



THE CORPORATION OF THE CITY OF VERNON

AGENDA

Regular Meeting of Council

Monday, May 26, 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 (1) of the Community Charter as follows:

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

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 26, 2025 be adopted.

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

THAT the Regular Council Meeting Minutes of May 12, 2025 be adopted;

AND FURTHER, that the Committee of the Whole Meeting Minutes of May 12, 2025 be received.

4. BUSINESS ARISING FROM THE MINUTES

5. GENERAL MATTERS

6. COUNCIL INQUIRIES

7. ADMINISTRATION UPDATES

11

THAT Council receive the Administration Updates dated May 26, 2025 for information.

8. UNFINISHED BUSINESS

8.a 2025 Canada Day Celebration and Activities

14

THAT Council endorses the Vernon Okanagan Inspired Community Events Society (VOICE) to host the July 1, 2025 Canada Day celebration and activities in Polson Park;

AND FURTHER, that Council directs Administration to provide the following items in support of the event:

- Event tables and chairs;
- A business license, events permit and rental fees to the Vernon Inspired Community Events society at no cost;
- A parks key for gate and pavilion access;
- A parks employee on site from 11:00 am – 3:00 pm;
- Six porta potties, placed behind the bandshell;
- Onsite traffic control to assist with parking;
- Temporary permit for entertainment (including skate competition);

AND FURTHER, that approval is subject to the provision of adequate liability insurance with the City named as additional insured.

9. MATTERS REFERRED

9.a Declassified Motion from the In Camera Meeting Held February 10, 2025

Primary Licence Agreement - RDNO (0911-03)

THAT Council authorize the Mayor and Corporate Officer to execute the Primary Licence Agreement, as shown in Attachment 1 in the report titled, "Primary Licence Agreement - RDNO", dated January 31, 2025 and respectfully submitted by the Land Agent;

AND FURTHER, that Council declassify the resolution and this report and remove from In Camera after the Primary Licence Agreement has been signed.

10. NEW BUSINESS

10.a	Funding Request for 42nd Avenue Hydrant Infill	26
	THAT Council authorize the expenditure of up to \$65,000 from the Infrastructure Reserve to install four (4) fire hydrants on 42 nd Avenue between 20 th Street and 27 th Street as part of the Regional District of North Okanagan's planned capital improvement project for this area.	
10.b	Robotic Sports Field Line Painter Purchase	32
	THAT Council approve the purchase of a robotic sports field line painter at a cost not to exceed \$75,000 to be funded from the Prior Year Unexpended Uncommitted Balance.	
10.c	2025 Tourism Vernon Visitor Guide Update	34
	THAT Council receive the memorandum titled 2025 Tourism Vernon Visitor Guide, dated May 26, 2025.	
10.d	BC Hydro Power Smart Commercial New Construction Incentive	80
	THAT Council authorize Administration to execute the grant agreement with BC Hydro for the Power Smart Commercial New Construction Incentive Program, provide overall grant management, and update the Active Living Centre Project budget to include the \$444,951 grant.	
10.e	Agricultural Land Commission (ALC) Non-Farm Use Application for Okanagan Avenue	95
	THAT Council authorize Agricultural Land Commission Application 00025 (ALR00025), for the Northwest ¼. Section 28, Township 9, Plan B3667 and that part of Lot 2, Block F, Section 28, Township 9, Plan 210, all of Osoyoos Division Yale District (Okanagan Avenue), to proceed to the Agricultural Land Commission.	
10.f	2024 Statement of Financial Information (SOFI)	149
	THAT Council approve the 2024 Statement of Financial Information (SOFI) as presented.	
10.g	2025 Union of BC Municipalities (UBCM) Resolution Submission	162
	THAT Council receive the memorandum titled 2025 Union of BC Municipalities (UBCM) Resolution Submission, dated May 26, 2025.	

11. LEGISLATIVE MATTERS

11.a	Bylaw 6012 - Zoning Text (General Updates) Amendment	168
	THAT Bylaw 6012, “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”, a bylaw to amend Zoning Bylaw 6000, be read a 1 st and 2 nd time;	
	AND FURTHER, that a Public Hearing be scheduled for Bylaw 6012 on June 23, 2025 at 5:30 pm in Council Chambers;	
	AND FURTHER, that final adoption of Bylaw 6012 be considered subsequent to the approval of the Ministry of Transportation and Transit.	
11.b	Bylaw 6038 - Traffic Amendment Bylaw	398
	THAT Bylaw 6038 “Traffic Amendment Bylaw 6038, 2025”, a bylaw to amend Traffic Bylaw 5600 be adopted.	
11.c	Bylaw 6039 - Fees and Charges (City Surcharge) Amendment	412
	THAT Bylaw 6039, “Fees and Charges (City Surcharge) Amendment Bylaw 6039, 2025”, a bylaw to amend Fees and Charges Bylaw 3909, be adopted.	
12.	COUNCIL INFORMATION UPDATES	
12.a	Mayor and Councillors Reports	
13.	INFORMATION ITEMS	
13.a	Correspondence	
13.a.1	Response Letter dated May 7, 2025, to the City's Letter dated May 3, 2024, from the Honorable Randene Neill, Minister of Water, Land and Resource Stewardship re: Increased Prevention of Invasive Species Spreading in Waterways	416
13.b	Minutes from Council Committees	
13.b.1	Finance Committee - November 27, 2024	418
13.b.2	Economic Development Advisory Committee - December 5, 2024	426
13.b.3	Tourism Commission - April 16, 2025	428
13.b.4	Tourism Commission - March 19, 2025	431
13.b.5	Climate Action Advisory Committee - March 27, 2025	434
14.	CLOSE OF MEETING	

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

May 12, 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

E. Hamming, Director, Financial Services
J. Rice, Director, Operation Services
K. Poole, Director, Corporate Administration
S. Wood, Corporate Officer
C. Isles, Deputy Corporate Officer
G. Nicol, Exec. Assistant, Real Estate & Corp. Admin.
J. Hewitt, Manager, Communications and Grants
R. Nuriel, General Manager, City Planning
L. Price, Manager, Parks Projects and Community Initiatives
E. Nicoloyannis, FireSmart Coordinator
T. Atwood, Senior Planner

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 Gares

Seconded by: Councillor Mund

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 Open Meeting at 10:50 am and requested a motion to move to In Camera.

Moved by: Councillor Guy

Seconded by: Councillor Durning

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

(c) labour relations or other employee relations;

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 AT 1:30 PM

Mayor Cumming reconvened the Regular Open meeting at 12:00 pm 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 Guy

Seconded by: Councillor Durning

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

CARRIED

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

Moved by: Councillor Mund

Seconded by: Councillor Guy

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.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

5. GENERAL MATTERS

- 5.a Presentation - RCMP 2025 First Quarter (January - March) Report, Superintendent, B. MacLeod

Moved by: Councillor Guy

Seconded by: Councillor Quiring

THAT Council receives the RCMP First Quarter Report for 2025 (January - March), as provided by Superintendent, Blake MacLeod, OIC, Vernon RCMP.

CARRIED

- 5.b Delegation - VOICE Society, Canada Day Activities, Budget and Requests for Support, M. Janzen

Mayla Janzen of the Vernon-Okanagan Inspired Community Events Society (VOICE) presented their planned Canada Day activities, budget and requests for support.

Moved by: Councillor Durning

Seconded by: Councillor Fehr

THAT Council receive the May 12, 2025 presentation from Mayla Janzen of the Vernon-Okanagan Inspired Community Events Society (VOICE) regarding the plans for Canada Day celebrations for information and refer to Administration for a report back to Council.

CARRIED

6. COUNCIL INQUIRIES

Council requested updates on two items at the DND fields:

- when the washroom facilities would be open regular hours; and
- additional safety options for fencing around the playground, as balls continue to go over the fence.

7. ADMINISTRATION UPDATES

Moved by: Councillor Gares

Seconded by: Councillor Mund

THAT Council receive the Administration Updates dated May 12, 2025 for information.

CARRIED

8. UNFINISHED BUSINESS

9. MATTERS REFERRED

9.a Ratified from the Committee of the Whole Meeting Held May 12, 2025

Moved by: Councillor Guy

Seconded by: Councillor Durning

THAT Council ratifies and confirms the following resolution adopted at the May 12, 2025 Committee of the Whole meeting of Council:

‘THAT Council accept the 2024 Audited Financial Statements as presented.’

CARRIED

10. NEW BUSINESS

10.a 2024 UBCM Community Resiliency Investment Grant – Additional Funding

Moved by: Councillor Mund

Seconded by: Councillor Quiring

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.

CARRIED

10.b Zoning Bylaw 6000 General Amendments – Phase 2 Refine

Councillor Durning left the meeting at 2:31 pm and returned at 2:32 pm.

Moved by: Councillor Quiring

Seconded by: Councillor Fehr

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

CARRIED

11. LEGISLATIVE MATTERS

11.a Bylaw 6037 - 2025 Tax Rates

Moved by: Councillor Guy

Seconded by: Councillor Durning

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.

CARRIED

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

Moved by: Councillor Guy

Seconded by: Councillor Fehr

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.

CARRIED

11.c Proposed Amendments to Traffic Bylaw 5600

Moved by: Councillor Gares

Seconded by: Councillor Mund

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

CARRIED

Moved by: Councillor Mund

Seconded by: Councillor Durning

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.

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

Moved by: Councillor Guy

Seconded by: Councillor Durning

THAT Council move to the Committee of the Whole meeting.

CARRIED

14. CLOSE OF MEETING

The Regular Council meeting reconvened at 4:49 pm and adjourned at 4:50 pm.

Mayor

Corporate Officer

ADMINISTRATION UPDATES MAY 26, 2025 REGULAR COUNCIL MEETING

PLANNING AND COMMUNITY SERVICES

GoByBike Week

As part of the 2025 Climate Action Community Outreach Strategy, the City will participate in **GoByBike Week (GBBW)** - a province-wide initiative promoting non-motorized transportation such as biking, scooters, skateboards, and rollerblades. Participants can register at [GoByBikeBC's Vernon page](#) and log their kilometres to track greenhouse gas savings.


The City has created a team named "**City of Vernon Velocity**", and Council and staff are encouraged to join and attend local events throughout the week.


Full details available at: [GoByBike Vernon & North Okanagan](#)


Vernon & North Okanagan | May 30 – June 8, 2025

For full descriptions, please check out each event listing on this website


CALENDAR OF EVENTS			
Fri	MAY 30	KICK OFF EVENT: BIKE MARKET POLSON PARK 4PM-8PM, BEACHY BIKE PARADE 6PM	RAIL TRAIL SCAVENGER HUNT ONGOING
Sun	JUN 1	HOTCAKES & HANDLEBARS NOCS PANCAKE BREAKFAST & BIKE DEMO ELLISON PROVINCIAL PARK, BIKE PARKING LOT 10AM-2PM	
Mon	JUN 2	COMMUTER APPRECIATION PANCAKE BREAKFAST SUN COUNTRY CYCLE 7AM-9:30AM	GUIDED RIDE CIVIC PLAZA 10AM
Tue	JUN 3	CELEBRATION STATION NATURE'S FARE 7:30AM-9AM	
Wed	JUN 4	CASTANET LUNCH 2906 30 th Ave 12PM-2PM	BIKE ROAD/TRAIL SIDE FIXES OLYMPIA CYCLE & SKI 6PM-7PM
Thu	JUN 5	CELEBRATION STATION QUALITY INN & SUITES VERNON 9AM-11AM	EVERYBODY BIKES START @ SUN COUNTRY CYCLE 6PM-7PM
Fri	JUN 6	CELEBRATION STATION SILVER STAR 7:30AM-9AM	PRIDE PARADE POLSON PARK 6PM
Sun	JUN 8	WRAP UP EVENT CIVIC MEMORIAL PARK 12PM-5PM PRIDE MARCH 12:45PM, ACNO PLEIN AIR ART EXHIBIT & PRIZES 3PM-5PM	

**RAIL TRAIL SCAVENGER HUNT | KALAVIDA | ANYTIME MAY 31-JUNE 8**
Drop in for scavenger map anytime during GBBW

**GUIDED E-BIKE RIDE | CIVIC PLAZA | 10AM-11AM, JUNE 2-JUNE 6**
Please arrive by 9:45AM. Limited E-bikes available to those who register in advance @ <https://gobybikebc.ca/vernon-north-okanagan/> Helmets required. All ages and skill levels welcome

**LIBRARY GOBYBIKE STORY TIME**
Drop by the library for bike themed story time | JUN 2, 10:30AM

For more event details scan QR code or visit <https://gobybikebc.ca/vernon-north-okanagan/>



Highway 97 & 30th Avenue Improvements

Administration is working on final revisions of the Highway Corridor Study, which includes an assessment of active transportation crossings along Highway 97 and Highway 6. This study will be shared with Council in June.

OPERATIONS

DND

Operations is reviewing operational hours of the DND washrooms and continued safety concerns relating to diamond 1, since the completion of the new playground. Administration will report back to Council at the next meeting with more information.

Rock Slope Stabilization ([Project 2025-08](#))

The contractor has finished at Crosby Road and was scheduled to start on Eastside Road, however, the environmental monitor discovered occupied nests at all the Eastside Road locations and the work will now be postponed until the nests are no longer in use. The contractor will start work at 35th Street, from 31st Avenue to 30th Avenue from May 26 to May 29. The road will be closed from 7am to 6pm with traffic detouring around the site. Bus access will be permitted through the site.

Pleasant Valley Road at 39th Avenue Roundabout Project ([Project 2025-06](#))

The contractor continues to work on the underground utilities and is on schedule. All traffic is detouring around the site, and the contractor is coordinating access with emergency services, affected residents as well as Transit, garbage, and recycling.

Silver Star Road at Phoenix Drive Roundabout ([Project 2025-06](#))

Construction is underway. The contractor finished the temporary road and retaining wall work on the east side of the intersection. Traffic will be diverted to the east side of the intersection to allow the contractor to work on the west side of the roundabout.

32nd Avenue and 38th Street Reconstruction: ([Project 2023-05](#))

Progress continues on the 32nd Avenue and 38th Street Reconstruction project. The Regional District North Okanagan is renewing the watermain at Alexis Park Drive and Gateby Place, as part of the project. Unexpected complexities with existing underground water infrastructure have extended the timeline for commissioning the new watermain.

The new watermain is scheduled to be in service by end of May. The contractor is actively working to complete the remaining components of the project, with overall completion targeted for July 2025.

Polson Park Naturalization Phase 2 ([Project 2025-03](#))

The contractor will begin mobilizing to site on May 26, with construction fencing scheduled to be set up that week. Efforts are being made to minimize construction impacts on the park, but extensive fencing is required for public safety. The internal road will be closed from June to November, restricting vehicle access to the south side of the park, and through traffic will be closed to the public during this period. Public parking will be available by the fountain and tennis court areas.

CORPORATE ADMINISTRATION

Vessel at Paddlewheel Park

During their Regular Meeting on March 10, 2025, Council requested further information from Bylaw Compliance regarding a grounded vessel on the foreshore at Paddlewheel Park. Bylaw Compliance considered several enforcement options and worked collaboratively with the area Transport Canada Navigation Protection Officer and the registered owner to have the vessel relocated. As a result, the owner has now removed the vessel from the Paddlewheel Park foreshore licence area to private property dryland storage.



Report to Council

To: Mayor and Council

File No: 5210-01

Date: May 21, 2025

From: Chris Ovens, General manager, Public Works

Subject: 2025 Canada Day Celebration and Activities

Purpose: To provide Council recommendations regarding the support requested from the Vernon Okanagan Inspired Community Events society (VOICE) to plan, organize and execute community Canada day celebrations and activities in Polson park.

Recommendation:

THAT Council endorses the Vernon Okanagan Inspired Community Events Society (VOICE) to host the July 1, 2025 Canada Day celebration and activities in Polson Park;

AND FURTHER, that Council directs Administration to provide the following items in support of the event:

- Event tables and chairs;
- A business license, events permit and rental fees to the Vernon Inspired Community Events society at no cost;
- A parks key for gate and pavilion access;
- A parks employee on site from 11:00 am – 3:00 pm;
- Six porta potties, placed behind the bandshell;
- Onsite traffic control to assist with parking;
- Temporary permit for entertainment (including skate competition)

AND FURTHER, that approval is subject to the provision of adequate liability insurance with the City named as additional insured.

Background:

a. Rationale:

The Vernon Okanagan Inspired Community Events Society (VOICE) is requesting City support and approval for the 2025 Canada Day celebrations.

During the Regular Open meeting of Council on May 12, 2025 the Society presented their proposed schedule of activities and their request for in-kind goods and services to be provided by the City (Attachment 1).

Historically, the City has provided monetary and in-kind support for the event and, as in previous years, Administration will work closely with the Society to support the event and help ensure its continued success. Special attention and consideration will be given in light of the construction of Phase 2 of the Polson Park Vernon Creek Naturalization Project that is scheduled during the same time period. Administration will work with the organizers to determine the hours required for traffic control.

Based on feedback from the City's insurance providers, and consistent with previous years events, Administration recommends that VOICE provide their own event insurance, naming the City as additional insured.

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 checked="" 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:

As part of the 2025 budget, the in-kind services are established in the Parks operating budget. Additionally, \$12,000 was budgeted in 2025 to support the Canada day event.

Alternatives & Implications:

Should Council not support assisting VOICE with monetary and in-kind support, they have indicated that the event might not proceed.

Communication:

If approved, the Communications Department will assist in promoting the event.

Attachments:

Attachment 1 - Vernon Okanagan Inspired Community Events Society Presentation

Reviewed by: Elma Hamming, Director, Financial Services

Reviewed by: James Rice, Director, Operations

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer



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.



Report to Council

To: Mayor and Council

File No: 5210-01

Date: May 14, 2025

From: Sean Irwin, Utilities Manager

Subject: Funding Request for 42nd Avenue Hydrant Infill

Purpose:

To request Council's approval for funding to install four (4) hydrants on 42nd Avenue between 20th Street and 27th Street.

Recommendation:

THAT Council authorize the expenditure of up to \$65,000 from the Infrastructure Reserve to install four (4) fire hydrants on 42nd Avenue between 20th Street and 27th Street as part of the Regional District of North Okanagan's planned capital improvement project for this area.

Background:

a. Rationale

1. The water distribution system within the City of Vernon is owned by the Regional District of North Okanagan (RDNO) and operated by the City of Vernon under an operations agreement. The City also completes select Capital water main replacement projects funded and directed by RDNO.
2. Under the water agreement, the costs related to the installation of new "infill" hydrants, in areas which have insufficient hydrant coverage, are the responsibility of the City. Renewal/replacement of hydrants is the responsibility of RDNO.
3. The Fire Underwriters Survey evaluates and rates a community's water distribution system and has specific requirements for flow rates and hydrant distribution to enable effective firefighting activities. When water distribution systems do not meet the requirements, the communities fire protection rating suffers and nearby residents may pay higher rates for fire insurance.
4. The City's Operations Division is constructing an RDNO capital watermain replacement project on 42nd Avenue, between 20th Street and 27th Street. This project is scheduled for 2025. During the design phase of the project, the consulting engineer

determined that four (4) additional fire hydrants are required to meet the recommended spacing identified in applicable City and RDNO Bylaw's.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

- Greater Vernon Water Distribution, Operations, Maintenance & Repair Agreement: PROTOCOL NO. ENG-GVW-OP-12 Hydrants

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:

The estimated cost to install four (4) hydrants as part of RDNO's capital water main replacement project is \$65,000 and could be funded from the Infrastructure Reserve (which has a current remaining balance of \$78,704). Coordinating the installation of the hydrants with RDNO's capital project results in an estimated savings of \$15,000.

The hydrants would become RDNO assets and future renewal and replacement would be funded by RDNO.

Alternatives & Implications:

Should Council not approve the recommendation, the hydrant spacing on 42nd Avenue would not meet the recommended distances and could impact fire protection within this area.

