studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .	

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 100 m.
- .3 Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.
- .4 One **Office** may be operated for management and operation of the multi-unit housing development. No other **Office Uses** are permitted.
- .5 ~~Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway. Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.~~
- .6 ~~A Small Scale Multi-Unit Housing Use must only be located on the same Lot or Site as a Medium or Large Scale Multi-Unit Housing Use. Deleted.~~
- .7 A 1.5 m wide, lit, and clearly marked pathway from the **Street** to the main entrance of **Dwelling Units** must be provided.



SECTION 10: Resort

10.1 RTH – Resort Tourist Housing

10.1.1 Purpose

To provide a zone for the development of a variety of housing forms for **Use** within a comprehensively planned resort community.

10.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory** **Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.



Use	Principal	Accessory
Housing		
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Home Based Business		●
Office		●
Resort Accommodation	●	
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
Urban Agriculture		●



10.1.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with characteristics indicated in the second, third, fourth and fifth columns of the following table must not exceed the number indicated in the right-hand column of the table.

Class	Community System		Inside the Urban Containment Boundary	Lot Area	Maximum Density
	Water	Sewer			
1	N/A	No	N/A	Any Lot Area	1 Dwelling Unit , plus 1 Secondary Suite
2	N/A	Yes	N/A	Any Lot Area	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
3	Yes	Yes	Yes	Up to 280 m ²	3 Dwelling Units
4	Yes	Yes	Yes	280 m ² to 4,050 m ²	The greater of: a) 4 Dwelling Units ; or b) 60 Dwelling Units / ha (24 Dwelling Units / ac)

10.1.4 Subdivision Lot Area and Dimensions

Community Sewer System	Minimum Lot Area	Minimum Lot Width
Not Connected	10,000 m ² (2.47 ac)	30.0 m
Connected	250 m ² (0.06 ac)	10.0 m

10.1.5 Siting of Buildings

- .1 **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.
- .2 For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**.

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A



Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

10.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	11 m (3 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

10.1.7 Development Regulations

1. **Lots** in the classes indicated in the ~~left-hand column of the~~ following table must be provided with **Landscaping** to at least the extent indicated ~~in the right-hand column of the table~~, and **Lot** classes shall be determined in accordance with the table in Section 10.1.3. ~~For developments with 5 Dwelling Units or greater per Site, the Dwelling Units must be provided with Amenity Areas of at least the extent indicated in the table.~~

Class	Minimum Landscaping Area	Minimum Common and/or Private Amenity Area(s)
1	50%	N/A
2	40%	N/A
3	25%	N/A
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
For developments with 20 Dwelling Units or greater per Site , a minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .		

2. Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 30 m.
- ~~3. Where a proposed **Building** is located on a **Lot** abutting a **Laneway** or **Alley**, **Vehicle** access to the **Parking Area** serving the **Building** is only permitted from the **Laneway** or **Alley**. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access~~



shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**.

- .4 Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.
- .5 One **Office** may be operated for management and operation of the multi-unit housing development. No other **Office Uses** are permitted.



10.2 RCC – Resort Commercial Centre

10.2.1 Purpose

To ~~designate and preserve land for~~ provide a ~~zone for~~ mixed-use development of destination commercial visitor accommodation and ~~permanent residences~~ in a pedestrian oriented resort environment ~~providing including~~ a mixture of recreational, cultural, retail, and entertainment services, ~~and to allow for permanent residences.~~



10.2.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Mixed-Use Housing	●	
Security or Operator Dwelling Unit		●
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Drive-through Services		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	



Use	Principal	Accessory
Liquor Store	●	
Major Indoor Entertainment	●	
<i>Commercial continued</i>		
Minor Indoor Entertainment	●	
Office	●	
Outdoor Vending		●
Resort Accommodation	●	
Shopping Centre	●	
Short-term Rental Accommodation	●	
Standalone Parking Facility	●	
Temporary Storage		●
<i>Community</i>		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
<i>Basic Services</i>		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●

10.2.3 Density of Use

The maximum **Density** is 5.0 **FAR**.

10.2.4 Subdivision Lot Area and Dimensions

Community Sewer System	Minimum Lot Area	Minimum Lot Width
Not Connected	10,000 m ² (2.47 ac)	30 m
Connected	2,025 m ² (0.5 ac)	30 m



10.2.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column.

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Ground-Oriented Commercial Unit(s)
Street	4.0 m	4.0 m	1.0 m
Laneway or Alley	3.0 m 1.5 m	1.5 m	1.5 m
Housing Lot	3.0 m	1.5 m	1.5 m
Non-housing Lot	3.0 m	1.5 m	0.0 m
Party Wall	0.0 m	0.0 m	0.0 m

10.2.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	38 m (12 Storeys)
Accessory Building(s)	4.5 m



10.2.7 Development Regulations

- .1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in ~~the left-hand column of~~ the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated ~~in the right-hand column of the table.~~

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
20%	5 m ² / bachelor studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .	

- .2 ~~Where a proposed **Building** is located on a **Lot** abutting a **Laneway** or **Alley**, **Vehicle** access to the **Parking Area** serving the **Building** is only permitted from the **Laneway**. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**.~~
- .3 Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.



SECTION 11: Commercial Mixed-Use Zones

11.1 CMUN – Commercial Mixed-Use: Neighbourhood

11.1.1 Purpose

To allow for a range of **small neighbourhood** scale commercial, **residential**, and **Mixed-Use Housing** development up to 4 **Storeys** in **Height** to provide goods and services to residents at the neighbourhood level.



11.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Mixed-Use Housing	●	
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Accessory Parking		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Minor Indoor Entertainment	●	
Office	●	
Short-term Rental Accommodation		●
Temporary Storage		●



Use	Principal	Accessory
Community		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●
Agricultural		
Urban Agriculture	●	

11.1.3 Density of Use

The maximum **Density** is 2.0 **FAR**.

11.1.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 500 m² (0.125 ac)

Minimum **Lot Width**: **Interior Lot**: 12 m
Exterior Lot: 18 m

11.1.5 Siting of Buildings

- .1 **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot** or **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.
- .2 For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**.

Lot Line Abutting a:	Minimum Setback			
	Commercial Uses	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	1.0 m	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m			
Housing-based Lot	1.5 m			
Non-housing-based Lot	0.0 m	1.5 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	0.0 m	N/A

11.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	18 m (4 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

11.1.7 Development Regulations

- .1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the ~~left-hand column of the~~ following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated ~~in the right hand column of the table.~~

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
30%	5 m ² / bachelor-studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.	

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 50 m.



- .3 ~~Vehicle~~ access must be from an abutting ~~Laneway~~. Where there is no abutting ~~Laneway~~, ~~Vehicle~~ access must be from a ~~Flanking Street~~ for ~~Corner Sites~~. ~~Vehicle~~ access must be from an abutting ~~Laneway~~ where a ~~Laneway~~ is available. Where no ~~Laneway~~ is available, access shall be from the lower classification of road. One ~~Vehicle~~ access per ~~Site~~ shall be permitted, or as determined by the Director of Planning & Community Services.
- .4 Despite the **Setbacks** specified in Subsection 11.1.5:
- i. **Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street**. and must provide a minimum 2.0 m wide ~~Landscape Buffer~~ where ~~Adjacent~~ to a ~~Street~~.
 - ii. ~~Surface Parking Lots~~ and loading, storage, and waste collection areas may project into, or be located within, a ~~Setback~~ abutting another ~~Site~~ where a minimum 1.5 m wide ~~Landscape Buffer~~ is provided ~~Adjacent~~ to the ~~Lot Line~~. Deleted.
- .5 A ~~Small Scale Housing Use~~ or ~~Small, Medium or Large Scale Multi-unit Housing Use~~ must only be located on the same ~~Lot~~ or ~~Site~~ as a ~~Mixed-Use Housing Use~~. Deleted.



11.2 CMUB – Commercial Mixed-Use: Business

11.2.1 Purpose

To allow for a range of medium scale commercial, residential, and Mixed-Use Housing development up to ~~8~~ 6 Storeys in Height to provide employment opportunities, services, retail, and housing at the community level.



11.2.2 Permitted Uses

- .1 Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.

Use	Principal	Accessory
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Mixed-Use Housing	●	
Small Scale Multi-Unit Housing	See 11.2.2.2	
Commercial		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Sales and Service	●	
Outdoor Vending		●
Shopping Centre	●	



Use	Principal	Accessory
Short-term Rental Accommodation		●
<i>Commercial continued</i>		
Temporary Storage		●
Vehicle Support Service	●	
<i>Industrial</i>		
Indoor Self Storage		●
<i>Community</i>		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
<i>Basic Services</i>		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●

- .2 Notwithstanding 11.2.2.1, **Small Scale Multi-Unit Housing** is a permitted **Use** on **Lots** that are:
- Zoned **CMUB – Commercial Mixed-Use: Business**;
 - located south of 43 Ave; and
 - are less than 1,000 m² in **Lot Area**.

11.2.3 Density of Use

The maximum **Density** is 3.5 **FAR**.

11.2.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m² (0.5 ac)

Minimum **Lot Width**: 30 m

11.2.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, ~~according to the character of the **Building** or **Structure** described in the right hand column of the table.~~



Lot Line Abutting a:	Minimum Setback
Street	1.0 m
Laneway or Alley	1.5 m
Housing-based Lot	1.5 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m

11.2.6 Size of Buildings

- .1 **Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	30 m (8 6 Storeys)
Accessory Building(s)	4.5 m

- .2 For the purposes of calculating **Height** in this zone, parking levels below **Finished Grade** will not count as a **Storey**, and up to 2 levels of parking above **Finished Grade** will not count as a **Storey**.
- .3 For the purposes of calculating **Height** in this zone, rooftop accesses and enclosed storage areas that service rooftop **Common Amenity Areas** will not count as a **Storey**.



11.2.7 Development Regulations

- .1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in ~~the left-hand column of~~ the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated ~~in the right-hand column.~~

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
20%	5 m ² / bachelor studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks .	

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 80 m.
- .3 **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. ~~Where there is no abutting Laneway, Vehicle access must be from a Flanking Street for Corner Sites.~~
- .4 Despite the **Setbacks** specified in Subsection 11.2.5:
- Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street**. ~~and must provide a minimum 2.0 m wide Landscape Buffer where Adjacent to a Street.~~
 - ~~Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided adjacent to the Lot Line. Deleted.~~
- .5 ~~Medium or Large Scale Multi-unit Housing Uses must only be located on the same Lot or Site as a Mixed Use Housing Use. Deleted.~~



11.3 CMUC – Commercial Mixed-Use: Centre

11.3.1 Purpose

To allow for a range of large scale commercial, residential, and Mixed-Use Housing development up to 16 Storeys in Height to provide employment opportunities, services, retail, entertainment, and housing in the City Centre areas.



11.3.2 Permitted Uses

Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol ● in the following table and Uses not listed are prohibited.

Use	Principal	Accessory
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Mixed-Use Housing	●	
Commercial		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Vending		●
Short-term Rental Accommodation		●
Temporary Storage		●



Use	Principal	Accessory
Community		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	

11.3.3 Density of Use

The maximum **Density** is 5.0 **FAR**.

11.3.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m² (0.5 ac)

Minimum **Lot Width**: 20 m

11.3.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, ~~according to the character of the **Building** or **Structure** described in the right-hand column of the table.~~

Lot Line Abutting a:	Minimum Setback
Street	1.0 m
Laneway or Alley	1.5 m
Housing-based Lot	3.0 m 0.0 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m

11.3.6 Size of Buildings

- .1 **Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	60 m (16 Storeys)
Accessory Building(s)	4.5 m

- .2 For the purposes of calculating **Height** in this zone, parking levels below **Finished Grade** will not count as a **Storey**, and up to 2 levels of parking above **Finished Grade** will not count as a **Storey**.
- .3 For the purposes of calculating **Height** in this zone, rooftop accesses and enclosed storage areas that service rooftop **Common Amenity Areas** will not count as a **Storey**.

11.3.7 Development Regulations

- .1 ~~Minimum Common and Private Amenity Area is 5 m² per Dwelling Unit. Lots in this zone must not exceed the maximum Site Coverage indicated in the following table, and Dwelling Units must be provided with Amenity Areas of at least the extent indicated.~~

<u>Maximum Site Coverage</u>	Minimum Common & Private Amenity Area(s)
<u>100%</u>	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks.	

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 100 m.
- .3 **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. ~~Where there is no abutting Laneway, Vehicle access must be from a Flanking Street for Corner Sites.~~
- .4 Despite the **Setbacks** specified in Subsection 11.3.5:
- Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street**. ~~and must provide a minimum 2.0 m wide Landscape Buffer where Adjacent to a Street.~~



- ii. ~~Surface Parking Lots~~ and loading, storage, and waste collection areas may project into, or be located within, a ~~Setback~~ abutting another ~~Site~~ where a minimum 1.5 m wide ~~Landscape Buffer~~ is provided ~~Adjacent to the Lot Line~~. *Deleted.*
- .5 ~~Medium or Large Scale Multi-unit Housing Uses~~ must only be located on the same ~~Lot or Site~~ as a ~~Mixed-Use Housing Use~~. *Deleted.*
- .6 **Small Scale Multi-Unit Housing, Medium Scale Multi-Unit Housing, and/or Large Scale Multi-Unit Housing** can only be located on the same **Lot or Site** as a **Mixed-Use Housing Use** with a minimum of one principal commercial **Use** per **Site** on the following streets:
 - i. 30th Ave between 35 St and 27 St.



SECTION 12: Industrial

12.1 INDL – Light Industrial

12.1.1 Purpose

To allow for light industrial and a variety of small commercial businesses ~~with a high standard of design~~ that may carry out a portion of their operation outdoors or require outdoor storage areas.



12.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Security or Operator Dwelling Unit		●
Commercial		
Accessory Parking		●
Auction Sales	●	
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Food and Beverage Service	●	
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Minor Indoor Entertainment	●	
Office		●
Outdoor Sales & Service	●	
Outdoor Vending		●
Temporary Storage		●
Vehicle Storage	●	
Vehicle Support Services	●	



Use	Principal	Accessory
Industrial		
Crematorium	●	
Drive-through Vehicle Services	●	
Indoor Self Storage	●	
Light Industrial	●	
Major Alcohol Production	●	
Shipping Container Storage	●	
Community		
Community Service	●	
Special Event		●
Basic Services		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
Recycling Drop-off Centre	●	
Transit Facility	●	

12.1.3 Density of Use

The maximum **Density** is 2.0 **FAR**.

12.1.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m² (0.5 ac)

Minimum **Lot Width**: 30 m

12.1.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, ~~according to the character of the **Building** or **Structure** described in the right-hand column of the table.~~

Lot Line Abutting a:	Minimum Setback
Street	6.0 m
Laneway or Alley	1.5 m
Housing-based Lot	6.0 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m



12.1.6 Size of Buildings

The maximum **Height** of **Buildings** and **Structures** is 15 m.

12.1.7 Development Regulations

- .1 The minimum **Landscaping** area is ~~20%~~ 10%.
- .2 One **Security or Operator Dwelling Unit** is permitted on a **Lot**.
- .3 **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**.



12.2 INDA – Airport Industrial

12.2.1 Purpose

A zone for the development and operation of an airport and associated industrial services.

12.2.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.



Use	Principal	Accessory
Housing		
Security or Operator Dwelling Unit		●
Commercial		
Accessory Parking		●
Bar		●
Commercial Storage		●
Food and Beverage Service		●
Indoor Sales and Service		●
Light Manufacturing		●
Minor Fuel Station		●
Office		●
Outdoor Vending		●
Temporary Storage		●
Industrial		
Aerospace Research and Development	●	
Aircraft Services	●	
Airport Terminal and Navigation Facilities	●	
Light Industrial	●	
Major Fueling Station		●
Community		
Special Event		●
Basic Services		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
Transit Facility		●



12.2.3 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m² (0.5 ac)

Minimum **Lot Width**: 25 m

12.2.4 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**. ~~according to the character of the Building or Structure described in the right hand column of the table.~~

Lot Line Abutting a:	Minimum Setback
Street	6.0 m
Laneway or Alley	4.5 m
Housing-based Lot	10.0 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m

12.2.5 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Airport Facilities and Structures	Height as established in the <i>Regional Airport Zoning Regulations Bylaw No. 4578</i>
Airport Industrial Buildings	10 m
Mechanical Structures	unrestricted

12.2.6 Development Regulations

- .1 The maximum **Site Coverage** is ~~80%~~ 90%.
- .2 One **Security or Operator Dwelling Unit** is permitted on a **Lot**.



SECTION 13: Community & Servicing

13.1 CMTY – Community

13.1.1 Purpose

To provide a zone for community **Uses** including civic services, outdoor recreation, indoor and outdoor entertainment, and **Accessory** commercial **Uses**.



13.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Security or Operator Dwelling Unit		●
Commercial		
Accessory Parking		●
Food and Beverage Service		●
Health Service	●	
Indoor Sales and Service		●
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Entertainment	●	
Outdoor Vending		●
Temporary Storage		●
Community		
Child Care Service	●	
Community Service	●	
Government Services	●	
Housing Care Centre	●	
Library	●	
Outdoor Recreation Facility	●	
Park	●	
School	●	
Special Event		●
Supportive Housing	●	



Use	Principal	Accessory
Basic Services		
Cemetery	●	
Detention Facility	●	
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●
Transit Facility		●

13.1.3 Density of Use

The maximum **Density** is 3.0 **FAR**.

13.1.4 Subdivision Lot Area and Dimensions

The minimum **Lot Area** is 500 m² (0.12 ac).

13.1.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

Lot Line Abutting a:	Minimum Setback	
	Principal Building(s)	Accessory Building(s)
Street	6.0 m	6.0 m
Laneway or Alley	7.5 m	1.5 m
Housing-based Lot	4.5 m	1.5 m
Non-housing-based Lot	3.0 m	1.5 m
Party Wall	0.0 m	0.0 m

13.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.



Type	Maximum Height
Principal Building(s)	22 m
Accessory Building(s)	4.5 m

13.1.7 Development Regulations

- .1 The minimum Landscaping area is 10%.
- .2 One Security or Operator Dwelling Unit is permitted on a Lot.
- .3 Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services.



13.2 UTIL – Utilities

13.2.1 Purpose

To allow for development and protection of infrastructure, systems and facilities that provide a public benefit.



13.2.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Security or Operator Dwelling Unit		●
Commercial		
Accessory Parking		●
Commercial Storage		●
Office	●	
Stand Alone Parking Facility	●	
Temporary Storage		●
Community		
Park		●
Basic Services		
Emergency Services	●	
Essential Utility	●	
Major Utility Services	●	
Minor Utility Services	●	
Transit Facility	●	

13.2.3 Density

The maximum **Density** is 1.0 **FAR**.

13.2.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: N/A

Minimum **Lot Width**: N/A



13.2.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**. ~~according to the character of the Building or Structure described in the right-hand column of the table.~~

Lot Line Abutting a:	Minimum Setback
Street	6.0 m
Laneway or Alley	4.5 m
Housing-based Lot	7.5 m
Non-housing-based Lot	4.5 m
Major Utility abutting any non-industrial Lot	10.0 m
Party Wall	0.0 m

13.2.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Building(s)	12 m
Mechanical Structure(s)	unrestricted

13.2.7 Development Regulations

- .1 The minimum **Landscaping** area is 10%.
- .2 One **Security or Operator Dwelling Unit** is permitted on a **Lot**.
- .3 **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**.



SECTION 14: Parks

14.1 PANS – Parks & Natural Spaces

14.1.1 Purpose

To provide a zone primarily for the preservation and enhancement of natural space, for the protection of sensitive or endangered species habitat and identified cultural sites, and outdoor recreation and with limited facilities.



14.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory**

Uses in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Security or Operator Dwelling Unit		●
Commercial		
Accessory Parking		●
Campsite	●	
Food and Beverage Service		●
Indoor Sales and Service		●
Marina	●	
Major Indoor Entertainment	●	●
Minor Indoor Entertainment	●	●
Office		●
Outdoor Entertainment	●	●
Outdoor Vending		●
Temporary Storage		●
Community		
Child Care Service		●
Community Service		●
Housing Care Centre		●
Library		●



Use	Principal	Accessory
Community Continued		
Outdoor Recreation Facility	●	
Park	●	
School		●
Special Event		●
Supportive Housing		●
Basic Services		
Cemetery	●	
Emergency Services	●	●
Essential Utility		●
Minor Utility Services		●
Transit Facility		●
Agricultural		
Urban Agriculture		●

14.1.3 Density of Use

The maximum **Density** is 1.0 **FAR**.