Communication:

N/A

Attachments:

Attachment 1 - Greater Vernon Water Distribution, Operations, Maintenance & Repair Agreement

Reviewed by: James Rice, Operations Director
Reviewed by: David Lind, Fire Chief, Fire-Rescue Services
Reviewed by: Kevin Poole, Director, Corporate Administration
Approved by: Peter Weeber, Chief Administrative Officer



REGIONAL DISTRICT OF NORTH OKANAGAN

PROTOCOL NO. ENG-GVW-OP 12

HYDRANTS	
PURPOSE	To identify ownership and maintenance, repair and operations responsibility for Hydrants.
UPDATED	January 31, 2023; Version 4.0

1. PROCEDURES

1.1. Ownership and Replacement of Hydrants

- 1.1.1. The Owner will maintain ownership of Hydrants as part of the GVW Waterworks System.
- 1.1.2. The Owner will be responsible for infrastructure renewal planning and replacement costs of Hydrants.
- 1.1.3. The Owner will have sole authority to decide when Hydrants need to be replaced. Consent to replace any existing Hydrant must be pre-authorized by the Owner.
- 1.1.4. The Owner will replace old Hydrants during Capital Works projects using the following criteria:
 - 1.1.4.1. Maintenance Records indicate there are non-repairable operational issues with the Hydrant;
 - 1.1.4.2. The Hydrant is not self-draining with the exception of where the water table does not allow drainage;
 - 1.1.4.3. The Hydrant has a lead pipe diameter of less than 150 mm; or
 - 1.1.4.4. There is no pumper port for Hydrants located in a commercial or industrial area and servicing multi-family buildings that have three (3) or more stories.
- 1.1.5. The Owner is not responsible for the cost of relocating an existing, fully-functional Hydrant where new Capital Works encroach upon the existing Hydrant's location unless it is a project being undertaken by the Owner.

1.2. New Hydrants

- 1.2.1. Identification numbers for Hydrants will be provided by the Owner.
- 1.2.2. Where a new Hydrant installation is required through a Subdivision, Development or Capital Works project, the consulting Engineer of Record will provide the Owner with the surveyed or GPS location to enter into the GIS system.
- 1.2.3. Where the installation of a new Hydrant is a retrofit installed by the Operator or an infill Subdivision with no Engineer on Record, the Owner will GPS the new Hydrant after installation to enter into the GIS system.

1.2.4. Within the Operator's Municipal Boundaries (Vernon and Coldstream)

1.2.4.1. The Owner is not responsible for the Operator staff time, materials or installation costs of new Hydrants except where the installation is requested by the Owner.

1.2.4.2. All costs and organizational aspects to install new Hydrants required by the Operator is the responsibility of the Operator.

1.2.4.3. For Hydrants requested by benefitting property owners, the Operator within that area is responsible for organizing the installation of the Hydrant including the collection of all funds.

1.2.4.4. For Capital Works projects that the Owner is undertaking and where Hydrant installation was included as a tender item, the Operator will organize the collection of Fees from the benefitting parties and will pay the Owner the tender price for the Hydrant installation.

1.2.4.5. For new Hydrants not part of a Capital Works project, the Fee within the GVW Rates Imposition Bylaw is stated at "At actual cost, plus 20% overhead".

1.2.5. Within Electoral Areas "B", "C", "D" and the Township of Spallumcheen

1.2.5.1. The Owner will organize the installation of new Hydrants in Electoral Areas "B", "C", "D" and the Township of Spallumcheen.

1.2.5.2. All costs and organizational aspects to install new Hydrants requested by the local FRS will be the responsibility of the respective FRS.

1.2.5.3. The installation of Hydrants requested by benefitting property owners will be organized by the Owner, including the organization, installation and collection of all funds.

1.2.5.4. If an Operator installs a Hydrant in Electoral Area "B", "C", "D" or the Township of Spallumcheen at the request of the Owner, the Operator is to invoice the Owner for the work as a Recoverable Work Order item.

1.3. Operation, Maintenance, Repair And Inspection of Hydrants

1.3.1. The Operation, maintenance, repair of Hydrants and the associated costs is the responsibility of the Operator within their respective jurisdiction and commensurate with their Council policy for Hydrant maintenance.

1.3.2. Hydrant Maintenance within the GVW Service Area that are the responsibility of the Owner (Electoral Areas and Spallumcheen) will adhere to the conditions within the RDNO Fire Hydrant Maintenance Policy.

1.3.3. All Operation, maintenance, repair and inspection requirements and costs, including staff time, overhead, materials and transportation costs, will be the responsibility of the Operator in Vernon and Coldstream and the FRS in the Electoral Areas and the Township of Spallumcheen.

1.3.4. The Owner will not charge for annual Hydrant maintenance requirements and the Operator will not invoice the Owner for Hydrant maintenance within the respective municipalities' boundaries.

- 1.3.5. The Operator will be responsible for organizing, testing or paying for any service with respect to the operation, maintenance, repair and inspection within their municipal boundaries including, but not limited to, annual maintenance and inspections, regular maintenance including snow clearing, weed and debris removal, painting required to maintain visibility, accessibility or other activity related to the operation, maintenance and repair to meet the maintenance policies adopted by the respective jurisdiction.
- 1.3.6. Within Electoral Areas “B”, “C”, “D” and the Township of Spallumcheen the Hydrant maintenance and repair will be undertaken by the Operator in their area in accordance to the GVW Fire Hydrant Maintenance Policy. The Operator will separate and identify costs within their operations invoice related to the Hydrant maintenance program so that the Owner can invoice the respective FRS directly.
- 1.3.7. The Operator will be responsible for all emergency calls in dealing with Hydrants in their respective areas, including vehicle accidents. Where ICBC or another insurer or responsible party does not pay for claims, the Owner will be responsible for repair costs.
- 1.3.8. The Owner will make provision for the installation and specifications within the GVW Subdivision & Development Servicing Bylaw for installation and spacing of all Hydrants; however, each respective municipality should require, by bylaw, an alternate Hydrant spacing requirement.

1.4. Flushing Program

- 1.4.1. The Owner will compensate the Operator for conducting the flushing program when completed for Water Quality and at the request of the Owner.
- 1.4.2. When annual maintenance and inspection of the Hydrants is conducted at the same time as the flushing program, the Operator will split the costs of the time appropriately between the Owner and the Operator who is responsible for Hydrant costs within their respective municipal boundaries.
- 1.4.3. In Electoral Areas and the Township of Spallumcheen, the Operator will separate and identify costs related to the flushing program and to Hydrant maintenance so that the Owner can invoice Hydrant maintenance to the respective FRS directly.
- 1.4.4. Maintenance and minor repair costs for Hydrants, including materials for the annual maintenance, routine maintenance or minor repairs including replacing seals and the boot will be the responsibility of the respective Operator within municipal boundaries or the FRS within the Electoral Areas and the Township of Spallumcheen.
- 1.4.5. Major repair costs for Hydrants, including replacement of the barrel, valves and leads will be the responsibility of the Owner.

1.5. Other

- 1.5.1. The current procedures and bylaw Fees for temporary use of Hydrants as requested by contractors will apply. This includes application of a Hydrant use permit with the requirements of using backflow protection and meter box.
- 1.5.2. The Operator will accept all liabilities directly related to service provision, Hydrant maintenance activities or liabilities resulting from lack of maintenance, repair or inspection of Hydrants or the improper operation of the Hydrants or not meeting accepted standards.

- 1.5.3. The Owner will make provision for the supply of water for fire flows within the GVW Subdivision Servicing Bylaw.
- 1.5.4. The Owner agrees to supply water to the respective municipality / Electoral Area for firefighting and practice at no charge at this time, but the respective FRS will be required to keep Records of water consumption so that Owner can account for the water use. The FRS will report their water use on the Water Consumption Recording Form.
- 1.5.5. The Operator is not responsible for maintaining Private Fire Hydrants.

2. RELATED DOCUMENTS AND PROCEDURES

- RDNO Fire Hydrant Maintenance Policy

3. RELATED FORMS AND RECORDS

- Water Consumption Recording Form



Report to Council

To: Mayor and Council File No:5210-01
Date: May 26, 2025
From: Kendra Kryszak, Manager, Parks and Public Spaces
Subject: Robotic Sports Field Line Painter Purchase

Purpose: To request Council approval for the purchase of a robotic sports field line painting machine.

Recommendation:

THAT Council approve the purchase of a robotic sports field line painter at a cost not to exceed \$75,000 to be funded from the Prior Year Unexpended Uncommitted Balance.

Background:

a. Rationale:

1. Administration currently conducts sports field line painting using ride-on equipment, which can be time-consuming, labour intensive and inconsistent. With an increasing number of sports grounds requesting regular maintenance, and the need for clean and precise line markings for the community and competitive sports use, an upgrade to modern equipment would increase service levels.
2. Modern self driving, robotic sports field line marking machines use GPS technology and programmable templates enabling accurate, consistent layouts for a wide range of sports (ie: soccer, rugby, cricket).
3. A robotic sports field line painter will:
 - Reduce the time and labour required when marking sports fields, allowing for other park tasks to be completed.
 - Improve line precision and visual quality for sport use.
 - Support timely and consistent preparation of fields for multiple sporting codes.
 - Minimize repetitive manual work.
4. Should Council approve the purchase of a robotic line painter, the existing ride-on line painting equipment will be retained as a backup. It will be used in the event of a breakdown of the robotic system or when additional resources are needed to meet scheduling demands.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

N/A

c. Council's Strategic Plan Alignment:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input checked="" 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:

A cost benefit analysis indicates a return on investment within 4 years with a reduction of labour hours, and more efficient use of paint. The estimated savings will be reallocated to improve parks services.

The purchase of the Robotic Sports Field Line Painter is estimated at \$75,000 and could be funded from the Prior Year Unexpended Uncommitted Balance, which has \$3,843,342 in current available funding.

Alternatives & Implications:

If Council chooses not to fund the Robotic Sports Field Painter, the Parks Department would continue painting fields using the existing ride on equipment and no efficiencies and improvements would be realized.

Communication:

N/A

Attachments:

N/A

Reviewed by: Chris Ovens, General Manager, Public Works Operations
Reviewed by: Elma Hamming, Director, Financial Services
Reviewed by: James Rice, Director, Operations
Reviewed by: Kevin Poole, Director, Corporate Administration
Approved by: Peter Weeber, Chief Administrative Officer



Memorandum to Council

File No: 6900 01

Date: May 26, 2025
From: Hannah Lucich, Coordinator, Tourism Marketing
Subject: 2025 Tourism Vernon Visitor Guide Update

Purpose:

To share the 2025-26 Official Vernon Visitor Guide from Tourism Vernon.

Recommendation:

THAT Council receive the memorandum titled 2025 Tourism Vernon Visitor Guide, dated May 26, 2025.

Background:

The 2025–26 Official Vernon Visitor Guide is ready to be distributed. This year's guide is 44 pages and includes Vernon's tourism partners, popular attractions and information for visitors such as maps, trip ideas and contact information for local businesses and travel organizations. This year's guide features new, curated experience trails called *Hand-Picked Journeys*. Each of the six Hand-Picked Journeys has a different theme and showcases 6-12 local businesses for visitors to support when they are in Vernon. For example, the Culinary Crossroads Hand-Picked Journey features 12 restaurants, cafes and specialty food stores that visitors can choose from to help decide where to eat while they are here.

For the first time in the Visitor Guide's history, ad space was not included. Instead of selling advertising space to tourism-related businesses and hotels, staff worked with businesses to create paid editorial content featuring individual businesses. The editorial features helped to reduce the page count which subsequently reduced graphic design and printing costs. It also helps create a consistent look and feel throughout the guide.

Communication:

Distribution of the Vernon Visitor Guide began on April 15, 2025, and will continue throughout the year. A total of 30,000 copies have been printed for distribution across BC and Alberta, including Visitor Information Centres, airports, BC Ferries terminals, and

locally at hotels, campgrounds, restaurants, and tourism-related businesses. Guides are also provided to select sport and event organizers for distribution at tournament and event registration points. A digital version is available on the Tourism Vernon website and will be shared through e-newsletters, social media, and targeted marketing campaigns.

Attachments:

Attachment 1 – Tourism Vernon-Visitor Guide-2025-WEB

Reviewed by: Torrie Silverthorn, Manager, Tourism
Reviewed by: Kevin Poole, Director, Corporate Administration
Approved by: Peter Weeber, Chief Administrative Officer

VERNON

British Columbia, Canada

Hand-Picked Journeys

Accommodation

Trails

Events

OKANAGAN LAKE

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OKANAGAN LAKE

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CARAVAN FARM THEATRE



VERNON FARMERS' MARKET
JOHANN VINCENT PHOTOGRAPHY

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VERNON GOLF & COUNTRY CLUB



COVER PHOTO
BY DAVE HEATH

Welcome to Vernon

p cyap. kwu ala.

You have all arrived. We are here.

"The syilx/Okanagan People welcome you to their unceded territory that is united by a common language, nsyilxc n. The territory extends throughout the Okanagan and Columbia River watersheds, north to the BC/Alberta border near Kinbasket Lake, down the Selkirk Range to the State of Washington following the Columbia River Basin, west to Lake Chelan to the Cascades summit, then north that includes parts of the Nicola, Salmon, and Spallumcheen (Shuswap) Rivers."

– Okanagan Indian Band





Culinary Crossroads

THE FIG BISTRO



Can't decide where to dine and shop during your visit? We've curated a list of some unique and mouth-watering eateries and food shops sure to satisfy your taste buds.



Breakfast & Lunch

EATology

The Fig Bistro

Helmut's Sausage Kitchen



EATOLOGY



Lunch & Dinner

Masiero Pizzeria Napoletana
RANGE restaurant, bar + patio
Gerni's Farmhouse
The Med



📍 GERNI'S FARMHOUSE



Happy Hour & Dinner

The Phoenix Steakhouse
and Bar
Intermezzo Restaurant
and Wine Cellar



📍 THE PHOENIX STEAKHOUSE AND BAR



Specialty Food Shops

Wedge Cheesery
Hot Bread Shoppe



📍 HOT BREAD SHOPPE

Olive Us Oil & Vinegar Tasting Room



Visit Olive Us Oil & Vinegar Tasting Room for an extraordinary tasting experience at their family-owned and operated store in downtown Vernon. Explore the collection of over 60 Ultra-Premium extra virgin olive oils and aged balsamics with complimentary tastings offered all day. Start your foodie adventure with an array of sea salts, pastas, and charcuterie essentials and bring home local, artisan gifts for family and friends.

oliveusoils.com

olive us
olive oil & vinegar tasting room

Happy Trails

From lakeside strolls to day hikes through stunning Okanagan hillsides, Vernon has a trail for every wanderer.



Lookout Trail in Kalamalka Lake Provincial Park

Top trail for Kalamalka Lake views

Top Trails



Okanagan Rail Trail

Most accessible trail for everyone



Bella Vista section of the Grey Canal Trail

Best trail for orchard views



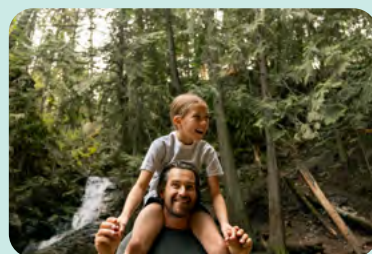
Swan Lake Nature Reserve

Locals' pick for best birdwatching



Middleton Mountain Trails

Best spot for 360 degree views



BX Creek & Falls

Top trail for a shady hike on a hot day

Soak in the natural beauty of Okanagan Lake along 35km of well-maintained, multi-use trails at **Predator Ridge Resort**.

predatorridge.com/activities/hiking



Enjoy the crisp mountain air on one of the scenic trails at **SilverStar Mountain Resort** in the summer. Look for the colourful wildflowers in July and enjoy sweeping views of the North Okanagan and Monashee Mountains. Hiking ticket required.

bikesilverstar.com

Find a new favourite trail

Coldstream Ranchlands

6.5km loop

Upper BX Creek

5.8km one-way

Bay View Trail at Predator Ridge Resort

1.3km accessed from Granite & Rift trails

Bailey Road Okanagan Rail Trail connector

2.2km one-way



For a map of all Greater Vernon trails check out the QR code



Predator Ridge Resort

Discover the ultimate golfing experience at Predator Ridge, home to two award-winning championship courses: The Predator Course and The Ridge Course, designed to challenge and inspire players of all skill levels.

Recognized as Canada's premier golf resort community, Predator Ridge pairs exceptional golfing with unparalleled amenities, including cutting-edge features like TopTracer technology on the practice facility and expert instruction at the renowned Golf Academy.

Immerse yourself in breathtaking scenery with panoramic views of Okanagan Lake and rolling hills, all while enjoying pristine fairways, kept in top condition all season.

Extend your visit with Stay & Play packages offering luxurious accommodations and access to a thriving resort community featuring dining, fitness facilities, and hiking and biking trails.

Take in the stunning views on one of the Okanagan's best patios with award-winning dining, showcasing fresh, locally inspired cuisine paired with a curated selection of regional wines at RANGE restaurant, bar + patio. Or enjoy the casual Italian fare at Pallino's Bistro with a pet-friendly patio, it's a celebrated destination for exceptional food, service, and atmosphere.

predatorridge.com



SilverStar Bike Park

**Built by riders for riders
since 1994**

In summer, it's all about the dirt. With 139+ km of trails, 400+ dirt jumps and 870+ berms, SilverStar Bike Park features an incredible mix of flow and tech for every level of rider.



For those looking for pure gravity-fed downhill fun, the high-speed chairlift and Gondola offer riders easy access to the top of the mountain. For Cross Country and Enduro riders there are 70+ km of single track trails to explore, including Beowulf, a 35km IMBA EPIC designated cross-country trail loop. There are even e-bike friendly trails for those who need a little boost and want to play on the mountain longer.

Choose your adventure with flowy big berms, challenging roots and rocks, playful step-ups and step-downs, and fun around every corner.



The pet-friendly and accessible Gondola gives you access to over 16km of hiking trails and when you're done on the trails, the friendly village vibes are waiting with outdoor patios and locals keen to share trail stories.

bikesilverstar.com



Where Rubber Meets Dirt



📍 KALAMALKA LAKE PROVINCIAL PARK



📍 SILVERSTAR BIKE PARK

The **North Okanagan Cycling Society (NOCS)** is dedicated to creating positive trail experiences for mountain bikers and trail users in the Greater Vernon area. NOCS collaborates with members, partners, First Nations and government to establish and maintain an extensive network of trails. Earn trail karma at nocs.ca



The **Okanagan Rail Trail** is a flat, accessible and multi-use trail perfect for exploring by bike. Ride along Kalamalka Lake for 17km from Coldstream to Oyama and back again or continue on to Wood Lake.



Bike Shops & Rentals

Kalavida Surf Shop

Krafty Bikes

Olympia Cycle & Ski

Predator Ridge Resort

Satoca Bike

Skyride

Sun Country Cycle

The newly completed **Becker Bike Park** is a hidden gem for year-round fun on two wheels.

- Paved pump track
- Dirt jump lines from small to XL, including a mulch jump to practice tricks
- Drop zone for perfecting small to medium drops
- Variety of short flow and technical trails to practice skills



Find a new favourite trail

- ☐ Blazin n' Grazin
- ☒ Super Connected
- ☒ Spanky's Descent and Upper BX Creek

Explore new trails each year at **Predator Ridge Resort's** trail network or find a new favourite line on Rock Garden Playground. With close proximity to the Okanagan Rail Trail and Ellison Provincial Park, the options are endless for two-wheeled adventures for all abilities.

predatorridge.com/activities/biking



Take an inspiring journey through Vernon's creative community.

Caetani Centre

Mackie Lake House

**K'nmalka? Senqalten
(Kalamalka Indigenous
Garden)**

**Museum and Archives
of Vernon**

Vernon Jazz Club

Caravan Farm Theatre

Gallery Vertigo

Polson Artisan Market



Canvas & Culture Path

📍 MACKIE LAKE HOUSE



The Vernon Public Art Gallery

VPAG offers a dynamic cultural experience in the North Okanagan. With four exhibition spaces, VPAG showcases approximately 20 rotating exhibitions annually. Visitors can explore the gallery shop, participate in educational programs for youth, and attend signature events like Riot on the Roof and Midsummer's Eve of the Arts. Admission is by donation, and the gallery is wheelchair-accessible, ensuring an inclusive environment to connect the community to the visual arts.

vernonpublicartgallery.com





Vernon Community Arts Centre

Adult, Youth & Family Classes

Book in advance to explore accessible and unique art classes in pottery, printmaking, painting, glass, fibre arts and more.

Exhibits & Events

Check out their monthly rotating exhibits in the Centre Gallery featuring members' artwork – both emerging and established artists – and special events.