14.1.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: N/A

Minimum **Lot Width**: N/A

14.1.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**. ~~according to the character of the Building or Structure described in the right-hand column of the table.~~

Lot Line Abutting a:	Minimum Setback
Street	6.0 m
Laneway or Alley	3.0 m
Housing-based Lot	4.5 m
Non-housing-based Lot	3.0 m
Party Wall	0.0 m



14.1.6 Size of Buildings

The maximum **Height** of **Buildings** and **Structures** is 15 m.

14.1.7 Development Regulations

- .1 One **Security or Operator Dwelling Unit** is permitted on a **Lot**.
- .2 The maximum **Site Coverage** is 20%.



SECTION 15: Comprehensive Development

▲ 15.6 CD6 – Comprehensive Development Area 6

15.6.1 Purpose

This Zone is intended to enable a cohesive and integrated small lot residential neighbourhood with a mix of ground oriented single family housing types and a small neighbourhood mixed use commercial node.

15.6.2 Interpretation

In the event of any conflict or inconsistency between provisions set out in this CD6 Zone and provisions set out elsewhere in Bylaw #5000, as amended, then the applicable provision in CD6 Zone shall govern and apply. Schedule B in *Zoning Bylaw #5000* does not apply.

15.6.3 Definitions

In this CD6 Zone, definitions provided in Bylaw #5000 apply. In addition, the following definitions shall apply:

Development Plan means the development intent for the CD6 Zone as shown on General Schedule # 1.

Density, gross means a measure of the intensity of development to the area of the site, and includes the whole number of units on a site measured in units/area or **floor space ratio** as the case may be.

Density, net means a measure of the intensity of development to the area of the site, and includes the whole number of units on a site measured in units/area or **floor space ratio**, as the case may be, however does not include dedicated public spaces such as parks, **streets** and **lanes**.

Housing Type means the different residential built forms which are to be constructed on the individual **lots**.

Lands means the area shown within the boundaries of General Schedule #1 to which CD6 applies.

Parcel means the individual **lots** identified on the **Development Plan**.

Phased Development Agreement means the agreement of how the **Development Plan** is to be achieved as set out in *Bylaw #5705 "City of Vernon Phased Development Agreement (McMechan) Bylaw No. 5705, 2018"*.

Row Housing, Stacked means **row housing**, except that **dwellings** may be arranged two deep, either horizontally so that **dwellings** may be attached at the rear as well as the side, or vertically so that

dwellings may be placed over others. Each **dwelling** will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor, steps or path.

Secondary Suite means a self-contained secondary **dwelling** unit located within **single detached housing types 1 and 2**, or in a **secondary building**. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the primary **dwelling** unit. The property owner must reside in either the primary dwelling unit or the **secondary suite**.

Single Detached Housing Type 1 means a detached **building** containing one **dwelling** unit, designed exclusively for occupancy by one household, and may include a secondary suite.

Single Detached Housing Type 2 means a **building** containing one **dwelling** unit designed exclusively for occupancy by one household, having one interior zero lot line side yard and one interior side yard measuring more than one metre, and may include a **secondary suite**.

Single Detached Housing Type 3 means a **building** containing one **dwelling** unit designed exclusively for occupancy by one household, having zero lot line side yards on two interior side yards, and may not include a **secondary suite**. No part of any **dwelling** is placed over another in part or in whole and every **dwelling** unit shall have a separate, individual, direct access to grade.

15.6.4 Parcels Subject to Parcel Specific Regulations

- ❖ The **Lands** may only be subdivided into **parcels** in substantial compliance with the **Development Plan** attached hereto as General Schedule #1.
- ❖ The **buildings** permitted on each parcel will be in substantial compliance with the **Development Plan** attached hereto as General Schedule #1.
- ❖ The development of each **parcel** shall be in accordance with the development regulations set out herein and within the **Phased Development Agreement**.



15.6.5 Permitted Uses

The Lands shall only be used for the following uses:

A) Parks are permitted as shown in the General Schedule #1

B) Residential

Primary Uses:

- ❖ row housing, stacked
- ❖ single detached housing, types 1, 2 and 3

Secondary Uses:

- ❖ care centre, minor
- ❖ home based businesses, minor
- ❖ secondary suites (only in single detached housing, types 1 and 2)
- ❖ utilities, minor

C) Community Neighbourhood Commercial

Primary Uses:

- ❖ artist studio
- ❖ care centre, major
- ❖ community recreation centres
- ❖ food primary establishment (excluding drive-through services)
- ❖ liquor primary establishment, minor
- ❖ participant recreation services - indoor
- ❖ personal services
- ❖ farmers' market
- ❖ public market
- ❖ retail store, convenience

Secondary Uses:

- ❖ apartment housing
- ❖ home based businesses, minor

15.6.6 Development Regulations - Density

- ❖ The minimum **net density** shall be 31 **dwelling** units per hectare (12.5 **dwelling** units per acre) and the maximum **net density** shall be 49 **dwelling** units per hectare (20 **dwelling** units per acre) of the land dedicated to residential use and the residential portion of mixed use development. **Secondary suites** shall not constitute a **dwelling** unit when calculating **density**.
- ❖ The maximum number of **dwelling units** permitted on each **parcel** shall be 1; except a maximum of 5 – 4 unit **row housing, stacked** developments shall be permitted within the **Development Plan**.
- ❖ The maximum community neighbourhood commercial **gross floor area** shall be 1,500m².

15.6.7 General Development Regulations

In the CD6 zone, no building shall be constructed, located, altered and no plan of subdivision approved except in accordance with the regulations as set out below:

Lot Size and Width

Use	Lot Size		Lot Width	
	Minimum	Maximum	Interior	Corner
Residential	120 m ²	950 m ²	5.5 m	10 m
Commercial	550 m ²	1900 m ²	5.5 m	10 m

Building Height, Maximum

Residential Buildings	Secondary Buildings and Structures	Commercial/Residential Mixed Use
10.5m. The street face of the dwellings shall not exceed 2.5 storeys.	4.5m, except may be 6.2m where a secondary suite is located above a garage	12.5m

Lot Coverage, Maximum

All structures: 85%
 All impermeable surfaces: 90%



Building Siting

Front Yard, minimum	3.0 m, except it is 2.0 m for garage entrances
Rear Yard, minimum	4.5 m, except it is 1.5 m for a garage accessed off the lane
Side Yard, minimum	2.5 m for all flanking street side yards 1.2 m for Single Detached Housing Type 1 1.2 m on one side, 0.0 m on the other side for Single Detached Housing Type 2 0.0 m for Single Detached Housing Type 3
Horizontal Distance Between Buildings on the same lot, minimum	2.0m
Width of Dwelling Unit, minimum	5.5m
Usable Outdoor Private Open Space, minimum	12.0m ² per Single Detached Housing dwelling unit, all types 5.0m ² per apartment dwelling unit or stacked row housing dwelling unit

Fence Height and Siting

Front Yard, maximum height	1.0m
Rear Yard, maximum height	1.5m, except 1.2m on Mutrie Road and 43rd Avenue
Side Yard, maximum height	1.5m
Flanking Yard, maximum height	1.2m
Rear Yard, minimum setback on a lane	1.5m, except 2.0m where a garage is sited at a minimum rear yard setback of 1.5m

15.6.8 Development Regulations - Vehicle and Bicycle Parking Regulations

The general parking, loading and Class 1 and Class 2 bicycle parking regulations in *Bylaw #5000*, as amended, apply to CD6. All types of **single detached housing** will be classified as **single detached housing** for parking regulation purposes.

15.6.9 Development Regulations – Secondary Suites

The general **secondary suite** regulations in *Bylaw #5000*, as amended, apply to this CD6, except as specified below.

- ❖ The maximum floor area of a secondary suite shall be no greater than 40% of the total residential **gross floor area** on the **lot**.



15.6.10 Development Regulations – Landscape & Screening

For certainty, the regulations in *Bylaw #5000*, as amended, Section 6.0, Landscape and Screening, do not apply to **Lands** in the CD6 Zone. A detailed landscape and screening plan as per the **Phased Development Agreement** would be provided as part of the Subdivision requirements.

15.6.11 Development Regulations – other

- ❖ Where a **parcel** has access to a lane, vehicular access to the **parcel** is only permitted from the lane.
- ❖ **Apartment housing** requires separate at-grade access from the commercial uses.
- ❖ For multiple housing, one office may be operated for the sole purpose of the management and operation of the **multiple housing** development.
- ❖ In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4 (secondary development, yards, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7, unless otherwise specified in this CD6 Zone.

15.6.12 List of Schedules

The following schedule is attached hereto and forms part of this CD6:

1. General Schedule #1: Development Plan

15.6.13 Form and Character Design Guidelines

The following is provided to guide intensive residential development within Comprehensive Development Area 6, to set the terms for Development Permit requirements for subdivision and the form and character of residential and commercial development.

1.0 Neighbourhood Vision

The design of this small lot residential development is a modern and unique neighbourhood that residents are proud of. Quality building design and pedestrian friendly streets create a human scale environment that people feel comfortable in. A small commercial node with residential units above provides services to surrounding neighbourhoods. Landscape treatments soften the building massing and beautifies and cools streets, active laneways, pathways, parks and yards.

The Highlands of East Hill Neighbourhood shall:

- 1.1 Foster a neighbourhood that is designed to calm vehicular traffic speeds and encourage walking and cycling within a conducive and safe environment.

- 1.2 Orient homes towards pedestrian friendly streets with enhanced front entrances such as porches.
- 1.3 Use landscaping and trees to soften the small lot density of the neighbourhood – tree canopy cools, provides shade, creates habitat and aids storm water management while respecting view corridors.

Provide amenities designed for people to move, play and connect including park space, trail connections and active laneways.

- 1.4 Provide a variety of housing forms in each phase of the neighbourhood.