Art Shop

Offers local art and art supplies, perfect for visitors seeking a unique take-home piece or gift.

Artsolutely

Shop and support local artisans at the annual fundraiser open DAILY from November 29 to December 24, 2025.

vernonarts.ca



The Rise Resort

Begin your day at The Rise Resort's Signature Course, a championship layout designed by Fred Couples and Gene Bates. This course offers over 6,600 yards of meticulously maintained fairways. With generous landing areas and six sets of tees at each hole, The Rise accommodates golfers of all abilities while providing an unparalleled golf experience amidst breathtaking vistas.



After your round, head to The Edge Restaurant & Bar featuring an expansive patio with views 1,000 ft above Okanagan Lake. The menu features locally sourced ingredients, celebrating the region's bounty. Whether you're indulging in a gourmet meal or enjoying a casual bite, The Edge promises an exceptional dining experience that blends state-of-the-art design with spectacular scenery. In the evening head to Dante's Golf Lounge – Vernon's premier



indoor golf experience. The lounge features two state-of-the-art simulator bays from Foresight Golf alongside a full-service food and drink menu making it the perfect place to unwind and enjoy a great time year-round. Whether you're perfecting your swing, playing fun golf games, taking lessons from expert instructors, or getting fitted for the latest clubs, Dante's has something for everyone.

theriseresort.ca





Rail Trail Café & Market Kalavida Surf Shop



The **Rail Trail Café & Market** is a community hub for fresh and local food, coffee, ice cream and groceries. Fuel up before or refuel after your ride on the Okanagan Rail Trail. Shop local gifts to bring home from your Okanagan vacation. For more info follow along on Facebook and Instagram.

@railtrailcafemarket



Located across from Kalamalka Beach, **Kalavida Surf Shop** is your gateway to lakeside adventures. At BC's original SUP store, shop a variety of top-quality paddleboards, accessories and beachwear. Rentals available for SUPs, kayaks, bikes and e-bikes to explore the Okanagan Rail Trail.

kalavidasurfshop.com



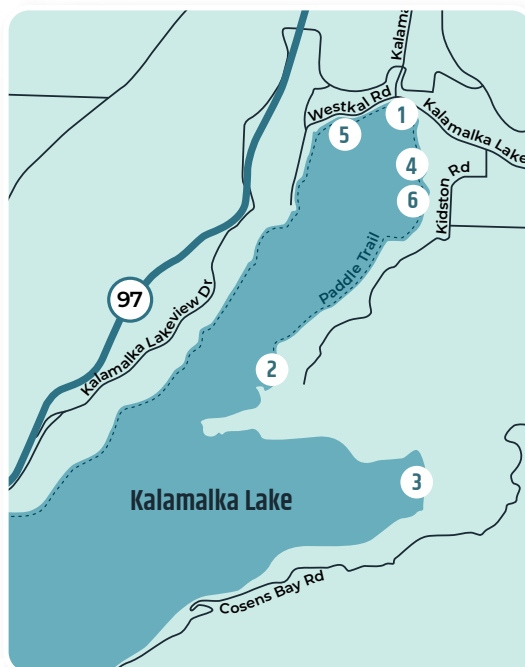
Impossibly Blue Lakes. Impossibly High Vibes.

📍 KALAMALKA LAKE



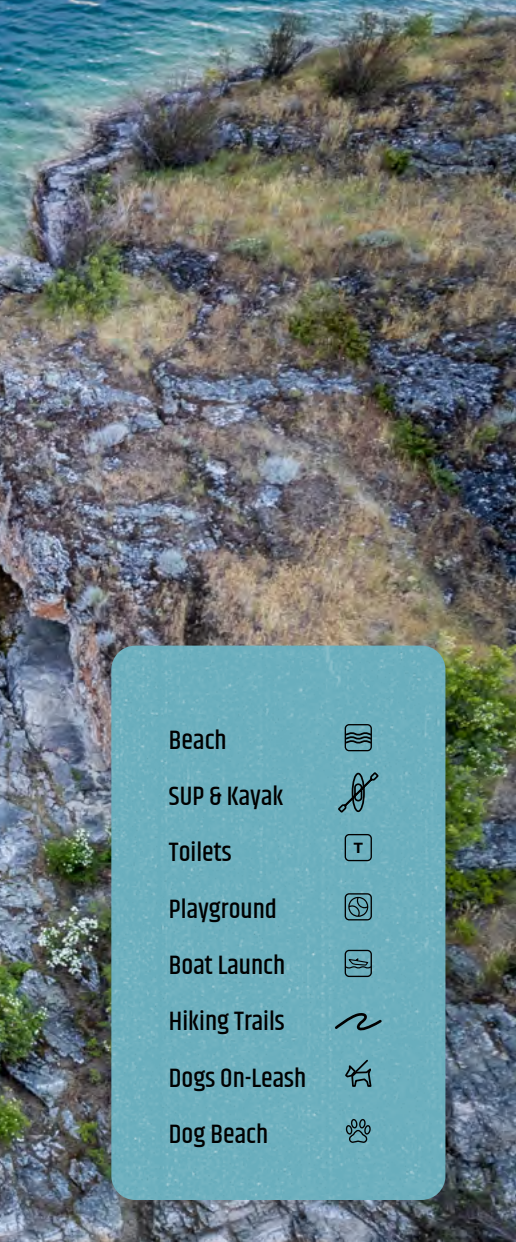
Kalamalka Lake Paddle Trail

Paddle along the pristine shorelines of Kalamalka Lake for 22km, following marked buoys from Lisheen Beach to Oyama, hugging the Okanagan Rail Trail pathway.



Kalamalka Lake

- Kalamalka Beach & Rotary Pier**
🏊 🚣 🚶
- Jade/Juniper Bay Beaches at Kalamalka Lake Provincial Park**
🏊 🚣 🚶 🌿 🐾
- Cosens Bay Beach at Kalamalka Lake Provincial Park**
🏊 🚣 🌿 🐾
- Kirkland Beach**
🏊 🚣 🏊
- Pumphouse Beach**
🏊 🚣
- Sovereign Park**
🏊 🚣 🚶



Join the Vernon Adaptive Program's inclusive paddling sessions at Paddlewheel Park.

vernonpaddlingcentre.ca



Okanagan Lake

LAKE ACCESS

- 1 9030 Tronson Road
- 2 8680 Foster Road
- 3 8068 Beachcomber Bay Road
- 4 8130 Tronson Road
- 5 7500 Kennedy Lane
- 6 9003 Peters Road
- 7 9603 Whitepoint Road
- 8 9744 Delcliffe Road

BEACHES

- 9 Hurlburt Park
- 10 Ellison Provincial Park (with Sandy Beach and Otter Bay)
- 11 Kin Beach/Park and Canoe Beach
- 12 Paddlewheel Park
- 13 Lakeshore Park

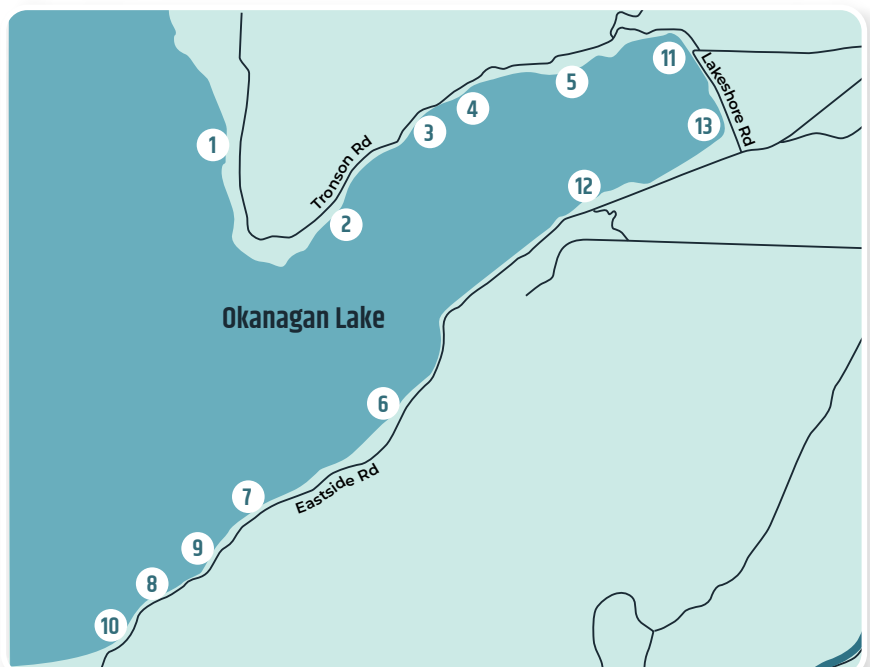


- Beach
- SUP & Kayak
- Toilets
- Playground
- Boat Launch
- Hiking Trails
- Dogs On-Leash
- Dog Beach

Kayak & SUP Rentals



- Beach Life Boards
- Ed's Mobile Kayak Rental
- Innerspace Watersports
- Kalavida Surf Shop





Hand-Picked Journeys
Trails
Capital of BC



Farms & Flavours Trail



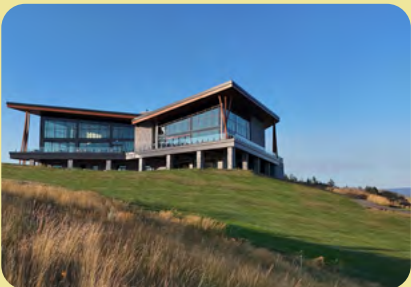
Midtown Bistro is a locals' favourite lunch spot in downtown.



Ratio Coffee serves up a tasty brunch sourced with savoury, local ingredients.



Friesen's Countrytyme Gardens is a quaint spot for breakfast, lunch and baked goods in Coldstream.



The Edge Restaurant and Bar offers elevated dining supporting local growers and producers.



Cambium Cider Co features contemporary dining with seasonal dishes celebrating local flavours.



Farmhouse Café at Davison Orchards uses their local produce to create tasty menu items and baked goods, including their famous pies.



Yankee Flats Meats is downtown's newest butcher shop that sells the highest quality of meats from local farms in the Thompson Okanagan region.



Summer U-Picks

Bright Angel Farm
Cherries

Peter's U-Pick
Cherries, peaches and apricots

Ringo-En Orchards
Apples, peaches, corn, garlic, tomatoes and peppers



Swan Lake Market & Garden

Swan Lake Market & Garden is a one-stop shop on the Farms & Flavours Trail, offering a delightful mix of fresh, locally sourced produce, baked goods, and grab-and-go treats. Its open-air market invites visitors to explore seasonal offerings and plants in a charming atmosphere. Perfect for families and foodies to enjoy an ice cream on a hot day or shop unique gifts, clothing and accessories.

swanlakemarket.com



ESTD 1959
**SWAN LAKE
MARKET &
— Garden**



Summer Markets

Vernon Farmers' Market is open April – October, where visitors can pick up local goodies and fresh, farm grown produce.



Camping around Vernon

Sleep Beneath the Stars



📍 ELLISON PROVINCIAL PARK

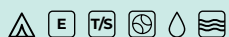
Ellison Provincial Park

bcparks.ca



Kekuli Bay Provincial Park

bcparks.ca



Fintry Provincial Park

bcparks.ca



Cedar Falls Campground

cedarfalls.ca



Dutch's Campground

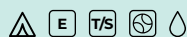
dutchscampground.com



SilverStar Mountain Resort

Campground

bikesilverstar.com



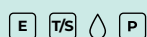
Swan Lake Campground

swanlakecampground.com



Swan Lake Resort

swanlakervresort.com



Tenting	△
Power	E
Toilets/Showers	T/S
Playground	⊗
Drinking Water	💧
Sani-dump	SD
Pool	P
Lake Access	🌊

Sani-dump locations:

- 6401 Tronson Road
Open May to September
- Real Canadian Superstore Gas Station
5001 Anderson Way
- Husky Gas Station
4500 27 Street (suitable for campers and small RV's)



📍 KEKULI BAY PROVINCIAL PARK



📍 ELLISON PROVINCIAL PARK



Wood Lake RV Park & Marina

Picture yourself waking up in the morning near the shores of Wood Lake listening to the peaceful sounds of Winfield Creek and an array of bird life. Book your stay at Wood Lake RV Park and Marina to experience that tranquility each day. Choose from one of the 176 full-service sites set on 12 acres of parkland with private sandy beach access and a 69-slip marina. With access to both Wood Lake and stunning Kalamalka Lake via canal, it's the perfect destination for water sport enthusiasts, anglers and families.

woodlakerv.com



Shop Eat Explore Play Downtown Vernon



Walkable

Walk anywhere downtown
in 15 minutes

4 Parks

65+ Restaurants

3 Art Galleries

550+ Businesses

Free

Parking on
Saturdays

City of Vernon surface lots
and parkade only



SILVERSTAR BREWING COMPANY



THE BOARDING HOUSE CAFÉ



Schedule of Events

downtownvernon.com

JUNE

The Downtown Vernon Association Presents the 31st Annual Sunshine Festival

JUNE 21

Stroll six-blocks of Main Street for the Okanagan's largest sidewalk sale. Live music, food trucks, games, kids zone and over 150 vendors. Free to attend. Free parking.

JULY AND AUGUST

Downtown Sounds Live concert series

Thursdays from 6:00pm – 7:30pm outside the Museum & Archives of Vernon. Free to attend. All ages welcome. Bring your own chair.

Pickleball Party

AUGUST 9

If you've never tried pickleball or are new to the sport, this is a must-attend event. Pickleball courts are set up along main street for you to demo products or have a friendly game. Sign up for the tournament if you want to play multiple games!

SEPTEMBER

End of Summer Party

SEPTEMBER 20

Celebrate the end of a fun summer season at Spirit Square with live music and entertainment. Shop local as businesses downtown will be offering end of season sales. Free to attend. Free parking.

NOVEMBER

The Downtown Vernon Association Presents Frostival

NOVEMBER 28

Kick off winter with a fun evening of lights, laughter, shopping and holiday cheer. With four blocks along main street closed and stores open late for holiday shopping, you won't want to miss this festive evening. Bring the kids to see Santa and warm up with a hot chocolate while enjoying live music and entertainment. Free to attend. Free parking.

MARCH

Taste of Downtown

Sample the sweet and savoury flavours from various downtown restaurants. Enjoy live entertainment and performances from local musicians at Vernon's largest food show. Free to attend. Samples are \$2 each. All ages welcome. Free parking.





Imagination Lane

📍 ROCK GARDEN CLIMBING CENTRE

Hand-Picked Journeys
Trails Capital of BC



Step into a world of discovery and fun where kid and teen-friendly adventures are ready to be explored.

Historic O'Keefe Ranch

Splashdown

Rock Garden Climbing Centre

Beyond Belief Escape Rooms

Lincoln Lanes



📍 HISTORIC O'KEEFE RANCH

Allan Brooks Nature Centre



Experience a place where nature comes to life in the Okanagan at Allan Brooks Nature Centre. Dive into a world of discovery in the Interpretive Centre with captivating information on North Okanagan ecosystems through detailed illustrations. Uncover nature's wonders with

hands-on exhibits and measure your wing-span. Take a stroll along the Grasslands Trail and watch the yellow-bellied marmots bask in the sun and enjoy sweeping views of the valley, Kalamalka, Okanagan and Swan Lake.

abnc.ca



Allan Brooks
NATURE CENTRE



Celebrate the Seasons at Davison Orchards

Welcome spring with Orchard Tours on Friday and Saturday, in-season strawberries, a giant farm-themed play area, farm animals, and a gift shop filled with gourmet foods made right on the farm.

Soak up summer with daily Orchard Tours, fresh-picked peaches, apricots, plums, cherries, and sweet corn, plus real fruit ice cream, icy apple drinks, a scenic patio, and countless photo-worthy spots among the vibrant flowers.

Celebrate autumn with Orchard Tours Wednesday to Sunday, many varieties of U-pick apples in September, U-pick pumpkins in October, an abundance of squash and pears, plus seasonal treats like hot spiced cider, caramel apples, and apple cider donuts amidst colourful autumn displays.

davidsonorchards.ca

Planet Bee Honey Farm

At Planet Bee Honey Farm, experience the fascinating world of honey bees at the glass observatory, where you can witness bees in action and try spotting the Queen Bee! Wander through the outdoor learning gardens, designed to attract pollinators, and scan QR-coded signs to discover fascinating facts about native bees, pollination, and bee-friendly plants. Both activities are free to enjoy.

Don't forget to sample over 20 varieties of honey during complimentary tastings and shop locally-made gifts.

Thirsty for even more bee knowledge? Dive deeper with guided educational presentation to learn all about pollinators, available for \$8-\$10 per person.

planetbee.com



Okanagan Science Centre

Discover endless opportunities for experiential learning at the Okanagan Science Centre, where visitors can explore hands-on science activities like robotics, interactive chemistry corner, and exciting engineering challenges. Unearth fossils in the dinosaur dig pit, meet Vern the Ankylosaurus, and enjoy kid-friendly spaces, including a toddler area and engaging exhibits.

Don't miss the weekend planetarium shows—the only fixed-roof planetarium in the Okanagan—offering a mesmerizing journey through space. Special events and gallery shows are posted on the website.

okscience.ca



Canadian Wildlife Museum



The Canadian Wildlife Museum is an excellent kid-friendly experience with one of the largest selections of Canadian wildlife in unique dioramas. The museum features an impressive display of mounted Canadian wildlife in lifelike action scenes. A visit to the museum is something the entire family will enjoy, seeing 350 different birds and animals. The gift shop includes a large selection of wildlife and nature related souvenirs and gift ideas.

canadianwildlifemuseum.com

Summer Splash



LAKEVIEW PARK

Civic Memorial Park is a locals' favourite playground where kids love the hot air balloon, slides and misting station.

Jumpstart Park at Marshall Field is Vernon's first inclusive accessible playground for children of all abilities.



CIVIC MEMORIAL PARK



Lakeview Wading Pool

is free to use and a great family-friendly spot. Enjoy an accessible outdoor space with changerooms, washrooms, playground and a small spray park. The pool is open June to August, making it the perfect place for kids to cool off with a lifeguard on duty.

Elements Adventure Company

Elements Adventure Company is one of the Pacific Northwest's top paddling schools for canoeing. The Okanagan/Shuswap region offers amazing paddling conditions from huge flat-water lakes, up to technical class 3 rapids. Learn whitewater and lakewater canoeing from some of the best instructors in Canada.

elementsadventures.com/paddling-school





Pour & Explore Loop

THE PERCH WINERY



SILVERSTAR BREWING COMPANY

Planet Bee Honeymoon Meadery has got Vernon buzzing. Visit the tasting bar to sample a variety of hand-crafted meads made with local Okanagan honey.

The Perch Winery is Vernon's newest winery with a focus on premium wines from sustainably grown, disease-resistant grapevines. Enjoy a glass on their terraced patio overlooking beautiful Swan Lake.

Silverstar Brewing Company is Vernon's first craft brewery. Experience the vibrant atmosphere where you can enjoy delicious craft beer, food, pool tables, and live entertainment.

BNA Brewing Vernon is the newest gathering space for good food, craft beer and bowling. Enjoy the atmosphere inside or relax on their expansive patio.

Cambium Cider Co

Take in a live music night while dining al fresco on wood-fired pizza or gather with friends, old and new, over an exquisite 8-course long table dinner. Cambium Cider Co offers opportunities throughout the year to relax and savour incredible food and estate-crafted ciders in a welcoming atmosphere.

Walk among the beautiful heritage trees on the 40-acre Certified Organic orchard that has been cared for by three generations since 1946. Cambium's ciders are natural and preservative-free, made with all Organic apples grown on the farm. Enjoy a flight of their all-natural ciders while sitting in the shade of the

orchard on a sunny day or take in their orchard views from within their cozy restaurant when the weather is cold.



The farm-based restaurant features a wood-fired grill at its heart, infusing locally sourced meats and vegetables with rich applewood flavours. The kitchen is committed to making everything from scratch using local in-season options whenever available. Unwind and connect with friends and family while enjoying a flame-kissed steak or delicious farm-to-table fare. Whether you are here to celebrate a special occasion or just to relax for a fun casual outing Cambium offers a delicious and memorable dining experience.

cambiumcider.com

Okanagan Spirits Craft Distillery

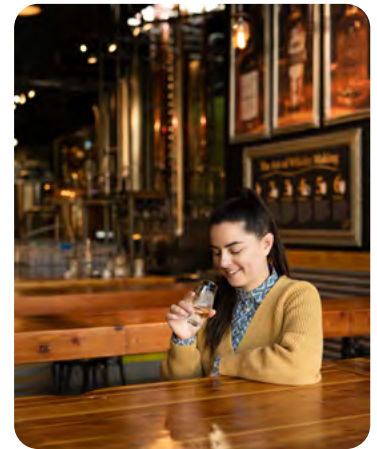
Western Canada's Original Farm-to-Flask Craft Distillery invites you to come and experience their world-class spirits and whisky made from 100% BC grains and fruit.

Okanagan Spirits Craft Distillery is a family-run distillery that prides itself in truly celebrating the local terroir in everything it creates.

Book a uniquely Okanagan tour and distillery experience or visit the tasting bar to sample some of their award-winning spirits. With a portfolio of over 50 handcrafted alcohols, spanning Whisky, Gin, Vodka, Liqueurs, Fruit Brandies, Aquavit and Absinthe; there truly is something for everyone.

Okanagan Spirits has won the title of "World-Class Distillery" and has three times been awarded "Distillery of the Year", at the prestigious World Spirits Awards in Europe, as well as being named "Artisan Distillery of the Year" at the Canadian Whisky Awards.

okanaganspirits.com



Scenic Sip Wine Trail



Wine Tour Companies

Cheers Okanagan Tours
Elite Mile
Kelowna Concierge
Mojo Tours
Sip Happens Wine Tours
Vines & Views Wine Tours
Vivid Tours
Wicked Wine Tours
Wine Boss Tours

Discover a slice of Okanagan wine country along the Scenic Sip in Lake Country. These seven wineries are proud to showcase award-winning wines in one of the most spectacular settings.



GRAY MONK ESTATE WINERY

Scenic Sip Wineries

50th Parallel Estate 🍷 🍷

Ancient Hill Winery 🍷

Blind Tiger Vineyards 🍷 🍷

Ex Nihilo Vineyards 🍷

Gray Monk Estate Winery 🍷

Intrigue Wines 🍷 🍷

Peak Cellars 🍷 🍷



50TH PARALLEL ESTATE

Dog-friendly 🐾

Restaurant 🍷

Year-round 🍷

Dogs (more than) Welcome



See page 38 for
dog-friendly
accommodation.

GREY CANAL TRAIL



PREDATOR RIDGE RESORT



BX RANCH DOG PARK

Favourite Dog Parks & Beaches

BX Ranch Dog Park

Carlson Park

Marshall Fields Dog Park

Mutrie Dog Park

**Sandy Beach at Ellison
Provincial Park**

**Dog Beach at Kalamalka
Lake Provincial Park**

Dog-friendly Businesses

The Roster Sports Bar

Check out their pawsome
pet menu.

Midtown Bistro

Sit on the patio and enjoy
a farm-to-table meal.

Rail Trail Café & Market

Enjoy a snack before
or after exploring the
Okanagan Rail Trail.

Predator Ridge Resort

Golf with your dog on
Sunday afternoons.

Polson Artisan Market

Look out for the dog
fashion show market
during the summer.

Dynamic Days, Engaging Evenings

North
OKANAGAN

The North Okanagan Valley offers varied activities to enjoy at your own pace and balances adventure with opportunities for cultural immersion. Visitors are invited to slow down, choose the road less travelled, and take time to connect with friends and family, community and culture.

Every run leads back to fun

Glide through the snow-covered trees on Canada's largest daily groomed cross-country network between Sovereign Lake Nordic Centre and SilverStar Mountain Resort. Re-fuel from your day on the trails at Long Johns Pub at SilverStar or downtown Vernon's variety of casual restaurants.

Great trails don't hibernate...just like you

Warm-up in a rustic cabin in the tranquility of the forest while snowshoeing around SilverStar or Sovereign Lake. Take in views of Okanagan Lake from the snowshoe trails at Predator Ridge Resort. Stroll along the lakeside as the snow falls on the Okanagan Rail Trail.

Chill vibe. Easy adventure.

Lace up your skates and glide on natural ice at Brewer's Pond at SilverStar or enjoy free skating in Vernon at the Centennial Outdoor Rink. Gather around the fire and warm up with a hot drink and comfort food at Tube Town Café.

exploreokanagan.com



SILVERSTAR MOUNTAIN RESORT

SilverStar Mountain

Quietly crushing it since 1958



Serving up the best ski terrain in the Okanagan, **SilverStar Mountain** offers 3,282 acres of skiable terrain, 760 m of vertical, and 132 runs for all levels of riders. Over 700 cm of 100% natural from-the-sky snow falls here each winter, and the colourful mid-mountain village is filled with spirited locals who love to share their passion for the mountains with visitors from around the world.

Imagine floating through fine BC-interior powder, whooping it up with the kids on playful terrain, racking up solo laps on the backside glades, or chasing new friends down double black chutes.

The fun is infectious, with a shared desire to keep the stoke high and the adventures rolling. When you're finished on the slopes explore all the fun the mountain has to offer. From tubing, skating, fat biking, snow shoeing, xc skiing, night skiing, unique dinner tours, on-mountain spa and more – the adventures are endless!

Welcome to SilverStar Mountain.

skisilverstar.com



Hand-Picked Journeys
Trails Capital of BC



Hot Sips Stroll

📍 BEAN SCENE COFFEE HOUSE



📍 KIN + POD



📍 TEASSENTIAL



📍 RATIO COFFEE

Bean to Cup
Bean Scene Coffee House
The Boarding House Café
Ratio Coffee
Triumph Coffee
La Carraia Gelateria
Teassential
Rail Trail Café & Market
Kin + Pod
Two Donkeys Bakery

What's On in Vernon



VERNON PRIDE WEEK

Spring

May 3 • Comic Con

Mid May • Bloom Flower Festivals – Tulip Festival

June 2 – 8 • Vernon Pride Week

June 6 – 8 • 3rd Annual Komasket Powwow

June 21 • Sunshine Festival

June 21 • Slay the Dragon Trail Run Race

Summer

June 27 – 29 • Indigenous Film Festival

June 27 – 30 • Funtastic

July 1 • Canada Day Festivities

July 16 • Midsummer Eve of the Arts

July 26 • Brokenagan Backyard Ultra

August 1 – 4 • Crankworx Summer Series

August 23 • Riot on the Roof

Creative Chaos

Creative Chaos is Western Canada's largest summer craft show and is celebrating 50 years in 2025.

Shop over 200 artisans and crafters from across Canada, listen to live entertainment from local performers and dine at a variety of food trucks. On Sunday June 8th there will be a special kids area and we invite you to join in the 3 days of ... well ... creative chaos!



June 6 • 10:00am – 8:00pm

June 7 • 10:00am – 7:00pm

June 8 • 10:00am – 4:00pm

Located at the Vernon Recreation Complex with free shuttles available for parking at Kal Tire Place and Schubert Centre.

Admission is free but a donation of non-perishable items or cash to the Salvation Army Food Bank are strongly encouraged.

creativechaoscrafts.com



Vernon's Sun Valley Cruise-In

On **Friday, July 4**, head to BNA Brewing to kick off the weekend with fellow car enthusiasts and the local community! Pick up your registration package, enjoy delicious food and drinks, and connect with others in a relaxed, welcoming atmosphere.

On **Saturday, July 5**, the day begins with the iconic Pancake Breakfast at Watkin Motors Ford, a tradition that brings everyone together before the Backcountry Cruise through the breathtaking North Okanagan end with a picnic at Parker Cove.



Later, the action shifts to 30th Avenue in downtown Vernon for the Car Show, where vintage and custom cars line the streets, offering a perfect backdrop for a lively afternoon of browsing, chatting, and celebrating automotive culture.

On **Sunday, July 6** there will be vendors, food trucks, live music and hundreds of incredible cars on display at Kal Tire Place. Whether you're admiring the gleaming classic cars or enjoying live entertainment Sunday will be a full day of excitement and fun for all ages.

vernoncruisein.com



PRESLEY UNSEEN

Fall

September • Bloom Flower Festivals – Sunflower Festival

September 19 – 20 • Sundog Festival of Arts & Culture

September 19 – October 12 • BC Culture Days in Vernon

September 20 • Freaky Creeky Trail Run

September 20 – 21 • BX Farm Tours

October • Field of Screams

October • Ghost Tours of Vernon



 SUNDG FESTIVAL OF ARTS & CULTURE

Winter

November • Shoparama

November • Predator Ridge Winter Market

November 30 – December 24 • Artsolutely

December • Sleigh all Day Christmas Market

December • Horse Drawn Okanagan Sleigh Rides

December • Caravan Farm Theatre Holiday Sleigh Ride Show

First Friday in February for 10 days • Vernon Winter Carnival

March • Seismic Spring Festival

April • Sovereign2SilverStar Ski Marathon

For a complete list of what is happening, check out the events calendar at tourismvernon.com/events














Room(s) to Roam



 PREDATOR RIDGE RESORT
SHAWN TALBOT

Breakfast Included		Kitchenette		Bike Storage	
Fitness Centre		Shared Kitchen		Pet-friendly	
Pool/Hot Tub		EV Charging Station		Wheelchair Accessible	



 SPARKLING HILL RESORT



 OUTBACK LAKESIDE VACATION HOMES

Hotels & Resorts

Best Western Pacific Inn

4790 34th Street
1-855-758-1800
bestwestern.com

F **EV**

Best Western Premier Route 97

5350 Anderson Way
1-800-528-1234
bwpvernon.com

B **F** **P** **K** **EV**

Divya Sutra Plaza & Conference Centre

4801 27th Street
1-800-663-4433
divyasutravernon.com

P **F** **K**

Fairfield Inn & Suites by Marriott

5300 Anderson Way
1-888-260-7829
fairfieldinn.com/yvefi

B **F** **P**

Holiday Inn Express Hotel & Suites

4716 34th Street
1-877-660-8550
vernonexpress.com

B **F** **P** **EV**

Outback Lakeside Vacation Homes

9845 Eastside Road
250-545-5005
outbacklakeside.com

F **P** **K**

Predator Ridge Resort

301 Village Centre Place
1-888-578-6688
predatorridge.com

F **P** **K** **EV**

Prestige Hotel Vernon

4411 32nd Street
1-87-PRESTIGE
prestigehotelsandresorts.com

F **P** **K** **EV**

Prestige Vernon Lodge & Conference Centre

3914 32nd Street
1-87-PRESTIGE
prestigehotelsandresorts.com

F **P**

Quality Inn & Suites

4204 32nd Street
250-542-4434
choicehotels.com/cn661

B **F** **P** **K** **EV**

Sandman Hotel & Suites

4201 32nd Street
1-800-726-3626
sandmanhotels.com/vernon

F **P** **K**

Sparkling Hill Resort

888 Sparkling Place
1-877-275-1556
sparklinghill.com

B **F** **P** **EV**

Motels

Canada's Best Value Inn

4006 32nd Street
250-549-1241
sonesta.com

P **K**

Days Inn Vernon

5121 26th Street
250-549-2224
wyndhamhotels.com

B **P** **K**

Econolodge Vernon

4100 32nd Street
250-549-1211
econolodgevernon.ca

B **P** **K**

Okanagan Royal Park Inn

3200 25th Avenue
1-866-547-8946
royalparkin.com

K

Schell Motel

2810 35th Street
250-545-1351
schellmotelvernon.ca

P **K**

Silver Star Motel

3700 32nd Street
250-545-0501
silverstarmotel.com

K

Tiki Village Inn

2408 34th Street
1-800-661-8454
tikivillagevernon.com

Vernon Hostel

3315 30th Avenue
250-503-8888

SK



SPARKLING HILL RESORT



Sparkling Hill Resort

Discover unmatched relaxation at BC's largest luxury spa resort, **Sparkling Hill Resort**, home to the 40,000 sq ft KurSpa. Choose from over 100 spa treatments and a range of wellness activity classes. Find serenity in the infinity pool, which offers breathtaking views of Okanagan Lake. Savour dining at three outlets, including two restaurants and a café & bar, each offering unique options. Enhance your stay with a curated wellness retreat, such as the dazzling new 800 Shades of Sparkle package.

sparklinghill.com



Outback Lakeside Vacation Homes

Wake up to tranquility by a private bay on Okanagan Lake, surrounded by a serene pine forest. Listen to the sounds of nature during your stay at **Outback Lakeside Vacation Homes** – luxury vacation accommodations with all the comforts of home just 20-minutes from Vernon and adjoining Ellison Provincial Park.

Take a dip in the outdoor pools, relax in one of three hot tubs or enjoy a game of tennis. As the evening falls, gather around the outdoor lakeside firepits to share stories and roast marshmallows under the starlit sky. A variety of seasonal amenities are available to elevate your stay by blending relaxation, recreation and unforgettable moments in a stunning natural setting.

outbacklakeside.com





Stay Smart, stay at Holiday Inn Express!

The perfect blend of value and a convenient location make the **Holiday Inn Express** a great place to stay. So many of Vernon's best experiences are within a 20-minute drive. Free hot breakfast and their classic cinnamon rolls is the best way to start your morning of adventures. Furry guests are always welcome at the Holiday Inn Express.

4716 34th Street, Vernon, BC

vernonexpress.com



PREMIER
BEST WESTERN.

Welcome to The Premier Life.®

The **Best Western Premier Route 97** is the newest hotel in Vernon. Meticulously designed with spacious, upscale guest rooms with full kitchen suites with detailed finishes. Enjoy the fully equipped fitness room with Peloton bikes, a hot tub and heated pool for the active traveller. Host your Premier Event in their elegant function rooms. RB Bar & Grill is onsite for convenient dining.

5350 Anderson Way, Vernon, BC

bwpvernon.com



Wherever Life Takes You, Best Western Is There.®

Discover contemporary style and comfortable accommodations at an exceptional value with **Best Western Pacific Inn Vernon**. This hotel caters to families, groups and is your choice for last-minute weekend trips, business trips or extended stays in the area. Some of Vernon's best attractions are right on your doorstep. Enjoy two onsite dining options at Ricky's All Day Grill and Famoso Pizzeria.

4790 34th Street, Vernon, BC

bestwestern.com



Prestige Hotels & Resorts

Prestige Vernon Hotel is the perfect spot for your next Vernon family vacation. Bring your bikes with you to explore the Trails Capital of BC and know that your bike is safe in the secure storage room at the hotel while you rest. In the winter, the hotel is a 20-minute drive to the snowy slopes of Silver Star and has a ski storage for your gear. After a day on hill, relax with dinner at Bourbon Street Bar & Grill followed by family fun in the new games room.

4411 32nd Street, Vernon, BC



When you stay at **Prestige Vernon Lodge** you feel like you are escaping to tropics with their lush garden atrium. Start your morning off with breakfast or brunch at Cabana Kitchen and Bar in the atrium. Enjoy a day of shopping and exploring downtown Vernon which is only a 10-minute walk from the Lodge. Take a dip in the pool and relax in the tropical oasis. End your day with dinner at BRIXX Brewhouse before a great night of sleep in a comfy room.

3914 32nd Street, Vernon, BC



Packages and promotions are available throughout the year so book direct to lock in the best rate.

prestigehotelsandresorts.com

Getting Here

Air ✈️

Kelowna International Airport is a 30-minute drive from Vernon and has daily flights from most major cities in Canada.

ylw.kelowna.ca

Car 🚗

Kelowna	50 minutes	50km
Vancouver	5 hours	441km
Calgary	6 hours	553km

Bus 🚌

Bus service with Ebus is available from Vancouver, Kamloops, Kelowna, Calgary and Edmonton.

myebus.ca



Tourism Vernon Visitor Services

Our Visitor Services team works remotely at popular locations across Vernon. Watch for us at local markets and events during the summer. Follow Tourism Vernon on Facebook and Instagram for live updates on where the team is set up.

The team is also available year-round by phone, email and social media to answer your questions.

We look forward to connecting with you!

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1-800-665-0795
250-542-1415
info@tourismvernon.com
tourismvernon.com





PREDATOR RIDGE

WELCOME TO OUR 1,300+ ACRE BACKYARD PLAYGROUND!

WHETHER YOU LIVE HERE OR YOU'RE JUST HERE FOR
A VISIT, WE'VE GOT SOMETHING FOR EVERYONE.

- 35km+ hiking & walking trails
- 13kms of world class mountain biking trails
- Direct connection to Ellison Provincial Park
- Pet Friendly trails, community & dog friendly accommodations
- Onsite restaurants, food outlets & retail
- Premium e-bike rentals
- Okanagan Rail Trail Shuttle service
- Access to the Okanagan Rail Trail Connector



Learn more at
PredatorRidge.com

PROUD
MEMBERS OF





Report to Council

To: Mayor and Council File No: 8215-02
Date: May 26, 2025
From: Doug Ross, Director, Active Living Centre Project
Subject: BC Hydro Power Smart Commercial New Construction Incentive

Purpose:

The purpose of this report is to request Council approval to execute the agreement with BC Hydro for a grant of \$444,951 for the Active Living Centre (ALC) project through the Power Smart Commercial New Construction (CNC) Incentive Program.

Recommendation:

THAT Council authorize Administration to execute the grant agreement with BC Hydro for the Power Smart Commercial New Construction Incentive Program, provide overall grant management, and update the Active Living Centre Project budget to include the \$444,951 grant.

Background:

a. Rationale:

On February 15, 2024, the City of Vernon ALC Project applied to BC Hydro for funding through the BC Hydro Power Smart CNC Incentive Program.

On August 27, 2024, the City of Vernon received approval from BC Hydro that the identified equipment and supplies would be eligible for the program and allow the ALC to achieve a level of energy efficiency as outlined in the BC Hydro CNC Incentive Program.

On April 23, 2025, the City of Vernon received confirmation and an agreement for funding of \$444,951 through the BC Hydro CNC Incentive Program.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

Vernon's Climate Action Plan (CAP) aims to reduce Green House Gas (GHG) emissions by 50% by 2030, 75% by 2040, and 100% by 2050, based on 2017 GHG levels.

At their regular meeting of December 12, 2022, Council passed the following resolution:

‘THAT Council includes as an objective for the design of the Active Living Centre that the facility be net zero ready.’

c. Council's Strategic Plan Alignment:

- | | |
|---|---|
| <input type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input checked="" 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 ALC Project Team has been anticipating receiving this grant and had listed the funds as an opportunity for the project. If approved by Council, the Active Living Centre Project budget will be updated to include the \$444,951 BC Hydro CNC Incentive.

Alternatives & Implications:

If Council does not approve executing this grant agreement with BC Hydro, the Active Living Centre will lose the additional funding, making it more difficult to achieve the Council objective to be net zero ready, and the Climate Action Plan GHG reduction targets.

Communication:

Administration will work in conjunction with BC Hydro regarding a public media release.

Attachments:

Attachment 1 – BC Hydro CNC – Incentive Agreement

Reviewed by: Jason Blood, Director, Recreation Services

Reviewed by: Elma Hamming, Director, Finance

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer

BC Hydro Incentive Fund Agreement



Between:

British Columbia Hydro and Power Authority, a Crown Corporation in the Province of British Columbia having an office at 333 Dunsmuir Street, Vancouver, British Columbia, V6B 5R3,

("BC Hydro")

And:

City of Vernon, having an office at 3400 – 30th Street, Vernon, British Columbia, V1T 5E6,

(the "Applicant")

Whereas:

- A. BC Hydro has created an incentive program to encourage the installation of electrical energy management projects, and the Applicant wishes to receive financial incentives from BC Hydro related to one or more Projects as described in Schedule B attached to this Agreement.
- B. Based on Project details and other reports and information provided to BC Hydro prior to the date of this Agreement ("**Project Information**"), BC Hydro expects that each Project will meet its required terms and conditions for funding and, as a result BC Hydro intends to provide incentive funds to the Applicant for one or more Projects in accordance with the terms and conditions set out in this Agreement.