2.0 Architectural Form and Character

Architectural character at Highlands is focused on site-appropriate expression of massing and street rhythm. Design will encourage the use of complementary elements that are responsive to the specific conditions of that location. The following design principles shall apply:

- 2.1 Dwellings will be oriented towards the street where possible and primary vehicle access will be provided off a laneway, where one exists.
- 2.2 Residential development will be well articulated through the use of entryways, windows, bump outs, insets and exterior finishing treatments.
- 2.3 Incorporation of porches, stoops, outdoors spaces (such as patios) or combinations thereof shall be provided to soften and break-up building massing and provide protected outdoor amenity areas when feasible.
- 2.4 Dwellings that are located between internal roads and Mutrie Road or 43rd Avenue shall present well to both street faces through articulation and finishing.
- 2.5 Exterior setback wall faces (usually corner lots), where visible from streets (flanking street), shall be given an increased level of treatment to break up massing and minimize blank walls through the use of articulation and varying materials, colors, textures and landscape treatments. Particular attention and increased treatment shall also be given to 3 storey wall faces in interior side yard and flanking yards.
- 2.6 Where garages are accessed from a street, garage setbacks shall vary where possible to avoid uninterrupted wall faces. Where setbacks and lot sizes restrict variation, a distinct variety of garage door colours, tones, treatment and or design are required.
- 2.7 Building forms and rooflines shall be varied to add individuality and visual interest.
- 2.8 A variety of complementary materials, textures and colours will be used on adjacent and attached housing types to break up massing and provide a distinct identity between dwelling units (attached or adjacent). Repetitive and monotonous building forms and finishing shall be avoided.
- 2.9 Durable finishing materials shall be used for longevity. Vinyl siding is not permitted.

3.0 Fencing

Generally, front yard fences are discouraged, given small front yard setbacks. Side and rear yard fencing may provide privacy with supplemental landscaping. The following fencing principles shall apply:

- 3.1 Where fencing is desired, details of construction and location shall be provided as part of a Development Permit application.
- 3.2 A variety of complementary fencing materials, colours, styles and construction methods shall be used so that no more than two adjacent dwellings have the same fence. Repetitive and monotonous fencing shall be minimized.
- 3.3 Fencing and landscape treatments should promote Crime Prevention Through Environmental Design (CPTED) principles of street and lane activity observation. Generally, everything above 1.2 m in height should be permeable.
- 3.4 Front yard fences, and fences on Mutrie Road and 43rd Avenue, shall be a minimum of 40% permeable.
- 3.5 Fencing is encouraged to be combined with supplemental landscaping.
- 3.6 Where applicable, vegetative buffers should be provided adjacent to agricultural land as per Provincial agricultural buffer requirements.

4.0 Neighbourhood Commercial

A small mixed use commercial node is encouraged to serve surrounding neighbourhoods. The architecture and design of the commercial node shall complement the surrounding residential development. The following design principles apply:

- 4.1 The building shall be well articulated with entrances and windows minimizing blank walls.
- 4.2 The building form should reflect the intended commercial use.
- 4.3 A variety of colours, materials and textures will be used to break up the massing of the building.
- 4.4 Residential units above the commercial shall have their own separate entrance and be visually differentiated from the commercial through design treatment.
- 4.5 Only small scale signage is permitted to respect the residential character of the neighbourhood. Back lit signage is not permitted. Signage details shall be submitted as part of a Development Permit application.
- 4.6 A lighting plan, respecting CPTED principles, is required as part of a Development Permit application.

General Schedule #1



DATE	DESCRIPTION	BY	CHKD
2018-01-10	Initial Design	J. Smith	J. Smith
2018-01-15	Revised Unit Count	J. Smith	J. Smith
2018-01-20	Final Design	J. Smith	J. Smith
2018-01-25	Final Unit Count	J. Smith	J. Smith
2018-02-01	Final Design	J. Smith	J. Smith
2018-02-05	Final Unit Count	J. Smith	J. Smith
2018-02-10	Final Design	J. Smith	J. Smith
2018-02-15	Final Unit Count	J. Smith	J. Smith
2018-02-20	Final Design	J. Smith	J. Smith
2018-02-25	Final Unit Count	J. Smith	J. Smith
2018-03-01	Final Design	J. Smith	J. Smith
2018-03-05	Final Unit Count	J. Smith	J. Smith
2018-03-10	Final Design	J. Smith	J. Smith
2018-03-15	Final Unit Count	J. Smith	J. Smith
2018-03-20	Final Design	J. Smith	J. Smith
2018-03-25	Final Unit Count	J. Smith	J. Smith
2018-04-01	Final Design	J. Smith	J. Smith
2018-04-05	Final Unit Count	J. Smith	J. Smith
2018-04-10	Final Design	J. Smith	J. Smith
2018-04-15	Final Unit Count	J. Smith	J. Smith
2018-04-20	Final Design	J. Smith	J. Smith
2018-04-25	Final Unit Count	J. Smith	J. Smith
2018-05-01	Final Design	J. Smith	J. Smith
2018-05-05	Final Unit Count	J. Smith	J. Smith
2018-05-10	Final Design	J. Smith	J. Smith
2018-05-15	Final Unit Count	J. Smith	J. Smith
2018-05-20	Final Design	J. Smith	J. Smith
2018-05-25	Final Unit Count	J. Smith	J. Smith
2018-06-01	Final Design	J. Smith	J. Smith
2018-06-05	Final Unit Count	J. Smith	J. Smith
2018-06-10	Final Design	J. Smith	J. Smith
2018-06-15	Final Unit Count	J. Smith	J. Smith
2018-06-20	Final Design	J. Smith	J. Smith
2018-06-25	Final Unit Count	J. Smith	J. Smith
2018-07-01	Final Design	J. Smith	J. Smith
2018-07-05	Final Unit Count	J. Smith	J. Smith
2018-07-10	Final Design	J. Smith	J. Smith
2018-07-15	Final Unit Count	J. Smith	J. Smith
2018-07-20	Final Design	J. Smith	J. Smith
2018-07-25	Final Unit Count	J. Smith	J. Smith
2018-08-01	Final Design	J. Smith	J. Smith
2018-08-05	Final Unit Count	J. Smith	J. Smith
2018-08-10	Final Design	J. Smith	J. Smith
2018-08-15	Final Unit Count	J. Smith	J. Smith
2018-08-20	Final Design	J. Smith	J. Smith
2018-08-25	Final Unit Count	J. Smith	J. Smith
2018-09-01	Final Design	J. Smith	J. Smith
2018-09-05	Final Unit Count	J. Smith	J. Smith
2018-09-10	Final Design	J. Smith	J. Smith
2018-09-15	Final Unit Count	J. Smith	J. Smith
2018-09-20	Final Design	J. Smith	J. Smith
2018-09-25	Final Unit Count	J. Smith	J. Smith
2018-10-01	Final Design	J. Smith	J. Smith
2018-10-05	Final Unit Count	J. Smith	J. Smith
2018-10-10	Final Design	J. Smith	J. Smith
2018-10-15	Final Unit Count	J. Smith	J. Smith
2018-10-20	Final Design	J. Smith	J. Smith
2018-10-25	Final Unit Count	J. Smith	J. Smith
2018-11-01	Final Design	J. Smith	J. Smith
2018-11-05	Final Unit Count	J. Smith	J. Smith
2018-11-10	Final Design	J. Smith	J. Smith
2018-11-15	Final Unit Count	J. Smith	J. Smith
2018-11-20	Final Design	J. Smith	J. Smith
2018-11-25	Final Unit Count	J. Smith	J. Smith
2018-12-01	Final Design	J. Smith	J. Smith
2018-12-05	Final Unit Count	J. Smith	J. Smith
2018-12-10	Final Design	J. Smith	J. Smith
2018-12-15	Final Unit Count	J. Smith	J. Smith
2018-12-20	Final Design	J. Smith	J. Smith
2018-12-25	Final Unit Count	J. Smith	J. Smith
2018-12-30	Final Design	J. Smith	J. Smith
2018-12-31	Final Unit Count	J. Smith	J. Smith



Highwater Residential Neighborhood
Vernon, BC

Primary Subdivision Layout
Overall Site Access

Scale: 1" = 100' 0"

Sheet: 1 of 1

Project: A1.0



SECTION 16: Overlays and Modifiers

16.1 Overlays

The following diagram is provided to illustrate how Overlays and Modifiers described in Section 16.1 and Section 16.2 will be visually shown on specific areas of the zoning map.

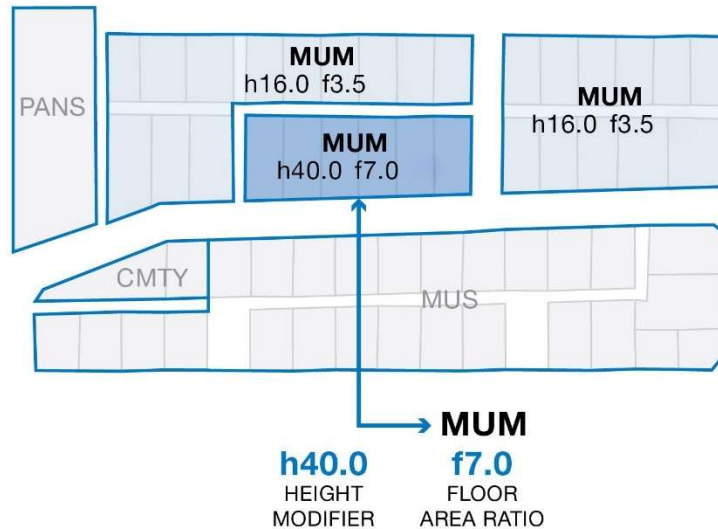


Diagram 16.1 — Overlays and Modifiers

16.1.1 Purpose

Overlays provide for additional development regulations to be superimposed on specific areas of the zoning map that supersede or add to the development regulations of the underlying zone. Overlays are used to authorize additional **Use(s)** or alter the **Density** authorized on a specific **Lot**.