Now therefore, in consideration of BC Hydro and the Applicant entering into this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Conditions Precedent

1.1 BC Hydro's obligations under this Agreement are subject to the following conditions:

- (a) The Applicant having a credit rating acceptable to BC Hydro, or if required by BC Hydro, the Applicant having provided a letter of credit or parental guarantee in a form and amount acceptable to BC Hydro;
- (b) The Applicant having not entered into any agreement with any contractors, consultants, or advisors (collectively, the "**Project Contractors**"), or ordered, purchased or installed any equipment for use, in each case in relation to a Project without the prior written consent of BC Hydro. For greater certainty by executing this Agreement, the Applicant confirms the **first invoice will not predate** the application submission email confirmation received from BC Hydro; and
- (c) The Applicant having provided information describing each Project in sufficient detail for BC Hydro to determine eligibility for funding hereunder (as determined by BC Hydro acting reasonably), including information concerning the estimated capital and operating costs of the Project, the Anticipated Energy Impact (in kWh) and/or Anticipated Demand Impact (in kW) and, if applicable, the anticipated greenhouse gas emissions.

2. Definitions

“Actual Energy Impact and Actual Demand Impact” means actual increase and/or decrease of annual electricity and the actual peak demand used by each Project (energy impact in kWh and demand impact in kW).

“Anticipated Energy Impact and Anticipated Demand Impact” mean the anticipated increase and/or decrease of annual electricity and the anticipated peak demand of each Project over and above the baseline electrical demand prior to PID (energy impact in kWh and demand impact in kW).

“Applicable Schedules” means one or more of the following schedules attached to the Agreement and identified as Schedule A, A-1, A-2 and so forth in respect of the following Projects:

- Energy Efficiency (EE) Project
- Low Carbon Electrification (LCE) Project
- Demand Response (DR) Project
- Energy Storage Incentive (ESI) Project
- Commercial New Construction (CNC) Project
- New Building Lighting (NBL) Project

“Contract Year” means a full year, initially measured from the PID to the first anniversary of the PID, and to and from successive anniversaries thereafter. For greater certainty, the partial year following any anniversary of the first PID until the date of the expiry or earlier termination of this Agreement is a “Contract Year”.

“Force Majeure” means any event or circumstance beyond the reasonable control of the Applicant, which could not, with reasonable foresight, have been anticipated and avoided, including but not limited to fire, explosion, flood, or other natural catastrophe, war, riot, civil disturbance and catastrophic destruction of the Site or equipment on Site necessary for performance of the Applicant’s obligations under this Agreement. For clarity, Force Majeure does not include lack of finances, loss of markets or inability to perform due to the financial condition of the Applicant.

“Project” means the implementation of the project(s) which are the subject matter of the Applicable Schedules, as also described in Schedule B.

“Project Implementation Date” or **“PID”** means the date at which the Project has been implemented and reached normal operations such that it is deemed capable of achieving the Anticipated Energy Impact (in kWh) and/or Anticipated Demand Impact (in kW) as specified in the Applicable Schedules.

“Site” means each facility of the Applicant that is the subject matter of a Project under this Agreement as described in Schedule B herein.

“Total Incentive Funds” means all incentive funds to be paid to the Applicant in accordance with the Agreement and Applicable Schedules.

3. Payment Terms and Conditions

3.1 Subject to the terms of this Agreement BC Hydro will pay the Applicant Total Incentive Funds up to a maximum of **\$444,951.00** in accordance with the payment schedules for each Project as set out in the Applicable Schedules, based on the Anticipated Energy Impact and/or Anticipated Demand Impact for the Projects as stated in Schedule B, less any adjustments in accordance with Section 3.7 herein.

3.2 If the Applicant receives funding towards a Project from another person or organization (**“Other Funding”**), then the Applicant will promptly provide notice to BC Hydro concerning the nature and the amount of the Other Funding, and such Other Funding will be deemed to be paid first, and BC Hydro

will recalculate a reduced amount of Total Incentive Funds based on the remaining eligible cost after deduction of the Other Funding.

3.3 As a condition of payment of the Total Incentive Funds, the Applicant will provide the following evidence (the “**Evidence**”) in a form acceptable to BC Hydro by no later than 30 days following PID. The PID will occur between **April 7, 2025** and **March 15, 2026**. The Applicant will submit a completed Schedule B to confirm PID no later than **March 15, 2026**.

- (a) A completed Schedule B,
- (b) A completed Schedule C, together with all supporting documentation for purchase and installation of the equipment installed in connection with the Project, and
- (c) Other Project related records, including but not limited to accounting and permit documentation that BC Hydro may request.

If required by BC Hydro, the Applicant will take all commercially reasonable actions to assist BC Hydro in accordance with Section 6.1 below to ensure that the Project conforms to the Project Information and the Evidence.

- 3.4 If any of the conditions precedent in Section 1 or the payment conditions in Section 3 herein are not satisfied as required, BC Hydro has no obligation to pay any of the Total Incentive Funds.
- 3.5 The Applicant shall be responsible for payment of GST on the Total Incentive funds paid by BC Hydro to Applicant under this Agreement.
- 3.6 The Total Incentive Funds will be paid by BC Hydro by way of direct deposit to a bank account designated by the Applicant. The Applicant will provide written confirmation of the bank account to which the Total Incentive Funds are to be deposited. The Applicant will be responsible for any direct deposit fees charged by its financial institution.
- 3.7 After a Project has achieved PID, BC Hydro will conduct a post implementation review, and if applicable conduct a Site Inspection, and an M&V report and/or Independent Review (collectively a “PID Review”). If the PID Review reflects that the Actual Energy Impact and/or Actual Demand Impact of any Project is less than 95% of the Anticipated Energy Impact and/or Anticipated Demand Impact based on Schedule B, BC Hydro in its sole discretion, acting reasonably may reduce the Total Incentive Funds payable to the Applicant. For certainty, BC Hydro will not be obligated in any circumstances whatsoever to pay to the Applicant additional Total Incentive Funds than the amount specified in the Agreement.
- 3.8 At the end of each Contract Year after PID or at the end of an Event Season for a DR Project, regardless of whether a Force Majeure occurred during the Contract Year a repayment obligation will arise for the Applicant if the aggregate Actual Energy Impact for a Project is less than 95% of the aggregate Anticipated Energy Impact and in the case of a DR Project and ESI Project, less than 85% of the Anticipated Demand Impact unless otherwise agreed to by BC Hydro. For greater certainty, no repayment obligation will arise if the aggregate quantity of Actual Energy Impact is between 95% and 100% of the aggregate Anticipated Energy Impact and/or the Actual Demand Impact is between 85% and 100% of the Anticipated Demand Impact.
- 3.9 If the Applicant is required to repay any portion of the Total Incentive Funds to BC Hydro as a result of any recalculation or adjustments under the Agreement or because of termination of this Agreement, then the Applicant will make such payment within 30 days of receiving an invoice from BC Hydro.

BC Hydro Incentive Fund Agreement



- 3.10 The Applicant shall pay interest to BC Hydro on any amount payable under the Agreement from and after the date on which the amount becomes due and payable at BC Hydro's standard interest rate, and in accordance with BC Hydro's standard invoice terms.
- 3.11 At any time during the Agreement Term BC Hydro may request a letter of credit or parental guarantee as security for any amounts owed by the Applicant to BC Hydro under this Agreement and Applicable Schedules. If BC Hydro requests a letter of credit or parental guarantee, it shall be provided to BC Hydro within 30 days of the date of the request for an amount specified by BC Hydro.
- 3.12 Notwithstanding any other provision of this Agreement and Applicable Schedules, and without limiting Section 3.4, in the event the Applicant fails to comply with any of the terms of this Agreement, BC Hydro may withhold payment of all or some of the Total Incentive Funds until the Applicant is in compliance with the terms of this Agreement.
- 3.13 BC Hydro may off-set Total Incentive Funds due to the Applicant, or any amounts owed by the Applicant to BC Hydro which are due and payable to the Applicant under any other agreements between BC Hydro and the Applicant.

4. Records

- 4.1 During the Agreement Term, the Applicant will maintain and submit to BC Hydro a record of changes at the Site after PID that would result in changes to the Anticipated Energy Impact and/or Anticipated Demand Impact of each Project.
- 4.2 During the Agreement Term, the Applicant will maintain all operational, financial and electricity usage records related to each Project recording the work performed and findings determined from the Project, and will permit BC Hydro's representatives and the Independent Consultant, as applicable, access to the Project during normal business hours, including access to the Applicant's offices, research facilities and test sites, and any books and records related to each Project as required. The Applicant will make available key personnel for consultations (including all Project Contractors), and provide such further information, as BC Hydro or the Independent Consultant may reasonably request.
- 4.3 The Applicant shall keep all Project records for a period of five years after expiry of the Agreement Term.

5. Project Details

- 5.1 The Applicant will be responsible and bear the risk for all Project Implementation, commitments, costs, cost overruns and tax liability.
- 5.2 BC Hydro representatives may communicate with the Applicant's Project Contractors.
- 5.3 BC Hydro will keep confidential any business, technical or financial information or records of the Applicant that are marked as confidential and made available to BC Hydro in connection with this Agreement, and will not disclose such confidential information except as may be required by law or with the prior consent of the Applicant; provided, however, that BC Hydro may share such confidential information or records of the Applicant with the Province of British Columbia, the British Columbia Utilities Commission and, upon request, with the Government of Canada. In addition, the Applicant consents to BC Hydro disclosing publicly the fact that BC Hydro paid the Total Incentive Funds, the Applicant's name and industry, Project location, the Anticipated Energy Impact and/or Anticipated Demand Impact, as well as the anticipated greenhouse gas emissions reduction.
- 5.4 Neither the Applicant nor BC Hydro will use any logos, copyright, trademarks, or trade names of the other without first obtaining the written consent of that party.

- 5.5 The installation, operation and maintenance of each Project must meet or exceed all requirements set out in applicable laws, regulations, and codes in British Columbia.
- 5.6 The Applicant will make all commercially reasonable efforts to maintain and operate each Project as specified in the Agreement, Applicable Schedules and Schedule B. If a Project is:
- (a) decommissioned, taken out of service for an extended period, lost or destroyed following PID,
 - (b) not operated or maintained so as to ensure the Anticipated Energy Impact and/or Anticipated Demand Impact are consistently realized; or,
 - (c) the Agreement is terminated for any reason under Section 7 herein.

BC Hydro may recalculate the Total Incentive Funds at its sole discretion, acting reasonably, and the Applicant will repay any overpayments to BC Hydro as contemplated under Section 3.9.

- 5.7 The Applicant may make improvements to a Project after PID without the prior written consent of BC Hydro, provided that the improvements do not affect the Actual Energy Impact and/or Actual Demand Impact attributable to the Project. Notwithstanding the foregoing, the Applicant will not make any material changes to a Project scope, objectives, schedule and costs, without the prior written consent of BC Hydro.
- 5.8 The Applicant must notify BC Hydro if it sells a Site and provide evidence acceptable to BC Hydro that the new purchaser has assumed the obligations of the Applicant under this Agreement. If the Applicant fails to provide such evidence, then BC Hydro may recalculate the Total Incentive Funds in accordance with Section 5.6 herein, and the Applicant will repay the Total Incentive Funds to BC Hydro as contemplated in Section 3.9.

6. Site Visit During Term

- 6.1 On reasonable notice to the Applicant at any time during the Agreement Term, BC Hydro may conduct a Site visit to ensure that each Project conforms to its Project Information and Evidence, to monitor Project performance, and to audit the Project for the purpose of ensuring ongoing operation is in compliance with this Agreement.

7. Term and Termination

- 7.1 Unless terminated sooner in accordance with the terms of this Agreement, the term of this Agreement will commence on the date of full execution of this Agreement and will expire on the date which is the longest of the EE Term, the LCE Term, the DR Term, and the ESI Term as defined in the Applicable Schedules (the “**Agreement Term**”).
- 7.2 If the Applicant fails to comply with any term or condition of this Agreement, or becomes insolvent or bankrupt, or is dissolved or struck, or fails to provide a letter of credit or parental guarantee in a form and amount that is acceptable to BC Hydro during the Agreement Term if requested by BC Hydro, or if BC Hydro (acting reasonably) is of the view that any other event or circumstance pertaining to the Applicant or the Project warrants withdrawal of its financial assistance, then BC Hydro may, in addition to any other right or remedy available to it, including under section 5.6, terminate this Agreement immediately by giving notice to the Applicant.

8. Consent

- 8.1 With the exception of a finding by an Independent Review, the Applicant consents and agrees that without limitation, all decisions made by BC Hydro relating to each Project as detailed in the Agreement and Applicable Schedules, or any other matter related to this Agreement will be final and binding on the Applicant.

9. Representations, Warranties, and Indemnity

- 9.1 If the Applicant is not the registered owner of a Site on which a Project is to be completed, the Applicant represents and warrants that it has the authority from the registered, legal owner to install the Project and the Applicant will provide BC Hydro with evidence of the owner's authority to the Applicant upon request.
- 9.2 BC Hydro makes no representations or warranties of merchantability and fitness, including design, or the capability of the equipment, installation, or workmanship related to any Project, or the Anticipated Energy Impact and/or Anticipated Demand Impact of any Project, or that any other aspect of each Project will satisfy legal requirements or specifications.
- 9.3 The Applicant will indemnify and save harmless BC Hydro, its directors, officers, employees, consultants, and agents (the "Indemnified Parties") from all liability, damages, claims, demands, expenses losses, and costs, arising from or occurring by reason of claims related to this Agreement, Applicable Schedules and Projects, and any actions, omissions or wilful misconduct of the Applicant and any of its Project Contractors, including indemnification of the reasonable legal and other defense costs of the Indemnified Parties associated with those claims, and any loss, damage, liability, cost or expense suffered or incurred by the Applicant arising from or relating to the exercise by BC Hydro of its rights under this Agreement and Applicable Schedules, including any loss of profit, loss of revenue or other economic loss of the Applicant.

10. Notices

- 10.1 A notice that either party may be required or may desire to give the other party will be in writing and will be delivered, by hand, by courier, or by prepaid mail, at the following addresses:

BC Hydro: British Columbia Hydro and Power Authority
Conservation and Energy Management
5th Floor, 333 Dunsmuir Street
Vancouver, BC V6B 5R3

Applicant: City of Vernon
3400 – 30th Street
Vernon, BC, V1T 5E6

Either party may change its address for notice by giving notice to the other party.

11. Miscellaneous

- 11.1 BC Hydro will not acquire any legal right or title to a Project.
- 11.2 This Agreement will not take effect unless Applicant executes and returns this Agreement **within 60 days** from the date this Agreement is executed by BC Hydro.
- 11.3 Any provision in this Agreement that by its nature and words survive the expiry or early termination of this Agreement shall be deemed a survival clause.

BC Hydro Incentive Fund Agreement



- 11.4 Each party shall from time to time promptly execute and deliver and take all further action reasonably necessary or appropriate to give effect to the provisions and intent of this Agreement and to complete the matters contemplated by this Agreement.
- 11.5 This Agreement will not be assigned in whole, or in part, by the Applicant without the prior written consent of BC Hydro.
- 11.6 This Agreement will be governed by and interpreted in accordance with the laws of the Province of British Columbia, and the federal laws of Canada applicable therein. The parties agree that by executing this Agreement, they have attorned to the exclusive jurisdiction of the courts of British Columbia.
- 11.7 This Agreement, including all Schedules, embodies the entire Agreement between the parties with regard to the subject matters dealt with herein, shall extend to, be binding upon and ensure to the benefit of BC Hydro and the Applicant, and shall not modified except with the consent of both parties.
- 11.8 Time is of the essence in this Agreement.
- 11.9 This Agreement may be executed and delivered in any number of counterparts, each of which when executed and delivered to be read together and constitute one and the same instrument, and delivery of executed counterparts by facsimile or other electronic format shall be as effective as delivery of an original.

In Witness Whereof the duly authorized representatives of each party have executed this Agreement on the dates written below.

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

CITY OF VERNON

Per:

Per:

A handwritten signature in black ink, appearing to read "Tamara Berger", written over a horizontal line.

Authorized Signatory

Name: Tamara Berger

Title: Senior Manager, Product Management

Date: April 11, 2025

Authorized Signatory

Name: _____

Title: _____

Date: _____

Commercial New Construction (CNC) Project Schedule A



1. Definitions

"**EE Incentive Funds**" means, the Energy Efficiency incentive funds attributable to the EE Project as described in Schedule B of the Agreement and calculated in accordance with Section 2.1 herein, as may be adjusted in accordance with Section 3.7 of the Agreement.

"**EE Project**" means the implementation of an energy efficiency project to reduce electrical consumption as described in this Schedule and Schedule B.

"**EE Term**" means the period of time from the date of full execution of this Agreement to the end of the 10-year period following PID.

2. EE Incentive Funds and Payment Schedule

- 2.1 Subject to the terms of the Agreement, BC Hydro will pay the Applicant EE Incentive Funds in an amount not to exceed **\$444,951.00** for the EE Project based on Schedule B, less any adjustments made in accordance with Section 3.7 of the Agreement within 30 days of the Applicant providing BC Hydro with completed Evidence in accordance with Section 3.3 of the Agreement and the payment schedule set out below:

Payout Schedule	Evidence
100% of the EE Incentive Funds less any adjustments	<ul style="list-style-type: none">A completed Schedule B (The Summary) – Implementation Completion Document DeclarationA completed Schedule C - Invoice ReconciliationEquipment, supplier and contractor paid invoices for actual costs incurred All in a form acceptable to BC Hydro

3. Review and Validation Activities

- 3.1 As soon as reasonably practicable following its receipt of the Evidence in accordance with Section 3.3 of the Agreement, BC Hydro will review and verify the Evidence ("**Post Implementation Review**"). The Applicant must submit accurate and truthful Evidence to BC Hydro. BC Hydro reserves the right, acting reasonably, to accept, verify, and reject any and all Evidence.

In addition to the Evidence outlined in section 3.3 of the Agreement, the following documents in Digital copy are required to be submitted:

- As-built mechanical and lighting drawings;
- Operating and Maintenance Manual (Mechanical and Lighting);
- Lighting Calculator spreadsheet (excel format) if applicable;
- PART 3 Building Energy Design Checklist for Building Permit submission; and,
- DDC screen shots of central heating /cooling plant if applicable.

Commercial New Construction (CNC) Project Schedule A



- 3.2 BC Hydro may evaluate the EE Project to ensure it meets the terms and conditions contemplated herein using the Measurement and Verification ("**M&V**") plan attached as Schedule D (the "**M&V Plan**") if applicable, and, in such a case, BC Hydro will provide an M&V Report (defined below) as required to the Applicant.
- 3.3 Where BC Hydro evaluates the EE Project pursuant to Section 3.2, BC Hydro will complete an M&V report (the "**M&V Report**") subject to the following:
- (a) The Applicant will maintain and submit to BC Hydro a record of changes in the site that would affect the Actual Energy Impact arising after the PID.
 - (b) Following PID, BC Hydro will conduct M&V activities in accordance with the M&V Plan (including at the time intervals so specified herein) as well as the International Performance Measurement and Verification Protocol and may use the results to prepare an M&V Report that will specify the Actual Energy Impact attributed to the EE Project.
 - (c) If an M&V Report indicates that the EE Project's Actual Energy Impact over a particular period is less than the Anticipated Energy Impact of the EE Project over that same period as specified in the Evidence, then within 14 days of completion of the M&V Report the Applicant may notify BC Hydro that it wishes to have an independent consultant review, verify, and prepare a written report concerning the contents and conclusions of the M&V Report ("**Independent Review**"). At BC Hydro's discretion, BC Hydro may contribute funding towards the Applicant's cost of any Independent Review.
 - (d) Where the Applicant notifies BC Hydro that it wishes to have an Independent Review, the parties will agree upon one independent consultant to conduct the Independent Review ("**Independent Consultant**").
 - (e) The Applicant will provide BC Hydro and the Independent Consultant with any information reasonably required by BC Hydro to complete any M&V Report and the Independent Consultant to complete any Independent Review, as applicable.
- 3.4 If applicable, if BC Hydro determines that an adjustment to the level of the Applicant's Actual Energy Impact is necessary, BC Hydro will adjust the level of energy savings based on the following criteria:
- (a) Adjustments will be made as part of the annual CBL review process for the prior billing year;
 - (b) Adjustments will be made only for the prior billing year, and will have no persistence (that is, the energy savings will be reset to the prior amount); and,
 - (c) Adjustments will be made only after all eligible Applicant energy bill adjustments, and BC Hydro funded demand-side management credits have been applied and the adjustment will be minimized to avoid a CBL reset.

4. Customer Base Load (CBL) Adjustment (if applicable)

- 4.1 The Applicant acknowledges and agrees that, in connection with the transmission service rate structure for BC Hydro's transmission service customers, an Incentive provided under this agreement may result in adjustments(s) to the Customer Baseline Load ("**CBL**") for the Applicant's site, in accordance with the Transmission Service Rate Application approved by the British Columbia Utilities Commission and the associated Customer Baseline Load Determination Guidelines (the "**CBL Determination Guidelines**");

Commercial New Construction (CNC) Project Schedule A



- 4.2 BC Hydro acknowledges that a decrease to the Applicant's CBL in accordance with Section 4.1.2 of the CBL Determination Guidelines as a result of the Applicant's participation in BC Hydro funded EE projects should not necessarily result in a CBL reset pursuant to Section 4.1.2.1 of the CBL Determination Guidelines. BC Hydro reserves the right, at its sole discretion, to adjust the level of the Applicant's electrical energy savings resulting from the Project if:
- (a) The Applicant's adjusted energy billings is less than 90% of the Applicant's annual CBL in accordance with Section 4.1.2.1 of the CBL Determination Guidelines during the annual CBL review process,
 - (b) The Applicant has participated in a BC Hydro funded EE Project during the current or prior fiscal year.
- 4.3 If the Applicant does not meet the performance requirements of the EE Project in accordance with this Schedule as applicable, then BC Hydro may require repayment under Sections 3.8 or 5.6 of the Agreement.

SCHEDULE B

BC Hydro Representative:	Amit Aujla	Project File Number:	BCH-12092
PROJECT INFORMATION			

Company Name:	City Of Vernon		
Total Expected Energy Savings:	1,380,272	kWh / year	
Total Expected Project Cost:	\$12,073,950.00		
Number of sites included in Project:	1		

TABLE 1: ENERGY CONSERVATION MEASURES

List of energy conservation measures ("ECM") in the Project

#	Site Location	ECM #	Implemented Energy Conservation Measures	Expected Annual Energy Savings (kWh)	Implemented as expected*	Not Installed
1	3501 43RD AVE, VERNON [7466337]	1.01	CNC Only - High Efficiency HVAC	192,974	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
		1.02	Heat recovery upgrade/ retrofit	397,677	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
		1.03	CO2 based demand control ventilation	216,470	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
		1.04	High efficiency chiller, chiller/cooler	269,994	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
		1.05	Heat recovery for domestic hot water pre-	103,803	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
		1.06	Interior LPD Reduction	199,354	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
			Total per Site:	1,380,272		
			Total:	1,380,272		

PLEASE SEE BELOW OR NEXT PAGE TO SIGN DECLARATION

APPLICANT'S DECLARATION

* If Energy Conservation Measure (ECM) NOT implemented as expected, please review and check appropriate

- ☐ For industrial / mechanical ECMs, please submit additional information regarding ECM as implemented (attached separately)
- ☐ For lighting ECMs please submit revised as built (provide Excel copy of lighting spreadsheet)

I, the undersigned, declare:

- that I am the owner, or a duly authorized representative of the owner, of the building described here above;
- that the information in this document, along with the supporting evidence, is accurate and complete;
- that all the energy conservation measures are installed and implemented as described in Table 1 as of the Project Implementation Date indicated below.

Project Implementation Date:		(yyyy-mm-dd)
Legal Name of Applicant:		
Authorized signature:		Job Title:
Name (please print) :		Date:
Site Inspection Contact:		Phone #:

SCHEDULE C

BC Hydro Representative:	Amit Aujla	Project File Number:	BCH-12092
Please complete the following and submit along with Invoice Reconciliation and Implementation Support Documents for the approved energy conservation measure(s) as described in Schedule B of the Incentive Fund Agreement.			
PROJECT INFORMATION			

Company Name: **City Of Vernon**

Number of sites included in **1**

PROJECT COST SUMMARY		
TOTAL ACTUAL PROJECT COST (excluding tax)		**Incentive funding may be adjusted if the actual project cost is project cost
TOTAL ESTIMATED PROJECT COST (excluding tax)	\$12,073,950.00	
if total completed project cost is less than total expected project cost, please check that all invoices are accounted for		<input type="checkbox"/>
PLEASE NOTE THAT SUBMISSION OF PROJECT INVOICES IS REQUIRED		

APPLICANT'S DECLARATION			
I, the undersigned, declare that the information contained in this declaration and the attached Invoice Reconciliation Template is accurate and complete and all invoices pertaining to this Project have been paid in full and all applicable permits pertaining to the Project are in place.			
Legal Name of Applicant:			
Authorized signature:		Job Title:	
Name (please print) :		Date:	

Additional documentation as part of Schedule C submission (including partial payment):

- Invoices will be submitted for major equipment, materials, and labour associated with the project ECM's which significantly impact the energy savings and cost. I.e. Lighting fixtures, VFD's, Pumps, Motors, Process Controls, HVAC equipment, etc.
 - Invoices will include part numbers and quantities as required to assess installed equipment and the completed project.
 - For lighting measures, all retrofitted luminaires, lamps and controls are considered major equipment.
 - BC Hydro has the option to request for further invoices if required.
- In addition an invoice reconciliation spreadsheet listing all invoices associated with the project will be submitted. A formatted excel spreadsheet template has been provided with your contract to assist in consolidating your invoice information for submission.
 - A sample of the spreadsheet is attached to this PDF for reference purposes only. Please do not submit this sample copy, but rather use the excel version when reconciling invoice information.
 - Evidentiary information as listed on the following pages is to be submitted in support of verification of installation of energy conservation.

Business Requirements			
<i>Please submit the following evidence with your reference numbers to confirm implementation of the ECMs.</i>			
Site	Ref #	Sector	Requirement
3501 43RD AVE, VERNON [7466337]		Commercial Equipment	COM - For new construction projects, provide as built mechanical drawings in .pdf format. Include shop drawings of mechanical equipment (manufacturer's specification).
		Commercial Equipment	COM - For new construction projects, provide as built mechanical drawings in .pdf format. Include shop drawings of mechanical equipment (manufacturer's specification).
		Commercial Equipment	COM - For new construction projects, provide DDC screenshots in .pdf format showing major mechanical equipment in operation. This is only required for equipment analyzed in the energy study.
		Commercial Equipment	COM - For new construction projects, provide DDC screenshots in .pdf format showing major mechanical equipment in operation. This is only required for equipment analyzed in the energy study.
		Commercial Equipment	COM - For projects requiring M&V work, provide as-built electrical schematic (single-line) diagrams for the subject equipment/systems before and after the retrofit. Highlight sections showing existing and new equipment analyzed in the energy study.
		Commercial Equipment	COM - For projects requiring M&V work, provide as-built electrical schematic (single-line) diagrams for the subject equipment/systems before and after the retrofit. Highlight sections showing existing and new equipment analyzed in the energy study.
		Commercial Equipment	COM - Photos (GPS tagged if possible) of newly installed equipment. It is important to take clear photos of equipment nameplates showing model number and serial number, so it can be compared to information given in mechanical shop drawings.
		Commercial Equipment	COM - Photos (GPS tagged if possible) of newly installed equipment. It is important to take clear photos of equipment nameplates showing model number and serial number, so it can be compared to information given in mechanical shop drawings.



Report to Council

To: Mayor and Council File No: ALR00025
Date: May 26, 2025
From: Wesley Miles, Senior Planner
Subject: Agricultural Land Commission (ALC) Non-Farm Use Application for Okanagan Avenue

Purpose:

To present for Council's consideration an Agricultural Land Commission (ALC) "Non-Farm Use" application for the property located on Okanagan Avenue.

Recommendation:

THAT Council authorize Agricultural Land Commission Application 00025 (ALR00025), for the Northwest ¼. Section 28, Township 9, Plan B3667 and that part of Lot 2, Block F, Section 28, Township 9, Plan 210, all of Osoyoos Division Yale District (Okanagan Avenue), to proceed to the Agricultural Land Commission.

Background:

a. Overview:

The subject property is an irregular shaped parcel located south-east of Okanagan Avenue and is approximately 19.8 ha (49 ac) in size. The property is wholly within the Agricultural Land Reserve, and zoned ALR. The proposed site is a portion of the overall property encompassing about 5.15 ha and would be accessed from the dead end of Bellevue Drive (Attachment 1).

The purpose of the application is to permit the construction of a new water reservoir and associated infrastructure for Greater Vernon Water (GVW) (Attachment 2). The proposed reservoir would provide storage capacity and pressure for zone 431. GVW supplies both domestic and agricultural water to the area and the reservoir would provide balancing, max day demand, peak and fire flows. The project would help improve servicing for the existing residents and future development in the Okanagan Landing area.

The majority of the site has steep slopes (20-30%) and is currently being used as the Okanagan College Connector Trail. The trail switch backs up the slope and is fenced off from the existing spray irrigation/cattle grazing area. The main reservoir structure is proposed on the upper bench due to the need to reach the minimum elevation of 431.

Most of the access road and related infrastructure is proposed on the steep portion of the site which is not usable for agricultural purposes. The proposal is anticipated to have limited impact on the overall agricultural capability of the area.

b. Rationale:

A site selection study was conducted and provided by McElhanney, dated August 20, 2024. The review was conducted to determine the most beneficial and cost-effective location for the proposed new reservoir. The report analyzed five sites overall, of which four were located in the ALR. Further site analysis and selection criteria is available in the report as shown in Attachment 3. A previous Council resolution in 2018 removed the lands from the existing lease area to allow the RDNO-GVW to pursue new lease options for the reservoir and submission to the ALC (Attachment 4).

The existing Okanagan College Connector Trail does traverse the proposed location. The existing trail connection is proposed to be realigned and utilize the new access road to retain connectivity and integrity of the trail. A Development Permit with the City will be required prior to any building or construction and will include detailed trail design.

Administration recommends forwarding the application to the ALC for decision as it has limited impact on the agricultural capability of the overall property and provides community benefit of improved water servicing through GVW.

c. Relevant Legislative:

- The Agricultural Land Commission Act, S.B.C. 2002, c. 36 (the “ALC Act”)
- Agricultural Land Reserve General Regulation, B.C. Reg. 57/2020

d. Council’s Strategic Plan Alignment:

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

Attachments:

Attachment 1: Site Plan

Attachment 2: ALC Application

Attachment 3: Site Selection Study

Attachment 4: 2018 Council Resolution

Reviewed by: Lydia Korolchuk, Manager, Current Planning

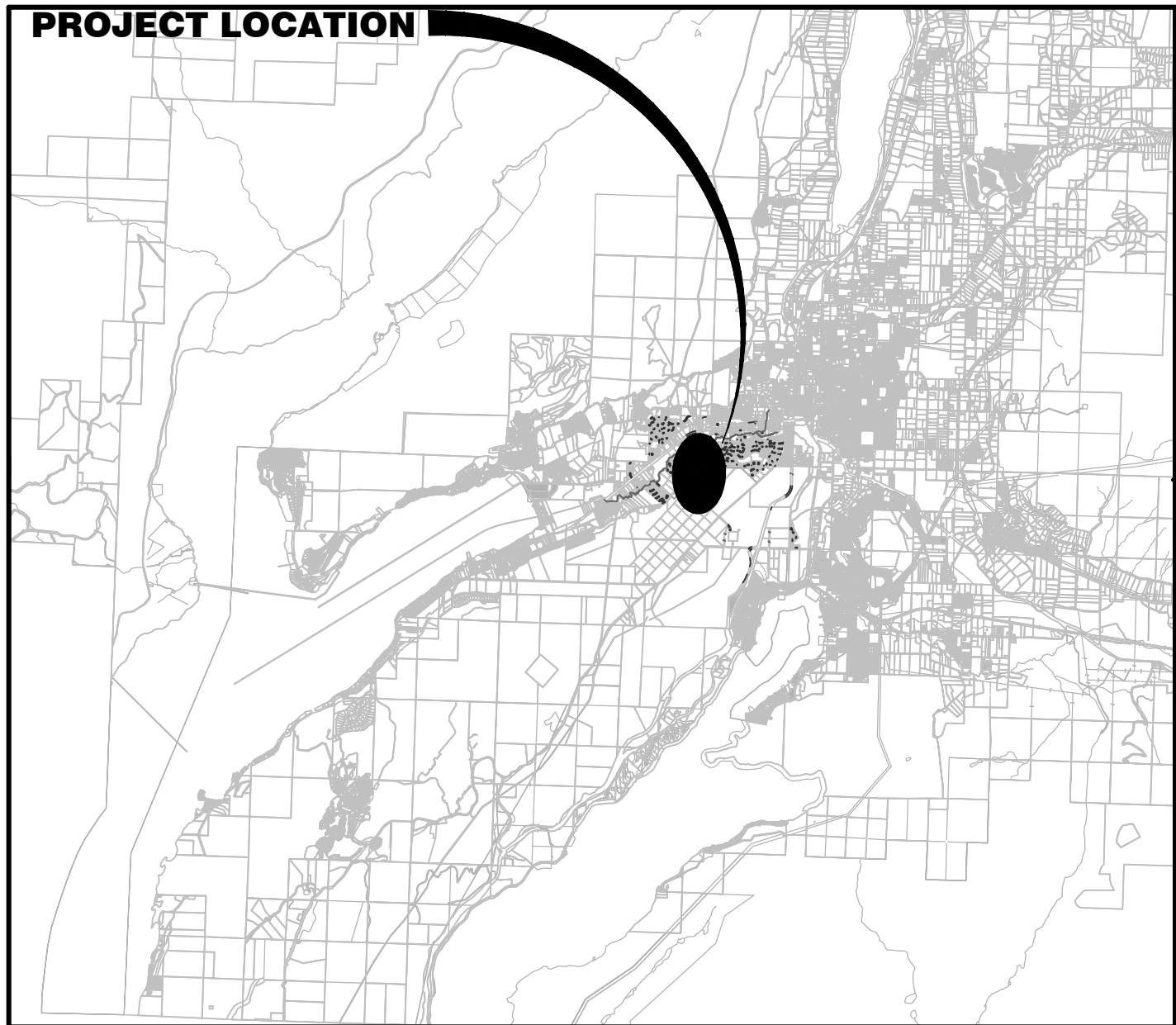
Reviewed by: Roy Nuriel, General Manager, City Planning

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

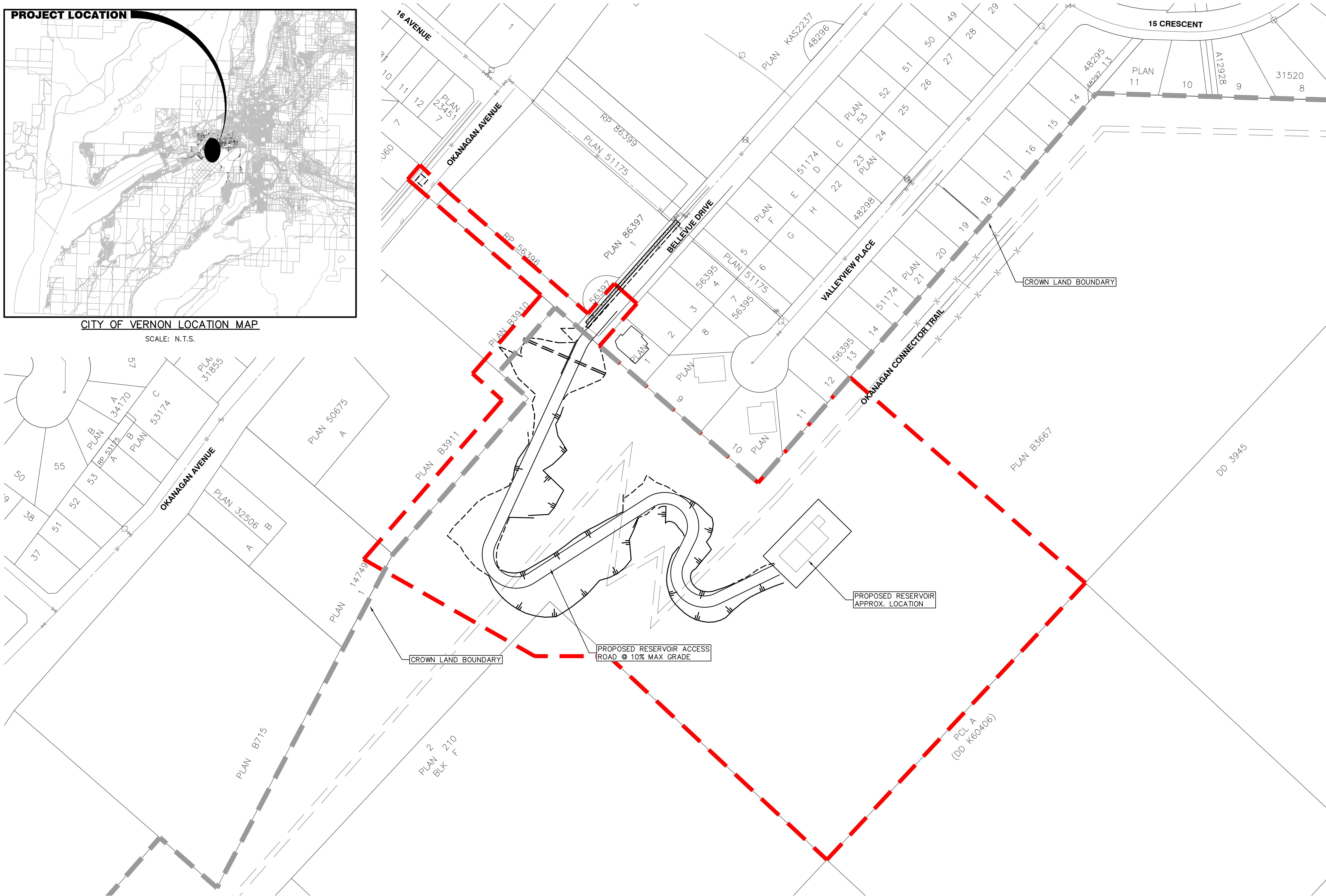
Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer

NOTICE TO IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



CITY OF VERNON LOCATION MAP
SCALE: N.T.S.



LEGAL DESCRIPTION:						
B.M.		MONUMENT NO.		ELEVATION: .		
LOCATED AT		STREET & .		AVENUE		
REV. NO.	DESCRIPTION			DR	CH	DATE
0	ISSUED FOR INFORMATION			JRG	BR	14/01/19



APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

454 Leon Avenue, Kelowna, B.C. Canada V1Y 6J3
Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

CLIENT:	REGIONAL DISTRICT OF NORTH OKANAGAN 9848 ABERDEEN ROAD, COLDSTREAM BC
PROJECT:	PZ431 - 1.4ML RESERVOIR VERNON BC

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE:	
SITE PLAN	
PROJECT NO.	SCALE : HORZ. 1:1000 VERT. N/A
DRAWING NO.	A & M DRAWING NO. 14-620-030

DESIGN: JRG	CHECK: BR
DRAWN: JRG	APPR: CAB
A & M FILE: 14-620	
DRAWING DATE: JANUARY, 2019	
SHEET NO.	REV.



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103037
Application Type: Non-Farm Uses within the ALR
Status: Under Review by L/FNG
Name: MFLNRO
Local/First Nation Government: City of Vernon

1. Parcel(s) Under Application

Parcel #1

Parcel Type Crown
Legal Description Northwest 1/4, Section 28, Township 9, Plan B3667 and that part of Lot 2, Block F, Section 28, Township 9, Plan 210, all of Osoyoos Division Yale District
Approx. Map Area 5.15 ha
PID (optional) 010-535-241
PIN (optional) No Data
Farm Classification Yes
Civic Address No Civic Address
Certificate Of Title 241218_TITLE-X250358-PID-010-535-241.pdf

Government Parcel Contact

First Name Mark
Last Name Keely

Ministry or Department	MFLNRO
Phone	7783627202
Email	Mark.Keely@gov.bc.ca
Crown Type	provincial

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Local or First Nation Government Staff
First Name	Alexander
Last Name	Edwards
Organization (If Applicable)	Utilities
Phone	2505503714
Email	sandy.edwards@rdno.ca

4. Government

Local or First Nation Government: City of Vernon

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	The parcel was being used by the City of Vernon for spray irrigation. On July 23, 2018 the City of Vernon council removed the portion of land from the city lease number 338684 with the province in support of the proposed reservoir. The parcel is currently not being used.
--	---

Describe all agricultural improvements made to the parcel(s).