16.1.2 Permitted Uses

- The **Use** of **Drive-through Services** is permitted as a **Principal Use** only on the **Lot** as indicated in the first, second and third columns of the following table, or only to the portion of that **Lot** indicated in the right-hand column of following table, where applicable:

PID	Legal Description	Civic Address	Unit Number
025-001-264	LOT 1 PLAN KAP68506 TOWNSHIP 8 ODYD SECTION 10 & 11, EXCEPT PLAN KAP70210, KAP72044	5608 24 Street	2501 58 Avenue

025-507-028	LOT A PLAN KAP72044 SECTION 10 TOWNSHIP 8 ODYD	2601 58 Avenue	N/A
029-853-401	LOT 1 PLAN EPP60371 SECTION 10 TOWNSHIP 8 DISTRICT LOT 38 ODYD	5580 Anderson Way	101
027-682-757	LOT 1 PLAN KAP87698 DISTRICT LOT 38 ODYD	5100 Anderson Way	101
026-188-767	LOT 1 PLAN KAP77261 SECTION 10 TOWNSHIP 8 DISTRICT LOT 38 ODYD	4901 Anderson Way	N/A
004-945-051	LOT 1 PLAN 26303 SECTION 10 TOWNSHIP 8 ODYD EXCEPT PLAN H16713 37277 KAP63954	5300 26 Street	N/A
004-634-195	LOT 2 PLAN 28089 SECTION 10 TOWNSHIP 8 ODYD	2505 53 Avenue	N/A
003-862-461	LOT 4 PLAN 30708 SECTION 10 TOWNSHIP 8 ODYD EXCEPT PLAN KAP63488	5101 26 Street	N/A
023-181-290	LOT A PLAN KAP55353 DISTRICT LOT 38 ODYD	4301 32 Street	N/A
004-412-630	LOT A PLAN 27999 SECTION 3 TOWNSHIP 8 ODYD	4209 32 Street	N/A
008-336-709	LOT 1 PLAN 17932 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN KAP81006	3703 32 Street	N/A
006-178-570	LOT A PLAN 23950 SECTION 3 TOWNSHIP 8 ODYD	3507 32 Street	N/A
017-322-219	LOT A PLAN KAP45003 SECTION 34 TOWNSHIP 9 ODYD EXCEPT PLAN EPP7986	3101 Highway 6	119
031-171-699	LOT 1 PLAN EPP103411 SECTION 3 TOWNSHIP 8 ODYD	3606 27 Street	N/A
031-171-699	LOT 1 PLAN EPP103411 SECTION 3 TOWNSHIP 8 ODYD	3606 27 Street	1
029-176-492	LOT A PLAN EPP32234 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN EPP51015	3510 27 Street	N/A
025-030-361	LOT 1 PLAN KAP68885 SECTION 34 TOWNSHIP 9 ODYD	2800 27 Street	N/A
025-766-074	LOT 4 PLAN KAS2573 SECTION 34 TOWNSHIP 9 ODYD	2601 Highway 6	14
023-772-115	LOT A PLAN KAP59246 SECTION 34 TOWNSHIP 9 ODYD	2306 Highway 6	300
004-820-321	LOT A PLAN 24347 DISTRICT LOT 72 ODYD EXCEPT PLAN KAP61745	3202 32 Street	3300 32 Street
023-943-661	LOT A PLAN KAP60480 DISTRICT LOT 72 ODYD EXCEPT PLAN KAP89965	2806 32 Street	N/A



008-409-498	LOT 2 PLAN 38646 DISTRICT LOT 66 ODYD	4513 25 Avenue	N/A
026-007-975	LOT B PLAN KAP76006 DISTRICT LOT 66 ODYD	5205 25 Avenue	N/A
023-682-582	LOT A PLAN KAP58662 DISTRICT LOT 66 ODYD	5301 25 Avenue	101
010-030-069	LOT 3 PLAN 7201 SECTION 26 TOWNSHIP 9 ODYD	805 Kalamalka Lake Road	N/A



- .2 The **Use** of **Minor Fuel Station** is permitted as a **Principal Use** only on the **Lot** as indicated in the first, second and third columns of the following table, or only to the portion of that **Lot** indicated in the right-hand column of following table, where applicable:

PID	Legal Description	Civic Address	Unit Number
005-762-545	LOT 14-15 PLAN 3144 SECTION 2 TOWNSHIP 8 ODYD	4600 Pleasant Valley Road	101
018-102-387	LOT 1 PLAN KAP49064 SECTION 26 TOWNSHIP 9 ODYD	1250 Middleton Way	N/A
014-095-467	LOT A PLAN 41263 DISTRICT LOT 72 ODYD	2409 34 Street	N/A
024-819-751	LOT A PLAN KAP67162 DISTRICT LOT 72 ODYD EXCEPT PLAN EPP7989	2501 34 Street	N/A
006-643-906	LOT 1 SECTION 3 TOWNSHIP 8 ODYD PLAN 5748 EXCEPT PLANS M8368 AND KAP70028	3201 39 Avenue	N/A
018-316-247	LOT 1 PLAN KAP50117 SECTION 34 TOWNSHIP 9 ODYD SS1874	3305 32 Street	N/A
018-309-640	LOT A PLAN KAP50040 DISTRICT LOT 72 ODYD	3400 32 Street	N/A
012-436-488	LOT 10-15 BLOCK 32 PLAN 327 SECTION 34 TOWNSHIP 9 ODYD	3401 32 Street	N/A
029-737-621	LOT 1 PLAN EPP51015 SECTION 3 TOWNSHIP 6 ODYD	3530 27 Street	N/A
002-886-928	LOT A PLAN 35167 SECTION 3 TOWNSHIP 8 ODYD	3603 32 Street	N/A
016-059-310	LOT A PLAN 43078 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN KAP69770, THE WESTERLY 8.7 FEET OF LOT 1 PLAN 374 MEASURED ALONG THE NORTHERLY AND SOUTHERLY BOUNDARIES THEREOF EXCEPT PLAN 43078	3804-3800 32 Street	N/A
016-202-112	LOT 2 PLAN 43280 DISTRICT LOT 38 ODYD	4300 32 Street	N/A
017-321-450	LOT 2 PLAN KAP45000 SECTION 66 ODYD	4301 25 Avenue	N/A
010-971-009	LOT 1 PLAN 2722 SECTION 3 TOWNSHIP 8 ODYD	4415 27 Street	N/A
003-248-232	LOT A PLAN 33114 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN KAP57355	4500 27 Street	N/A
005-572-380	LOT 2 PLAN 25213 SECTION 10 TOWNSHIP 8 ODYD	4800 27 Street	N/A



026-009-137	LOT 1 PLAN KAP76023 SECTION 10 TOWNSHIP 8 DISTRICT LOT 38 ODYD EXCEPT PLAN KAP77261	5001 Anderson Way	N/A
004-163-494	LOT 1 PLAN 11474 DISTRICT LOT 66 ODYD FOR REFERENCE TO CORNER GROCERY MOBILE HOME PARK BAYS SEE FOLIOS 70008.010 ET AL	5487 Okanagan Landing Road	N/A
009-422-277	LOT 3 PLAN 12496 DISTRICT LOT 66 ODYD EXCEPT PLAN 14711 & KAP86916	6021 Okanagan Landing Road	N/A



16.2 Modifiers

16.2.1 Purpose

Modifiers provide for alterations to development regulations of an underlying zone on a specific **Lot** or in specific areas of the City. Typical examples include **Height** modifier, **Setback** modifier, **Lot Area** modifier and **Lot Width** modifier.

16.2.2 Development Regulations

There are currently no modifiers enacted in the City of Vernon.

Schedule A – Zoning Map

Schedule B – Transit Oriented Development Area Maps

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 6037

A bylaw for the levying of rates for Municipal,
Hospital, Regional District and Specified Area
purposes for the Year 2025

WHEREAS Section 197 of the Community Charter requires the Council to adopt a bylaw to impose taxation rates;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025:
 - a) For the Municipal operating, RCMP and capital purposes on the assessed value of land and improvements taxable for general Municipal purposes, rates "A1", "A2" and "A3" respectively appearing in Row "A" of Schedule "A" attached hereto and forming part of this bylaw.
 - b) For Vernon Fire Protection Specified Area purposes, on the assessed value of improvements taxable for general Municipal purposes, rates appearing in Row "B" of Schedule "A" attached hereto and forming part of this bylaw.
 - c) For Okanagan Landing Fire Protection Specified Area purposes, on the assessed value of improvements taxable for general Municipal purposes, rates appearing in Row "C" of Schedule "A" attached hereto and forming part of this bylaw.
 - d) For purposes of the Okanagan Regional Library on the assessed value of land and improvements taxable for general Municipal purposes, rates appearing in Row "D" of Schedule "A" attached hereto and forming part of this bylaw.
 - e) For purposes of the North Okanagan / Columbia Shuswap Regional Hospital District on the assessed value of land and improvements taxable for Hospital purposes, rates appearing in Row "E" of Schedule "A" attached hereto and forming part of this bylaw.
 - f) For purposes of the Regional District of North Okanagan on the assessed value of land, improvements or land and improvements taxable for Hospital purposes, rates "F1", "F2" and "F3" respectively, appearing in Row "F" of Schedule "A" attached hereto and forming part of this bylaw.
 - g) For Regional District of North Okanagan Sterile Insect Release Parcel Tax Specified Area purposes, on a parcel basis, rates appearing in Row "G" on Schedule "A", attached hereto and forming part of this bylaw.

BYLAW NUMBER 6037

- h) For Business Improvement Area - Primary bylaw #5584 Specified Area purposes on the assessed value of land and improvements for general Municipal purposes for assessment classes 5 and 6 within the Specified Area, rates appearing in Row "H" of Schedule "A" attached hereto and forming part of this bylaw.
 - i) For Business Improvement Area - Secondary bylaw #5585 Specified Area purposes on the assessed value of land and improvements for general Municipal purposes for assessment classes 5 and 6 within the Specified Area, rates appearing in Row "I" of Schedule "A" attached hereto and forming part of this bylaw.
 - j) For Okanagan Hills bylaw #5327 Specified Area purposes, on a parcel size basis, rates per acre appearing in Row "J" on Schedule "A", attached hereto and forming part of this bylaw.
 - k) For Fleming Road bylaw #5258 Specified Area purposes, on a parcel basis, rates appearing in Row "K" on Schedule "A", attached hereto and forming part of this bylaw.
 - l) For Aquarius Road bylaw #5377 Specified Area purposes, on a parcel basis, rates appearing in Row "L" on Schedule "A", attached hereto and forming part of this bylaw.
- 2. The minimum amount of tax levy upon a parcel of real property shall be ten dollars (\$10.00).
 - 3. For purposes of Section 237 of the Community Charter, the tax notice will provide for a tax due date of July 2, 2025 and a 10% penalty for all taxes unpaid as of that date.
 - 4. The penalty referred to in section 3 is due as part of the property taxes of the current year for the parcel of land and its improvements.

General

- 5. The bylaw may be cited as "Tax Rates Bylaw 6037, 2025".

READ A FIRST TIME this	28 day of April, 2025.
READ A SECOND TIME this	28 day of April, 2025.
READ A THIRD TIME this	28 day of April, 2025.

BYLAW NUMBER 6037

ADOPTED this day of 2025.

Mayor

Corporate Officer

THE CORPORATION OF THE CITY OF VERNON

2025 TAX RATES (per \$1,000 of taxable value except for parcel, area and frontage taxes)

SCHEDULE "A"

**Attached hereto and forming
part of Bylaw # 6037**

ROW	TAXING JURISDICTION	RESIDENTIAL	UTILITY	SUPPORT HOUSING	MAJOR INDUSTRIAL	LIGHT INDUSTRIAL	BUSINESS	MANAGED FOREST	RECREATION/ NON-PROFIT	FARM	
A	MUNICIPAL OPERATING - RATE "A1"	1.91326	23.53537	1.91326	8.02052	8.02052	5.78792	0.67125	4.53976	0.74056	ALL
	MUNICIPAL RCMP - RATE "A2"	0.83657	10.29080	0.83657	3.50696	3.50696	2.53076	0.29350	1.98500	0.32381	ALL
	MUNICIPAL CAPITAL - RATE "A3"	0.37927	4.66547	0.37927	1.58993	1.58993	1.14735	0.13306	0.89993	0.14680	ALL
	TOTAL MUNICIPAL RATE	3.12910	38.49164	3.12910	13.11741	13.11741	9.46603	1.09781	7.42469	1.21117	
B	FIRE PROTECTION	0.00261	0.03211	0.00261	0.01094	0.01094	0.00790	N/A	0.00619	N/A	IMPR
C	FIRE PROTECTION - OK LANDING	0.00338	0.04158	0.00338	0.01417	0.01417	0.01023	N/A	0.00802	N/A	IMPR
D	LIBRARY	0.10901	1.34095	0.10901	0.45698	0.45698	0.32977	0.03825	0.25866	0.04219	ALL
E	REGIONAL HOSPITAL	0.23139	0.80987	0.23139	0.78673	0.78673	0.56691	0.69417	0.23139	0.23139	ALL
F	REGIONAL DISTRICT - RATE "F1" - Land only	0.02488	0.08708	0.02488	0.08459	0.08459	0.06096	0.07464	0.02488	0.02488	LAND
	REGIONAL DISTRICT - RATE "F2" - Improvements only	0.36208	1.26728	0.36208	1.23107	1.23107	0.88710	1.08624	0.36208	0.36208	IMPR
	REGIONAL DISTRICT - RATE "F3" - Land and Improvements	0.29762	1.04167	0.29762	1.01191	1.01191	0.72917	0.89286	0.29762	0.29762	ALL
G	REGIONAL DISTRICT - S.I.R.	169.19	169.19	169.19	169.19	169.19	169.19	169.19	169.19	169.19	PARCEL
H	BIA PRIMARY AREA #5584	N/A	N/A	N/A	N/A	1.57770	1.57770	N/A	N/A	N/A	ALL
I	BIA SECONDARY AREA #5585	N/A	N/A	N/A	N/A	0.94100	0.94100	N/A	N/A	N/A	ALL
J	OKANAGAN HILLS #5327	0.84261	0.84261	0.84261	0.84261	0.84261	0.84261	0.84261	0.84261	0.84261	AREA M2
K	FLEMMING ROAD #5258	1,421.53	1,421.53	1,421.53	1,421.53	1,421.53	1,421.53	1,421.53	1,421.53	1,421.53	PARCEL
L	AQUARIUS ROAD #5377	1419.746	1419.746	1419.746	1419.746	1419.746	1419.746	1419.746	1419.746	1419.746	PARCEL



Report to Council

To: Mayor and Council File No: 1880-03-2025
Date: May 12, 2025
From: Rena Crosson, Manager, Financial Operations
Subject: Fees and Charges (City Surcharge) Amendment Bylaw 6039, 2025

Purpose:

To amend the Fees and Charges Bylaw 3909 allowing for a City Surcharge applied to online payments when a credit card is used.

Recommendation:

THAT Bylaw 6039, "Fees and Charges (City Surcharge) Amendment Bylaw 6039, 2025", a bylaw to amend Fees and Charges Bylaw 3909, be read a first, second and third time.

Background:

a. Rationale:

During the April 14, 2025 Regular meeting, Council adopted Bylaw 6033, "Fees and Charges (Annual Updates) Amendment Bylaw 6033, 2025", which included the addition of a City Surcharge on credit card payments.

Subsequent to this adoption, additional information was received from the City's software provider. The software utilized to apply a credit card surcharge for *over the counter payments* can also be used to accept *online payments* and apply a credit card surcharge. As a result, the City Surcharge fee is being amended to include "online" as a payment method. At this time, the software we are adjusting does not include Recreation Services as they use a different software provider.

Through this user pay model, those who choose to use the service pay for the convenience of the service. Customers still have the option of paying over the counter using other methods of payment, such as cash, cheque, or debit. In addition, customers can pay for property tax or utility bills through their online banking service.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

Fees and Charges Bylaw 3909

In Canada (except Quebec), the new rules allowing merchants to surcharge on credit card transactions became effective on October 6, 2022. This followed a settlement in a class action lawsuit against Visa and Mastercard.

c. Council's Strategic Plan Alignment:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

d. Committee Recommendations:

N/A

Financial Implications:

Cost of new financial module has been included in the 2025 operating budget to address Council's strategic directive on this action.

Implementation of the City Surcharge ensures the municipality does not incur additional costs as a result of accepting credit cards as a form of payment.

The maximum allowable amount for the surcharge is capped at 2.4%, or the amount it costs to accept credit card, whichever is less. The City's costs include the credit card service fees, which differ between credit cards, and the cost of the additional financial module for implementation and subscription fees. The module will facilitate recording the added surcharge which must be shown on the receipt and provide a more efficient, cost effective option for accepting online payments.

Alternatives & Implications:

N/A

Communication:

Once the ability to make credit card payments has been established, communication will occur through the City website and through the customer bills sent to residents.

Attachments:

Attachment 1: Fees and Charges (City Surcharge) Amendment bylaw 6039, 2025

Reviewed by: Elma Hamming, Director, Financial Services
Reviewed by: Kevin Poole, Director, Corporate Administration
Approved by: Peter Weeber, Chief Administrative Officer

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 6039

A bylaw to Amend Fees and Charges Bylaw
Number 3909

WHEREAS the Council of the City of Vernon has determined to amend the “City of Vernon Fees and Charges Bylaw Number 3909, 1993”.

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “**Fees and Charges (City Surcharge) Amendment Bylaw 6039, 2025**”.
2. That Schedule “A” – Fee Schedule of Fees and Charges Bylaw Number 3909, 1993 be amended as follows;
 - a) Section 8 – FINANCIAL SERVICES as shown in Red on attached Schedule ‘A’
 - (i) Amend – M. City Surcharge (on credit card payments made over the counter at City Hall, CSB and Bylaw Buildings, minimum transaction \$4.00) of 2.4% to M. City Surcharge of 2.4%
 - on credit card payments made over the counter at City Hall, Community Services and Bylaw Compliance Buildings
 - on credit card payments made online, excluding Recreation Services
 - minimum transaction \$4.00
3. If any section, subsection, paragraph, clause or phrase, of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
4. The Fees and Charges Bylaw Number 3909 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this day of, 2025.

READ A SECOND TIME this day of, 2025.

READ A THIRD TIME this day of, 2025.

PAGE 2

BYLAW 6033

ADOPTED this day of, 2025.

Mayor

Corporate Officer

SCHEDULE 'A'

Attached to and forming part of

"Fees and Charges (City Surcharge) Amendment Bylaw Number 6039, 2025"

8. FINANCE SERVICES	FEES
A. Tax Information for Mortgage Companies	\$20.00 per folio
B. Tax and Utility information requests – Lawyer, Banks, etc.	\$30.00 per folio for manual request \$20.00 per folio for web request \$40.00 per folio rush manual request
C. Cemetery Enquiries in excess of two names	\$20.00 per name
D. Historical Utility and Tax Information Requests	\$30.00 per hour
E. Dishonoured Payment Items	\$25.00 per dishonoured item
F. Electronic Payment Transfers	\$25.00 per transfer after customer notification
G. Special Meter Reading (Bylaw 6033 - removed)	\$25.00 per special request
H. Utility Information (Bylaw 6033)	\$25.00 per page bill reprints \$10.00 per page account printouts
I. Criminal records checks	\$40.00
• Volunteer agencies *	\$25.00
• General requests	\$25.00
• Fingerprints require addition	\$25.00
* A 75% discount will be afforded to individuals experiencing financial hardship	
J. Property Tax and Utility Refunds	\$25.00 per account / folio (Bylaw 5483)
K. Interest Rate on Non-Property Tax Overdue Accounts (Bylaw 5850)	1.0% per month (12.0% per annum)
L. Administration Charge for Recoverable Work (Bylaw 5850)	20.0% on labour charges; 5.0% on all other charges
M. City Surcharge <ul style="list-style-type: none"> • (on credit card payments made over the counter at City Hall, Community ServicesB and Bylaw Compliance Buildings 	2.4% (Bylaw 6033)

BYLAW 6033

<ul style="list-style-type: none">• on credit card payments made online, excluding Recreation Services• minimum transaction \$4.00	
--	--



Report to Council

To: Mayor and Council

File No: 8300-07

Date: May 12, 2025

From: Shivam Khaddar, Transportation Technician

Subject: Proposed Amendments to Traffic Bylaw 5600

Purpose:

To amend Traffic Bylaw 5600 to incorporate changes to WorkSafeBC regulations.

Recommendation:

THAT Council rescind Third Reading of Bylaw 6038, "Traffic Amendment Bylaw 6038, 2025", a bylaw to amend Traffic Bylaw 5600.

THAT Bylaw 6038 " Traffic Amendment Bylaw 6038, 2025" be amended by:

- adding "Traffic Control Plans & Traffic Control Devices" to the section subtitle before C.30;
- removing the section subtitle "Traffic Control Plans & Traffic Control Devices before C.33;
- removing "based on the risk assessment and shall" in section C.33; and
- removing "the" and replacing with "all" before WorkSafeBC regulations in the last paragraph in section C.33;

AND FURTHER, that Bylaw 6038 "Traffic Amendment Bylaw 6038, 2025", a bylaw to amend Traffic Bylaw 5600 be read a third time.

Background:

a. Rationale:

At their Regular Meeting of April 28, 2025, Council enquired about the definition of risk assessment outlined in C.33. Administration has revised section C.33 to remove the reference to the risk assessment and added 'all' WorkSafeBC regulations in the last sentence, which will provide for the requirement of a risk assessment.