There are no structures on the parcel. The Ribbons of Green Trail Society have been notified of the project as the existing Commonage (Okanagan College Connector) Trail is located near the property of the proposed water reservoir.

Describe all other uses that currently take place on the parcel(s).

none

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	Valleyview Place and Bellavue Drive as well as Okanagan Avenue
East	Other	Okanagan College Connector Trail
South	Unused	none
West	Other	Okanagan College Connector Trail

6. Proposal

How many hectares are proposed for non-farm use?

5.15 ha

What is the purpose of the proposal?

Construction of a new water reservoir, water mains and road access to the reservoir. This reservoir has yet to be designed, but will provide water storage capacity for the Greater Vernon Water Utility (GVWU) pressure zone 431. GVW supplies both domestic and agricultural water to this area and the reservoir will provide balancing, max day demand, peak and fire flows.

Could this proposal be accommodated on lands outside of the ALR?

McElhanney engineering provided a technical memo on site selection. A total of five (5) sites were reviewed with this site being the preferred location.

Does the proposal support agriculture in the short or long term?

GVW supplies both domestic and agricultural water to the Greater Vernon Area including Coldstream and parts of Electoral Areas B, C & D as well as Spallumcheen.

Proposal Map / Site Plan

ATT_A_Site_Plan.pdf

Do you need to import any fill to construct or conduct the proposed Non-farm use? Yes

Soil and Fill Components

Describe the type and amount of fill proposed to be placed. This will be determined at detailed design.

Fill to be Placed

Area	8500 ha
Maximum Depth	8.94 m
Average Depth	0.73 m

7. Optional Documents

Type	Description	File Name
Other files that are related	Pre-Design Distribution Main	14-620-201-DISTRIBUTION_MAIN.pdf
Other files that are related	Pre-design Supply Water Main	14-620-200-SUPPLY_MAIN.pdf
Other files that are related	Proposed Key Plan	190114_14-620-030-KEY PLAN.pdf
Other files that are related	Proposed Reservoir Access	14-620-101- RESERVOIR_ACCESS_ROADWORKS (10% OPTION).pdf
Other files that are related	Site info	Vernon Property Info (4).pdf
Other files that are related	Licence of Occupation	221104_AGR_Land_Tenure_Reservoir. pdf
Professional Report	Archaeological - AOA & PFR	220802_RPT_URSUS.pdf
Other files that are related	City of Vernon Spray Irrigation removal	180727_CofV_council_resolution.pdf
Other files that are related	Report to GVAC Committee	220105_RPT_IC_GVAC_Land_Tenure_r eservoir.pdf
Professional Report	Site Selection Technical Memo	240820_Site_Selection_Memo_Final.p

df

Our File: McElhanney Project #2451-0464-181

TECHNICAL MEMO

To Sandy (Alexander) Edwards, ASCT Manager, Projects - RDNO	From Jeff Brackett, P.Eng. McElhanney Ltd.
Re RDNO PZ431 Reservoir Site Selection Review	Date August 20, 2024 (Final)

In April 2024, the Regional District of North Okanagan (RDNO) retained McElhanney (MCL) to provide design, tender and construction-related services for a new PZ431 1.4ML reservoir. The name PZ431 denotes that the pressure zone operates at a hydraulic grade line (HGL) of approximately 431m. The “PZ” naming convention for pressure zones is used throughout RDNO’s water network. The PZ431 pressure zone is also referenced as the PZ425 pressure zone in RDNO resources, and we understand these terms reference the same portion of the network in the Okanagan Landing area. RDNO has requested that MCL complete a site selection review to determine if the proposed site is still the most beneficial and cost-effective location for the reservoir. The original proposal for this project had identified a site in the Mission Hill neighborhood as the proposed reservoir site. We understand that the Mission Hill site was originally selected based on a pre-design report from Aplin & Martin Consultants (AM) dated August 11, 2015. RDNO supplied a set of criteria and data to help identify other potential sites for the reservoir and assess these candidate sites.

1. Review for Site Selection

1.1. UNDERSTANDING OF THE ASSIGNMENT

MCL reviewed the data and criteria provided by RDNO. Information provided by RDNO included:

- GIS data showing the 431m contour range through the Okanagan Landing area. This contour range shows the 431m elevation contour, plus 5m on either side, to define the area where the reservoir could be sited without an elevated structure or major ground modification
- Identification of sites owned by RDNO or the City of Vernon (CoV)
- Water network pressure zones and PRVs

Criteria for site selection were developed based on discussions with RDNO staff to identify cost-drivers, schedule risks, and parameters for long-term operations and maintenance of the new facility. Overall criteria for the assessment of potential sites included:

- A. The site would ideally already be owned by RDNO, CoV or the Crown, in that priority order.
- B. For sites that are privately owned, preference would be given to properties owned by organizations (churches, etc.) that may be more willing to sell or lease the land.
- C. The site should allow the placement of the reservoir in the 431m contour range to allow gravity supply without PRVs to PZ431.
- D. The site should have good road access and a reasonably sloped access driveway to avoid issues with snow clearing in the winter.
- E. The reservoir should have good proximity to a supply main with adequate flow. For this assignment we have assumed that a minimum 300mm supply main would be required. This aligns with the recommendations from the AM report to keep velocities at an acceptable level.
- F. The reservoir should have good proximity to power and communications infrastructure, as well as sanitary sewers if required for an overflow outlet.

RDNO requested that 5-6 candidate sites be identified and assessed using these criteria, provided that many reasonable options were available. If multiple sites appeared to be good alternatives to the original site, the top 2-3 candidates would undergo further screening to identify any challenges related to archaeological history, environmental conditions, or geological conditions.

Following an April 16, 2024 meeting with RDNO staff to discuss preliminary results of the screening, the criteria was further refined to include:

- G. Sites requiring construction of a new booster pump system should not be included due to the upfront and long-term costs of an additional dedicated booster station. The reservoir is to be gravity fed from an existing higher pressure zone.
- H. The reservoir would ideally not be fed from a pressure zone that is itself being fed by a booster pump.
- I. Sites which do not fall within the bounds of the 431m contour range could be considered if ground modification or an alternative reservoir type (such as a water tower or equivalent) is determined to be reasonable from a cost and risk standpoint.

For Criteria I, our team completed a further review of alternative reservoir types (water tower or equivalent) and concluded that they would not be a reasonable option from a cost and risk standpoint. Reasons for excluding elevated reservoirs from further consideration include:



- Building this type of reservoir to compensate for the relatively limited shortfall in elevation (4-12m) seen at the candidate sites is unlikely to be cost-effective. Elevated reservoirs are more commonly used in flatter areas where the elevated structure is providing all the required pressure head.
- Additional long-term operational and heating costs would be expected for an elevated structure compared to a reinforced concrete structure that can be set into a slope.
- The additional 1.0ML of future capacity (population triggered, in addition to proposed 1.4ML) identified for this facility could not easily be added to an elevated structure. An entirely new structure would likely be required in order to provide additional capacity.
- The contracting and engineering community in British Columbia has limited experience with the design and construction of this type of facility, increasing the likelihood that contractors from outside the province would need to design and build the facility.
- There could be additional risks in the operation and maintenance of the facility due to the lack of local familiarity and experience with water towers.



1.2. SITE SCREENING

A list of potential sites was developed and reviewed with RDNO in a meeting on April 16, 2024. Some sites further to the southwest in the Okanagan Landing area were excluded on the basis that they were too far from existing infrastructure and would incur excessive costs for extending services. The final list of sites contained four options, with one option having three potential locations for the facility within the overall site. This resulted in six potential locations under consideration for the reservoir.

These sites have been numbered and can be characterized as follows:

1. **Site 1** – The original Crown Agricultural Land Reserve (ALR) site identified in the Aplin & Martin report, in the Mission Hill neighborhood.
 2. **Site 2** – A City of Vernon-owned ALR site in the lower Commonage area, southwest of Site 1.
 3. **Site 3** – This ALR parcel is owned by the City of Vernon, with a portion leased to another user. The overall site is southwest of Davison Orchards and has three potential options for reservoir siting:
 - a. **Site 3A** – Located at the southwest corner of the overall site, this location is outside of the parcel which is currently being leased. The location is below the 431m contour range but is constrained from moving higher up the slope due to the presence of a bedrock outcropping.
 - b. **Site 3B** – Located towards the middle of the overall site, this location is at the bottom end of the 431m contour range but is again constrained by the presence of a bedrock outcropping to the north.
 - c. **Site 3C** – Located at the east/northeast corner of the overall site, this location is on land currently leased by another user. An existing home is present on the slope above this location, limiting options for siting.
 4. **Site 4** – This parcel is owned by the City of Vernon and is currently zoned as a park. This area is still being developed, and the site is still vacant in the most recently available orthographic imagery. We have assumed this site will have road access to the southwest and northeast once buildout of the adjacent subdivision is complete.
- RDNO reviewed a draft of the site selection memo dated May 15, 2024. Based on their feedback, our team has added the Davison Orchards property for further review:
5. **Site 5** – This parcel is owned by Davison Orchards and is within the ALR. Much of the contour range passes through the site's primary tourism areas and parking lots. Outside of those areas, we have identified two potential options for reservoir siting:



- a. **Site 5A** – Located southwest of the Davison Orchards buildings, this site is ALR land that is currently being cultivated. The site is within the contour range, but subsurface conditions are unknown at this time.
- b. **Site 5B** – Located northeast of the Davison Orchards parking lots, this site is ALR land that is not currently being cultivated. The area appears to be used for overflow parking or storage, based on historical imagery. It has been cultivated in the past. The site is at the upper end of the contour range and subsurface conditions are unknown.

Refer to **Appendix A** for a context plan highlighting the potential reservoir locations. Refer to **Appendix B** for breakdowns of each of the individual sites, including information on potential servicing options, property reports, and information on the status of the land.



1.3. ASSESSMENT OF SITES

The sites were compiled and assessed against the criteria noted in **Section 1.1**. Criteria of regular importance are scored on a 1-5 scale, where a higher score is more favorable. Criteria of higher importance, which have a larger impact on the probable costs and benefits of the site, are scored on a 1-10 scale, where a higher score is more favorable. This results in a higher weighting for these more important items. A matrix showing the results of this qualitative assessment is provided in **Appendix C**.



1.4. COST ESTIMATES FOR PREFERRED SITES

Following review of a previous draft memo, RDNO staff have requested cost estimates for their preferred candidate sites. These are Sites 1, 3B, 5A and 5B. High-level (Class D) cost estimates for the preferred sites have been completed and are included in **Appendix D**. Cost estimating has been completed in advance of surveys, geotechnical investigations, and structural design, meaning that the estimates rely heavily on assumptions to assess expected costs. The estimates contain a number of assumptions, and the following factors should be considered when reviewing the Class D estimates:

- Additional information on site conditions, especially subsurface soil and bedrock, may have significant impacts on costs for site work and structures. RDNO should complete survey and geotechnical investigations for the top candidate site(s) to prove out assumptions on site conditions.
- Estimates don't factor in longer-term operational or maintenance costs that could be incurred after the facility is operational.
- Estimates do not include factors such as the cost of land acquisition, long-term leasing, land swaps or habitat rehabilitation. The top five candidate sites are all located within the ALR. We recommend that RDNO engage in discussions with the landowners and applicable regulatory bodies to help determine these costs for candidate sites.
- Estimates are "Class D" and carry a 40% contingency allowance. Engineers and Geoscientists BC (EGBC) defines Class D as a "preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects."
- The spread of costs (approximately $\pm 10\%$ of the average value) is well within the contingency allowance, suggesting that the differences between assumed and actual site conditions or constraints could affect the ranking of sites.

The results of the preliminary costing review are summarized below:

Site	Class D Cost Estimate Value ($\pm 40\%$)
5A	\$4,172,000
3B	\$4,587,000
1	\$4,858,000
5B	\$5,157,000



1.5. FINDINGS FOR SITE SELECTION

Based on our evaluations of the candidate sites (refer to **Appendix C**), the sites are ranked as noted below. Estimated costs from **Appendix D** are included for RDNO's preferred options but are not factored into the rankings from **Appendix C** due to the high degree of uncertainty in these preliminary cost estimates.

1. Site 1: Original Mission Hill site

Estimated Cost: \$4,858,000

The original proposed site presents some challenges with access roads and utility installation due to steep slopes and a ravine. However, it otherwise has good proximity to road access and utilities, and a land tenure agreement is already in place. A preliminary review of the hydraulics by RDNO staff suggests that this site would have reduced headlosses and water age when compared to the Bella Vista locations.

2. Site 5A: Davison Orchards Lands, southwest at farmland

Estimated Cost: \$4,172,000

This site is located southwest of the Davison Orchards buildings. This site is ALR land that is currently being farmed. The site is within the contour range, but subsurface conditions are unknown at this time. There is a good degree of flexibility for placement of the facility within the contour range but will result in the loss of actively cultivated land for the orchard. The assumed access road would also pass through the CoV leased parcel to the south. This cost estimate only provides connections to the nearest water mains within the applicable pressure zones, and does not include potential upgrades (if required or feasible) to the existing water network to improve hydraulics.

3. Site 3B: Site 3A: Non-leased CoV ALR parcel southwest of Davison Orchards, eastern portion

Estimated Cost: \$4,587,000

This site is a short distance off Bella Vista road, but the access road and utilities would need to pass through a leased parcel which is currently under cultivation. The flatter portions of the site are below the 431m contour range and would require significant ground modification to be a viable location for a gravity reservoir. This type of ground modification may not be feasible from a cost or permitting perspective. CoV may not allow ground modification and construction due to the site being identified as a "Natural Area" in the City of Vernon Parks Master Plan (2015). This cost estimate only provides connections to the nearest water mains within the applicable pressure zones, and does not include potential upgrades (if required or feasible) to the existing water network to improve hydraulics.



4. Site 5B: Davison Orchards Lands, northeast at overflow parking**Estimated Cost: \$5,157,000**

This site is located northeast of the Davison Orchards parking lots. The site is ALR land that is not currently being farmed. The area appears to be used for overflow parking or storage, based on historical imagery. It has been cultivated in the past. The site is at the upper end of the contour range, suggesting that more of the building will need to be below grade, but subsurface conditions are unknown. Development at this location has a greater potential to impact operations at Davison Orchards since it would require access and trenching via Davison Road, which is currently the only public access to the property. The location of the site would also require some of the longest watermain installations contemplated in this review. This cost estimate only provides connections to the nearest water mains within the applicable pressure zones, and does not include potential upgrades (if required or feasible) to the existing water network to improve hydraulics.

5. (TIE) Site 2: CoV-owned ALR parcel above Okanagan Ave and Longacre Drive**Estimated Cost: Not requested for this site**

This site would permit placement of a reservoir at the 431m contour on a CoV owned parcel, but it has serious drawbacks regarding servicing and access costs. The nearest existing access point is approximately 970m down the slope, not accounting for switchbacks that may be required in the road. Similarly, utility servicing would need to travel at least 970m in one direction. The site does not have proximity to an existing PZ483 main and would need to be fed from the PZ431 network itself, possibly requiring an additional booster to account for losses.

(TIE) Site 4: CoV-owned park near Turtle Mountain at the top of Davison Road**Estimated Cost: Not requested for this site**

This site is a CoV owned parcel zoned for park use but does not yet appear to have been developed. This is likely the most favorable site in terms of access and likelihood of acquisition, but it is well above the 431m contour range (± 481 m). A PRV would be required for the connection to the existing 425/431 pressure zone. The reservoir could be fed by existing mains at Turtle Mountain, but those mains are being fed by an existing boosted reservoir. Additional booster capacity could be required for the area, leading to significant additional operational costs for the new reservoir.

6. Site 3A: Non-leased CoV ALR parcel southwest of Davison Orchards, western portion**Estimated Cost: Not requested for this site**

This site is immediately off Bella Vista road with excellent access to water and utilities. However, the site contains steep bedrock outcroppings at the 431m contour range and would require significant ground modification to be a viable location for a gravity reservoir. This type of ground modification may not be feasible from a cost or permitting perspective. CoV may not allow ground modification and construction due to the site being identified as a “Natural Area” in the City of Vernon Parks Master Plan (2015).

7. Site 3C: CoV-owned leased ALR farm parcel immediately southwest of Davison Orchards

Estimated Cost: Not requested for this site

This site is a CoV owned parcel but is reportedly under lease to Davison Orchards until at least 2051. A Notice of Lease appeared in Vernon's The Morning Star newspaper, dated February 6, 2011, offering a 40 year lease on the parcel. The site is under active cultivation and appears to contain a residential dwelling. The portion of site which is not being farmed or inhabited is well below the 431m contour range (approximately 421m) and would require significant ground modification to be a viable site for a gravity reservoir. This type of ground modification may not be feasible from a cost or permitting perspective and would be further complicated by the presence of a leaseholder on the property.



1.6. CLOSING AND OPINION FOR SITE SELECTION

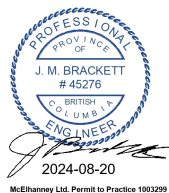
The original site (Site 1) remains the highest scoring site based on current site assessment criteria, but has the potential to be less cost-competitive than other sites due to challenging grades and the need to build an entirely new access road. Creating access to the site, with switchbacks passing over a steep ravine and utilities following the road alignment, appears to be the major upfront challenge for the site. However, the proposed reservoir can be sited precisely within the 431m contour range and has good access to water supply from PZ483. While we don't yet have geotechnical results from any site, we did not observe the presence of bedrock around the site or at existing soil cuts for the Okanagan College Connector Trail. Once access has been established, we expect that the site can be constructed and operated in accordance with RDNO's typical parameters for reinforced concrete reservoirs.

The recently added Site 5A appears to be the most cost-competitive based on current assumptions, and scored the second highest based on current site assessment criteria. However, while all of the top five ranked sites are in the ALR, Site 5A is being actively cultivated, which could present regulatory challenges. RDNO staff have also completed a preliminary review of system hydraulics in the Bella Vista area and flagged concerns about headlosses in the area and the resulting impacts to fire flow in the 25th Avenue corridor.

In summary, Site 5A appears to be the closest competitor with original site (Site 1) in terms of construction feasibility, offering the major benefit of simpler site access without the need to build an entirely new access road. However, the presence of bedrock southwest of Davison Orchards presents a significant unknown that could impact overall project costs. Additionally, Site 5A faces performance limitations due to a less optimal water network in the Bella Vista area. Addressing those limitations may not be feasible, or could result in significant additional costs, placing the site at a further disadvantage to Site 1.

Based on this assessment, Site 1 appears to be the preferable reservoir location, largely due to better apparent ground conditions and better connections to the existing water network. If further consideration of Site 5A is desired, we recommend that geotechnical investigations and survey be completed to provide more detailed information. The existing water network in the Bella Vista area would also need to be reviewed in greater detail to determine what upgrades (if any) could be completed to bring the expected hydraulic performance of Site 5A up to par with Site 1, and the expected cost of those upgrades.