Council also enquired about the section subtitles before C.30 and C.33. These section titles were unclear and have been revised.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

Traffic Bylaw 5600

c. Council's Strategic Plan Alignment:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

d. Committee Recommendations:

N/A

Financial Implications:

N/A

Alternatives & Implications:

N/A

Communication:

N/A

Attachments:

Attachment 1 – Traffic Amendment Bylaw 6038, 2025

Reviewed by: Danielle DeVries, Manager, Transportation
Reviewed by: Terry Barton, Director, Planning & Community Services
Reviewed by: Kevin Poole, Director, Corporate Administration
Approved by: Peter Weeber, Chief Administrative Officer

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6038

A bylaw to amend Traffic Bylaw 5600

WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon Traffic Bylaw 5600;

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw maybe cited as “**Traffic Amendment Bylaw 6038, 2025**”.
2. That “Schedule C – Road Usage Permit Requirements” of Traffic Bylaw 5600, 2018 be amended as shown in red on attached Schedule ‘A’, attached to and forming part of this bylaw;
3. Traffic Bylaw 5600 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this day of, 2025

READ A SECOND TIME this day of, 2025

READ A THIRD TIME this day of, 2025

ADOPTED this day of, 2025

Mayor

Corporate Officer

SCHEDULE 'A'

Attached to and Forming Part of "Traffic Amendment Bylaw 6038, 2025"

Schedule C: ROAD USAGE PERMIT REQUIREMENTS

Issuance of permit

- C.1. A Road Usage Permit may be issued by the Engineer, as outlined in this Bylaw.

Application for Permit

- C.2. A Road Usage Permit must be applied for in writing at least five working days prior to the start of the work or activity requiring the permit.
- C.3. An expedited application may be considered where emergency works are required, as verified by the Engineer. The applicant shall notify the City and apply for the applicable permit immediately upon the commencement of normal business hours on the next working day.

Purpose, Date, and Time of Permit

- C.4. A Road Usage Permit is valid only for the applied for purpose, date(s), and time(s) indicated on the permit. Any alterations or additions must be applied for; additional fees may apply. The permission granted shall not be construed as granting any further or ongoing rights, title or interest over the land.

Standard of Work or Activities

- C.5. All construction, maintenance or other work or activities done pursuant to a Road Usage Permit shall be performed to the standards of all applicable City bylaws, as well as all applicable provincial and federal statutes and regulations.

City Access to Work Site

- C.6. The City shall have free access to the site of any work or activity covered by a Road Usage Permit for the purpose of inspection and ascertaining compliance with this Bylaw and other City bylaws.

Ownership of Complete Works

- C.7. Works, surface or underground, carried out in, on or through any City lands, except the works of any private or public utility company, shall become the property of the City upon completion, and shall not be further added to, modified, destroyed or removed without obtaining a further permit from the City. Notwithstanding the foregoing, any proposed private works installed within a Highway must be authorized by the Engineer.

Cancellation of Permit

- C.8. Any failure to comply with the terms of a Road Usage Permit shall be cause for cancellation of the permit by the Engineer.

Accommodation of Traffic

- C.9. The permittee shall provide safe routing for all traffic including all Active Transportation, Public Transit Buses, and Vehicles. ~~The permittee's Traffic Control Plan shall provide for, at all times, adequate separation between Traffic and work area hazards, active or inactive (including but not limited to construction equipment, excavations and construction material), by means of delineation, barricades or fencing etc. or other acceptable means where overhead hazards are present.~~

Accommodation of Active Transportation:

- C.10. Where an Active Transportation Corridor adjacent to the works or activity is infringed upon, the permittee shall provide and maintain a safe alternate Active Transportation Corridor adjacent to the works or activity. Where an Active Transportation Corridor cannot be provided adjacent to the works or activity, the permittee shall provide and pay all expenses associated with the provision of a safe Active Transportation detour route, which may require temporary crossings and/or Traffic Control Persons to direct Active Transportation users to existing, undisturbed Active Transportation Corridors.
- C.11. Temporary Pedestrian Facilities provided adjacent to the works or activity must be at least 1.2 metres in width. Smooth ramp(s) must be provided to allow safe movements on and off the temporary Pedestrian Facility where applicable.
- C.12. Temporary Bicycle Facilities adjacent to the works or activity must be at least 1.5 metres in width. In some cases where space is limited, and subject to approval

from the Engineer, cyclists and/or Small Wheeled Transport may be merged with Vehicle Traffic.

Accommodation of Public Transit Buses

- C.13. Where a Public Transit Bus route adjacent to the works or activity is impacted, the permittee shall work with the local transit operator to provide and maintain safe alternate Public Transit Bus routing and temporary Public Transit Bus stops.

Accommodation of Vehicle Traffic

- C.14. On Arterial Roads or Collector Roads the permittee shall, at all times, provide a minimum of one free travel lane of a width of not less than 3.0 metres, unless a full road closure has been approved by the Engineer. The permittee's Traffic Control Person(s) shall monitor Traffic queues, and maintain Traffic flow to prevent delay to Emergency Vehicles.

Length of Trench

- C.15. Trench dimensions shall be per safety and design requirements, and shall be restored to within 100mm (or less) of adjacent road surface level in any Highway when the trench is not needed for work activities.

Detection of Utilities

- C.16. The location of all utilities (including, but not limited to, water, sewer, gas, electrical, communication, telephone and television cable) shall be identified sufficiently ahead of excavation work so as to enable appropriate measures to be taken, including re-location if necessary, to avoid damage to those utilities or damage or injury to any person or property.

Re-location of Utilities

- C.17. The permittee shall not interfere with any existing utility without the written consent of the Engineer and the Owner of the utility. If re-location of a utility is necessary in order to perform the works or activity permitted, the permittee is required to cease and backfill all works until such time as they have obtained a valid approval from the utility owner and the City for relocation of the utility. Relocation of utilities shall be the sole responsibility, and at the sole cost of, the permittee.

Protection of Utilities

- C.18. The permittee shall support and protect all pipes, conduits, poles, wires, appurtenances or other utility apparatus which may be in any way affected by the works or activity permitted.

Damage to Utilities

- C.19. Any damage to any pipes, conduits, poles, wires, appurtenances or other utility apparatus caused either directly or indirectly as a result of any work or activity covered by the applicable Road Usage Permit, shall be repaired at the expense of the permittee. Repair by the permittee is only permitted where the utility owner has approved this in writing. Any damage or injury that may occur to any person or property, which is caused either directly or indirectly as a result of such utility damage, shall also be the responsibility of the permittee.

Preservation of Survey Monuments

- C.20. Monuments of concrete, iron, or other lasting material set for the purpose of locating, surveying or establishing legal boundaries, lines of any Highway, property, subdivision, or precise survey reference point, or a permanent survey bench mark, shall not be removed or disturbed without the prior permission of the Engineer. All costs or expenses incidental to the proper replacement of such monument or survey bench mark shall be the responsibility of the permittee.

Surface Drainage:

- C.21. The permittee shall ensure that any interference with adequate drainage of any Highway or other City property, which is caused either directly or indirectly as a result of any work or activity covered by the applicable Road Usage Permit, is remedied by alternate drainage provisions. The alternate drainage provisions shall meet all City standards and requirements including minimizing the potential for erosion and clean-up of any sedimentation at the permittee's expense.
- C.22. Gutters shall be maintained free and unobstructed, including free from any Rubbish, earth, rock, sediment or other debris, to the full depth of the adjacent curb and for at least 300 millimeters from the face of the Curb.

Accesses

- C.23. Entry/exit to Accesses, Laneways, and loading areas shall be provided at all times during the undertaking of any work or activity covered by a Road Usage Permit, unless safety concerns make such access impractical and the permittee has received written approval from impacted property Owners, and submitted these written approvals to the Engineer. Prior to any necessary closure of an Access, Laneway, or loading area, the residents or occupants affected by such closure shall be notified by the permittee and given an opportunity to move Vehicles from the area.
- C.24. The permittee must coordinate access for other service providers including garbage and recycling. In the event that access to individual properties is restricted, it will be the sole responsibility, and at the sole cost of, the permittee to collect garbage and recycling, and deposit the collected refuse/recyclables at a location that is acceptable to the service providers.

Protection of Lawns, Boulevards, Trees or other Landscaping

- C.25. Where any disturbance of a Boulevard, lawn or other landscaping occurs as part of the works or activities, either implicitly or explicitly, care shall be taken to preserve such landscaping while the work or activity permitted is underway. A protection zone must be installed around trees at the drip line to prevent compaction in the root zone and equipment damage to the tree above ground. Any lawns disturbed shall be cut and rolled and replaced after the work or activity is complete, and the area shall be returned to, as near as possible, the condition that existed before the work or activity began.
- C.26. Where any trees or shrubs are required to be removed or relocated, either temporarily or permanently, consent of the City (if on private property consent of the Owner of the real property on which they are located) must first be obtained. When excavating within the drip line of a tree the permittee must ensure that no roots or branches are cut or damaged without authorization from the Engineer prior to work starting. No digging within the drip line of a tree will be permitted without authorization from the Engineer. Approval for excavation within a tree's drip line may require specialized techniques and equipment such as low pressure hydrovac and will be reviewed on a case by case basis.
- C.27. If it is found that tree roots or branches have been damaged, work will immediately be stopped until such time as the Engineer assesses the damage and provides direction for action to be taken by the permittee.

- C.28. The permittee will be responsible for all costs to remediate the damage up to and including tree replacement value if deemed necessary by the Engineer.

Care of Material

- C.29. All material associated with a Road Usage Permit shall be placed, maintained and stabilized in such a manner as not to spread or disperse so as to become hazardous to human health, human safety, or the environment, and so that as little inconvenience as possible is caused to those using the Highway and any adjoining real property.

Routing of Traffic, **Traffic Control Plans & Traffic Control Devices**

- C.30. An application for a Road Usage Permit must contain a description of the measures that will be used to ~~ensure minimal~~ **reduce** impact to Traffic at all times during the undertaking of any work or activity covered by a Road Usage Permit and that all measures comply with the Ministry of Transportation and Infrastructure's Traffic Control Manual for Work on Roadways, as amended or replaced.
- C.31. Prior to the issuance of a Road Usage Permit the applicant for the permit shall provide the Engineer with a Traffic Control Plan ~~detailing the measures that shall be taken to ensure the least disruption of Traffic~~. Traffic Control Plans must be prepared by an engineer or qualified Traffic Control Person. The Engineer reserves the right to request a Traffic Control Plan signed and sealed by a professional engineer. **The Traffic Control Plan must:**
- a. **To the extent practicable, eliminate workers' exposure to traffic in a work zone, or, if elimination is not possible, prevent or minimize workers' exposure to hazards through other controls, such as engineering controls (e.g. barriers or traffic control devices) and administrative controls (e.g. reducing the number of workers exposed to traffic or scheduling work in off-peak hours), in the order of effectiveness;**
 - b. **Only use traffic control persons after other traffic control measures have been considered and determined to be insufficient to manage traffic;**
 - c. **Set out measures that shall be taken to reduce disruption of Traffic; and**

- d. Provide for, at all times, adequate separation between Traffic and work area hazards, active or inactive (including but not limited to construction equipment, excavations and construction material), by means of delineation, barricades or fencing etc. or other acceptable means where overhead hazards are present.

- C.32. The necessity of any complete closure of a Highway required pursuant to a Road Usage Permit, and any resulting detour, must be demonstrated to the Engineer and specifically provided for in the permit. At least three days in advance of the anticipated closure, and until the Highway affected is reopened, the permittee shall post signs to notify the public of the closure, the length of time of the closure, and the detour route.

~~Traffic Control Plans & Traffic Control Devices~~

- C.33. The use and placement of any Traffic Control Devices shall be in accordance with all the specific terms of the Road Usage Permit and shall be in accordance with the Ministry of Transportation and Infrastructure's Traffic Control Manual for Work on Roadways, as amended or replaced, and the Transportation Association of Canada's Manual of Uniform Traffic Control Devices for Canada, as amended or replaced.

~~The Traffic Control Plan shall be developed based on the risk assessment and shall be in accordance with the Ministry of Transportation and Infrastructure's Traffic Control Manual for Work on Roadways, as amended or replaced, and the all WorkSafeBC regulations, as amended or replaced.~~

Breaking Through Surface

- C.34. Approved cutting of bituminous pavement surface ahead of excavations shall be required in order to confine pavement damage to the limits of the trench.
- C.35. Cuts of pavement or Sidewalk shall be made neatly along limits of proposed excavation at offsets, locations or configuration as accepted by the Engineer in order that surface may break evenly and cleanly and not result in increased future maintenance requirements for the City. Location of pavement cuts must be approved by the Engineer and may be required to follow the centerline of the Roadway, lane lines, or other locations required to improve drivability. Pavement cuts running perpendicular to Roadway centreline are required to form a diamond shape at 30 degrees from centreline.
- C.36. Sections of Sidewalks and Curbs being removed shall be removed to the nearest expansion joint.

- C.37. Unstable pavement shall be removed over cave-outs and overbreaks and the subgrade shall be treated as the main trench.
- C.38. Pavement edges shall be trimmed to a vertical face and shall be neatly aligned with the centreline of the trench except when perpendicular to the Roadway centerline.
- C.39. Damage to a Highway existing prior to any work or activity covered by a Road Usage Permit shall be repaired at the sole cost of the permittee where that work or activity results in unstable floating sections of pavement.
- C.40. Longitudinal trenches must be a minimum of 1.45m in width and final restoration must match existing surface treatment as near as possible utilizing approved construction methods. If the trench extends into the wheel path the trench width must be extended to the centre of that lane. If a longitudinal trench is within a bike lane the trench edge must extend to the outer edge of the bike lane.

Trench Safety

- C.41. All trench and tunnel excavations and construction shall conform to all applicable regulatory requirements.

Hours of Work

- C.42. All work or activity covered by a Road Usage Permit shall be performed between the hours of 7:00 a.m. and 9:00 p.m. inclusive, except in the case of an emergency where the safety or convenience of the public requires that the work or activity be completed outside of these hours.
 - a. Arterial Roads, Collector Roads, and 30th Avenue (between 37th Street and 27th Street) must not be closed or reduced during peak times (7:00 a.m.- 9:00 a.m. and 3:00 p.m. - 5:30 p.m.) without approval from the Engineer.
 - b. After hours, non-emergency work including all night activity cannot take place without approval from the Engineer.

Prime Contractor's Parking

- C.43. The area required for the Road Usage Permit shall not be used for the parking of the Prime Contractor's and sub-contractors' personal Vehicles.

Possible Restrictions

- C.44. In order to prevent damage or injury to any person or property, or to mitigate conditions likely to create a nuisance, the following conditions may be placed on the Road Usage Permit:
- a. Limitations of the period of the year during which the work or activities covered by the permit may be undertaken;
 - b. Limitations as to the size and type of equipment to be used;
 - c. Designation of routes upon which materials may be transported to or from the site;
 - d. Limitations as to the place or manner of disposal of excavated material;
 - e. Requirements as to dust control, cleaning of Highways, and prevention of noise; and,
 - f. Limitations as to the storage of construction material.

Backfill

- C.45. All backfilling material shall be as per the Master Municipal Construction Documents (MMCD) and City specifications.

Restoration of Surface

- C.46. The restoration and permanent resurfacing of any Highway excavated pursuant to a Road Usage Permit shall be completed according to the Master Municipal Construction Documents (MMCD) specifications and the following schedule:

- a. Arterial Roads – immediately following backfill of the trench. Longitudinal trenches must be brought flush to adjacent pavement at the end of any work day;
 - b. Collector Roads – within 24 hours of backfilling the trench, cold mix asphalt may only remain in place for a maximum of 7 days. Longitudinal trenches must be brought to within 50mm of adjacent pavement at the end of any work day; and
 - c. Laneways and Local Roads – within 72 hours of backfilling the trench.
- C.47. In the event that the necessary materials are not available such that the restoration and permanent resurfacing cannot be completed according to the above schedule, the Engineer shall be notified immediately. If the restoration falls between the dates of November 1 and March 31, or a date approved by the Engineer, temporary resurfacing shall be completed within the same schedule, to the following standards:
- a. All materials used in temporary resurfacing shall be compacted and shall conform closely enough to the level of adjoining paving material such that the Highway is sufficiently smooth to enable traffic to travel safely.
 - b. Temporary resurfacing shall provide a top minimum surface of approximately 50 millimetres of bituminous material, commonly known as cold mix asphalt.
 - c. Temporary resurfacing done between November 1 to March 31 can be completed by the permittee as per the Master Municipal Construction Documents (MMCD) and City specifications and will be reviewed after March 31 to determine if the restoration will be classed as permanent with no additional work required.
 - d. Temporary resurfacing done between November 1 to March 31 may be completed by the City of Vernon at the request of the permittee by way of a third party work order (subject to acceptance by the City), at the cost of the permittee. Work will be completed as per the Master Municipal Construction documents (MMCD) and City specifications and will be reviewed after March 31, or another date approved by the Engineer, to determine if the restoration will be classed as permanent with no additional work required.

- e. The temporary resurfacing shall be maintained by the permittee in a safe condition until the restoration and permanent resurfacing has been completed OR temporary resurfacing that is completed between November 1 and March 31 will be maintained by the City of Vernon by way of a third party work order that MUST be completed by the permittee.
- f. Appropriate traffic control devices shall be placed in order to guide traffic until the restoration and permanent resurfacing has been completed.

Surface Restoration Specifications

- C.48. Subgrade – subgrades shall be restored to that existing prior to the work or activity covered by the Road Usage Permit.
- C.49. Paving Replacement - Portland cement concrete used in the repair of trenches in a Highway, except where otherwise regulated in this schedule, shall be poured to a thickness equivalent to that removed, or to a thickness of 12.7 centimetres (5 inches), whichever is greater, and shall be finished to match the texture of the adjoining pavement. Bituminous pavement shall be replaced to a thickness equivalent to that removed.
- C.50. Sidewalks – Portland cement concrete sidewalks shall be poured according to City bylaw requirements.
- C.51. Expansion Joints – Expansion and control joints in Portland cement patches shall be matched to those in the adjoining sidewalk or pavement.
- C.52. Concrete and Asphalt Materials – handling, placement, curing and protection of concrete and asphalt used in surface restoration shall be in accordance with all applicable City standards and requirements for new construction.
- C.53. Seal Coats – seal coating shall be required on restored sections of bituminous paving where the adjoining pavement has been recently seal-coated.

Failure to Restore the Site

- C.54. In the event that a permittee fails to restore a site in accordance with this Bylaw, the City may undertake to have the required work done and the permittee shall be responsible for all costs of such work.

Anticipated Damage to Greater than 15% of Adjacent Pavement

- C.55. Where pavement, adjacent to any area for which application for a Road Usage Permit has been made, is reasonably expected to be affected such that an area greater than 15% of the total pavement surfacing in any block will be damaged, the permittee shall be required to contribute to the cost of repaving the adjacent area. The amount to be contributed shall be determined and agreed to by the City prior to issuance of the Road Usage Permit.

Completion of Works and Activities

- C.56. Upon completion of all permitted works or activity, including all restoration work, the permittee shall notify the Engineer. Completed works may be inspected by the City and confirmed as acceptable with any deficiencies noted and remedied by the permittee as soon as possible. Works may be further inspected one year after the date of acceptance by the City to ensure no additional settlement has occurred or any other deficiencies related to the works have occurred which the permittee is to repair.
- C.57. If any ground settlement has occurred by the time of the Engineer's inspection, the City shall correct, or cause to be corrected, such settlement. The cost of any correction shall be the sole responsibility of the permittee, unless the permittee provides sufficient proof that the settlement was not due to defective completion of the permitted works or activities, or defective or insufficient backfilling or restoration of the area.

Care of Construction Materials

- C.58. All construction staging or storage area covered by a Road Usage Permit shall be placed, maintained and protected in such a manner as not to become hazardous to human health, human safety or the environment, and that as little inconvenience as possible is caused to those using the Highway and any adjoining real property.

Prime Contractor Designation

- C.59. By signing the Road Usage Permit application, the permittee~~(s)~~ accepts the roles and responsibilities of the Prime Contractor **as outlined under the Workers Compensation Act. As Prime Contractor, the permittee is Workers Compensation Act-118 and are** responsible for all aspects of the work as per all City of **Vernon**

bylaws, Ministry of Transportation and Infrastructure Manuals and as outlined under the Workers Compensation Act, associated regulations, and the guidelines of ~~per~~ WorkSafeBC.