Prepared by:



Jeff Brackett, P.Eng.

jbrackett@mcelhanney.com

778-212-7964

Reviewed by:

Whitney Roe, P.Eng.

wroe@mcelhanney.com

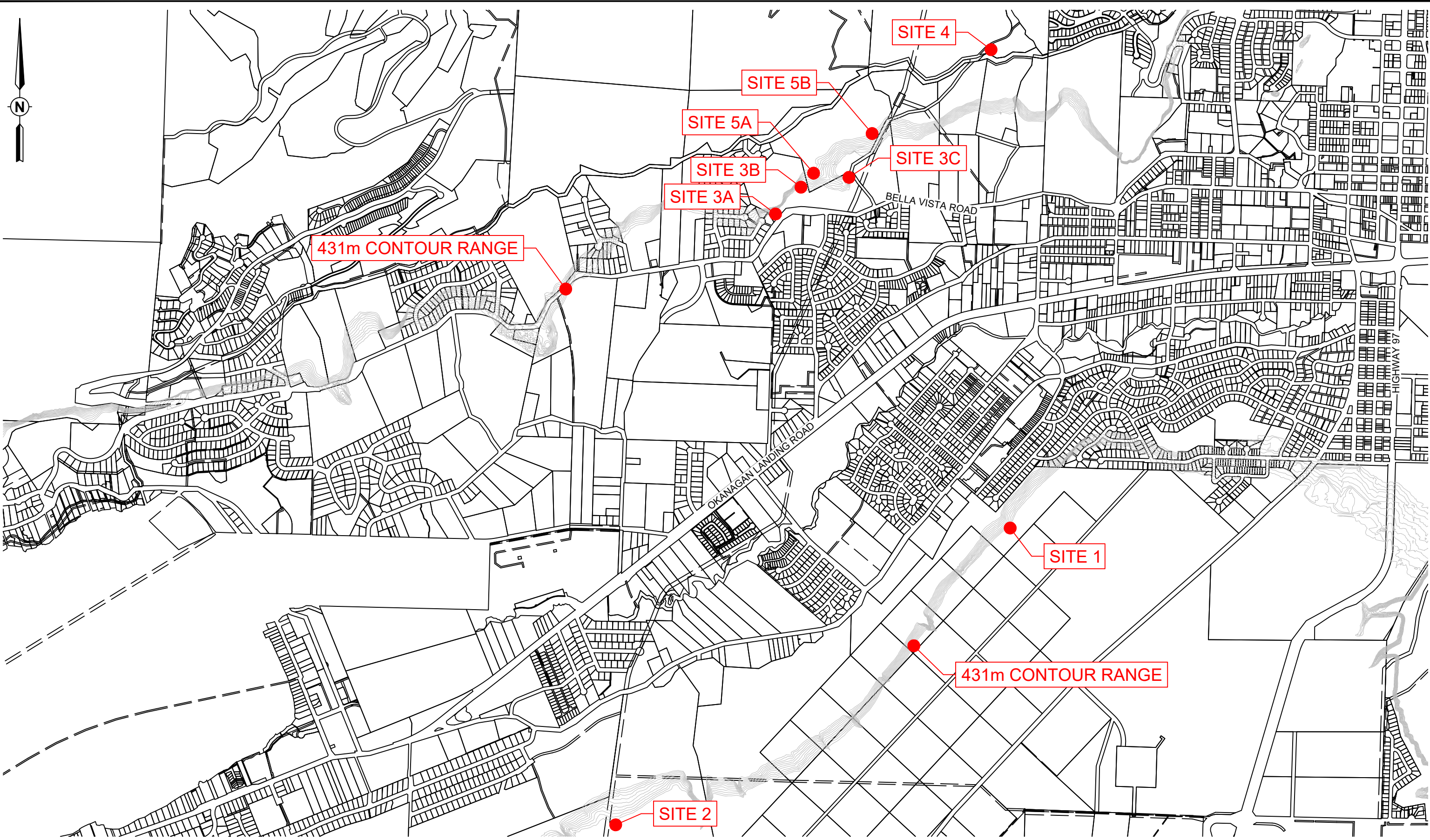
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APPENDIX A

Overall Context Plan

DATE: 2024-07-03, 12:27 FILE: X:\2451\Projects\2451\0464181 RDNO PZ431-1.4ML - Reservoir Design_372-24-0907_DRAWINGS\02_Sketches\SITE INVESTIGATION\0484-181-CF-06 - GENERAL PLAN.dwg McElhanney ANSIB - 2024-02-05



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Rev	Date	Description	Drawn	Design	App'd

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BENCHMARK
ALL ELEVATION REFER TO CONTROL MONUMENT: -
LOCATED AT: -
ELEVATION: -

ORIGINAL DWG SIZE: ANSI B (11" x 17")

**McElhanney**

104 - 3310 32 Avenue,
Vernon BC V1T 2M6
Tel. 250 861 8783

PRELIMINARY
NOT FOR
CONSTRUCTION

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APPROVED AND MAY CONTAIN
ERRORS AND OMISSIONS

REGIONAL DISTRICT OF NORTH OKANAGAN
9848 ABERDEEN ROAD, COLDSTREAM, BC, V1B 2K9

PZ431-1.4ML RESERVOIR DESIGN
SITE INVESTIGATION
SITE OPTIONS

Drawing No.
CF-04

Project Number
1514494

Rev.
1

Page 115 of 136

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

APPENDIX B

Candidate Sites

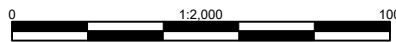


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9848 ABERDEEN ROAD, COLDSTREAM, BC, V1B 2K9

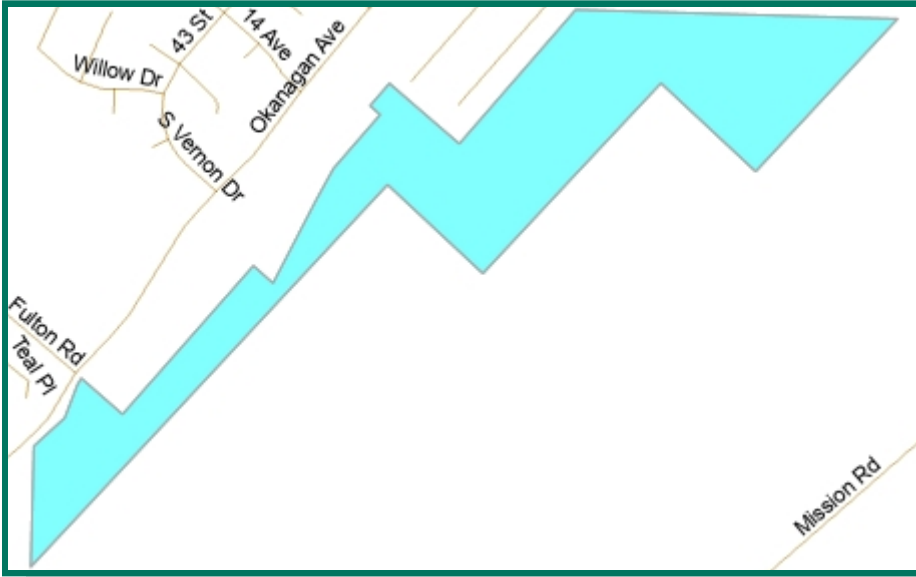
PZ431-1.4ML RESERVOIR DESIGN
SITE INVESTIGATION
SITE 1 OPTION

Drawing No.

CF-02

Project Number	Rev.
15-0474-01	1

Page 117 of 136



Property highlighted in blue



Legal Information:

Property Address: **OKANAGAN AVE**

Primary PID: **010-535-241**

Legal Type: **LAND**

Lot: , Block: , Plan: **B3667**

Long Form Legal:

PLAN B3667 SECTION 28 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PART NW1/4 OF NW1/4 OF SW1/4, SEE 30002.000 & 30003.000 FOR MANAGEMENT UNIT 2 & MANAGEMENT UNIT 3 .

Assessment Information:

Folio	Assessment Set	Class	Net Land Value	Net Impr. Value	Net Total Value
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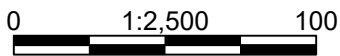
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Rev	Date	Description		Drawn	Design	App'd	INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MELHANNY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPLORE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDRO-CUTTING AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

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REGIONAL DISTRICT OF NORTH OKANAGAN
9848 ABERDEEN ROAD, COLDSTREAM, BC, V1B 2K9

PZ431-1.4ML RESERVOIR DESIGN
SITE INVESTIGATION
SITE 2 OPTION

Project Number

Rev.

Page 116 of 436



Property highlighted in blue



Legal Information:

Property Address: **6182 OKANAGAN AVE**

Primary PID: **010-994-394**

Legal Type: **LAND**

Lot: **A**, Block: , Plan: **2591**

Long Form Legal:

LOT A PLAN 2591 TOWNSHIP 9 DISTRICT LOT 62 OSOYOOS DIVISION YALE DISTRICT SECTION 19&20, EXCEPT PLAN 18975 19925 KAP85838, & DL 63 AND 64, LOT B, PLAN 2591, DISTRICT LOT 64, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 3985, MANAGEMENT UNIT 9A.

Assessment Information:

Folio	Assessment Set	Class	Net Land Value	Net Impr. Value	Net Total Value
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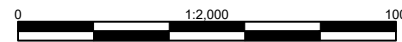


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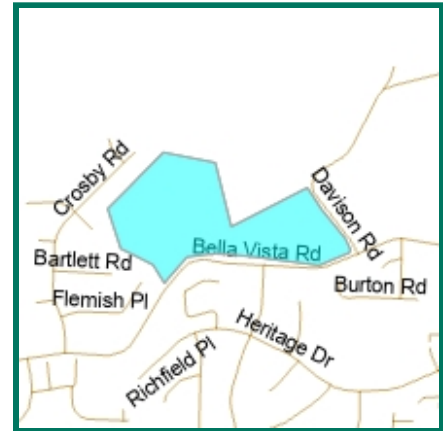
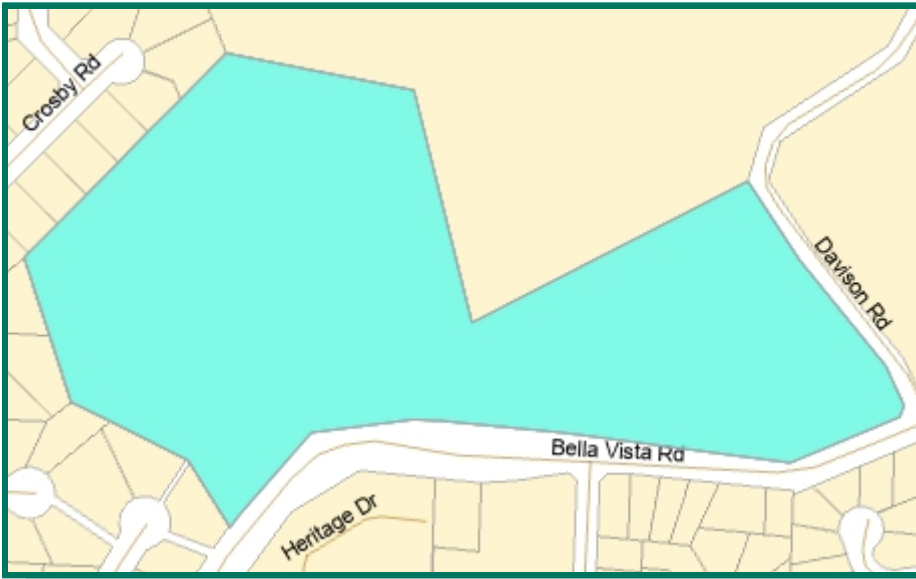
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9848 ABERDEEN ROAD, COLDSTREAM, BC, V1B 2K9

PZ431-1.4ML RESERVOIR DESIGN
SITE INVESTIGATION
SITE 3 OPTIONS

Drawing No.	
CF-01	
Project Number	Rev.
1244 of 1436	1



Property highlighted in blue



Legal Information:

Property Address: **3097 DAVISON RD**

Primary PID: **005-637-368**

Legal Type: **LAND**

Lot: **11** , Block: , Plan: **KAP1689**

Long Form Legal:

LOT 11 PLAN KAP1689 SECTION 32 TOWNSHIP 9 DISTRICT LOT 69 OSOYOOS DIVISION YALE DISTRICT SEC 24 (B) TAX ACT EXCEPT PLAN 40017.

Assessment Information:

Folio	Assessment Set	Class	Net Land Value	Net Impr. Value	Net Total Value
07428.500	2024 REVISED ROLL	9- Farm	\$20179	\$0	\$20179

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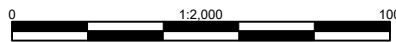


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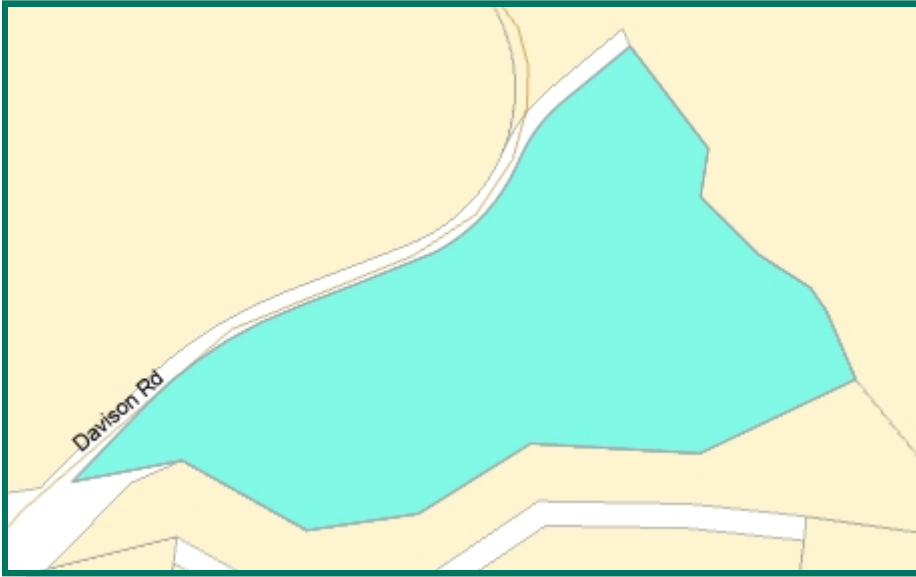
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PZ431-1.4ML RESERVOIR DESIGN
SITE INVESTIGATION
SITE 4 OPTION

Drawing No.

CF-04

Project Number	Rev.
1251244-01	30



Property highlighted in blue



Legal Information:

Property Address: **3300 DAVISON RD**

Primary PID:

Legal Type: **LAND**

Lot: **PAR** , Block: , Plan: **EPP114041**
K

Long Form Legal:

LOT PARK PLAN EPP80986 SECTION 4 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT

Assessment Information:

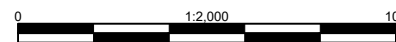
Folio	Assessment Set	Class	Net Land Value	Net Impr. Value	Net Total Value
07003.053	2024 REVISED ROLL	8- Rec	\$0	\$0	\$0

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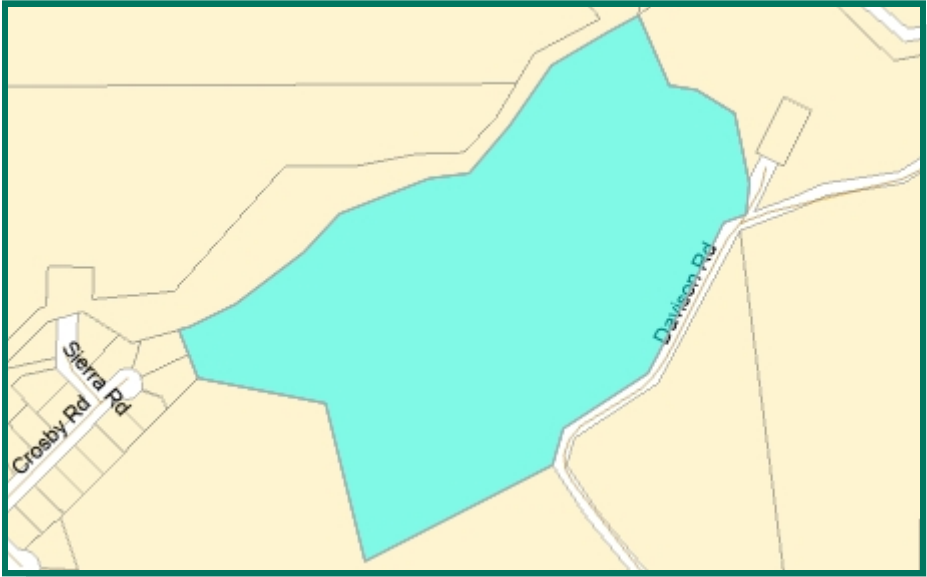
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PZ431-1.4ML RESERVOIR DESIGN
SITE INVESTIGATION
SITE 5A OPTION

Drawing No.	
CF-07	
Project Number	Rev.
15-044 of 1	125 of 130



Property highlighted in blue



Legal Information:

Property Address: **3111 DAVISON RD**

Primary PID: **011-379-189**

Legal Type: **LAND**

Lot: **10** , Block: , Plan: **KAP1689**

Long Form Legal:

LOT 10 PLAN KAP1689 SECTION 32 TOWNSHIP 9 DISTRICT LOT 69 OSOYOOS DIVISION YALE DISTRICT

Assessment Information:

Folio	Assessment Set	Class	Net Land Value	Net Impr. Value	Net Total Value
07426.500	2024 REVISED ROLL	1- Res	\$0	\$401250	\$401250
07426.500	2024 REVISED ROLL	9- Farm	\$64794	\$0	\$64794
07426.500	2024 REVISED ROLL	6- Bus/Oth	\$10400	\$354000	\$364400

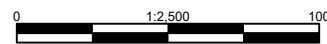
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Vernon BC V1T 2M6
Tel. 250 861 8783

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9848 ABERDEEN ROAD, COLDSTREAM, BC, V1B 2K9

PZ431-1.4ML RESERVOIR DESIGN
SITE INVESTIGATION
SITE 5B OPTION

Drawing No.	
CF-06	
Project Number	Rev.
22-51-2464	1

APPENDIX C

Candidate Sites Assessment Matrix

Site #	Land Type & Restrictions	Rating (1-5) (Regular Importance)	Site Topography	Rating (1-10) (Higher Importance)	Road/Site Access Access	Rating (1-5) (Regular Importance)	Water Servicing	Rating (1-10) (Higher Importance)	Utility Servicing	Rating (1-5) (Regular Importance)	Total Score (Higher is Better: Max 35)
1	Crown land (with existing land tenure agreement), ALR, no active cultivation.	4	Sparse vegetation on soil, moderate slope on upper portion. Elevation ±435m, within contour range.	10	New switchback access from Bellevue expected. Ravine crossing. Relatively short access, less than 300m.	2	Supply line from PZ483 within 240m. Connection to PZ425 within 320m at Bellevue, or 540m at Okaganan Ave.	9	Feasible servicing within approximately 360m.	3	28
2	CoV-owned, ALR, no active cultivation.	4	Sparse vegetation on soil, moderate slope. Elevation ±435m, within contour range.	10	Very long access road with potentially challenging grades and surface features. Minimum 970m before switchbacks.	1	Minimum 965m to PZ425 supply, plus 965m gravity line back from reservoir. Boosting may be required on supply line to make up for losses.	2	Feasible servicing within approximately 970m.	1	18
3A	CoV-owned, natural area, ALR. Identified as a "Natural Area" in CoV Parks Master Plan (2015).	2	Sparse vegetation with adjacent bedrock, elevation ±419m. Soil retaining structures or tower required to bring within contour range.	1	Access directly from Bella Vista road, but potentially challenging grades to access site.	2	Supply line from PZ483 within 135m. Connection to PZ425 within 430m in an existing ROW. Potential headlosses due to smaller diameter mains.	7	Feasible servicing within approximately 25m.	5	17
3B	CoV-owned, farm/natural area, ALR. Access for road and utilities pass through southeastern portion of property under lease by Davison Orchard. Identified as a "Natural Area" in CoV Parks Master Plan (2015), but RDNO staff suggest the site may be feasible.	2	Treed area with adjacent bedrock, elevation ±427m. Soil retaining structures or elevated structure required to bring within contour range. Elevated structure is contemplated in current cost estimate.	4	Access to Bella Vista road via an existing driveway to orchard land. Passes through leased parcel being used as a farm.	4	Supply line from PZ483 within 155m, but passing through leased parcel without ROW. Connection to PZ425 within 440m, but passing through leased parcel without ROW. Potential headlosses due to smaller diameter mains.	6	Feasible servicing within approximately 170m.	4	20
3C	CoV-owned, leased, ALR. Within south-eastern portion of property under lease by Davison Orchard. Active farming within leased portion of parcel.	1	Treed area on steep slope, elevation ±421m. Soil retaining structures or tower required to bring within contour range.	1	Access directly from Davison Road may not be possible due to steep slopes. May require permission from Davison Orchard to enter leased parcel via their private property	2	Supply line from PZ483 within 220m in an existing ROW. Connection to PZ425 within 590m in an existing ROW. Potential headlosses due to smaller diameter mains.	5	Feasible servicing within approximately 20m.	5	14
4	CoV-owned, park designated.	5	Sparse vegetation on soil, moderate slope. Elevation ±481m. Exceeds contour range, PRV required.	4	Future public road access from Southwest and Northeast as subdivision buildout continues, not overly steep.	5	Supply line from PZ483+ approximately 500m on existing ROW. Connection to PZ425 within 1500m on existing ROW. Score reduced due to boosted supply.	1	Feasible servicing within approximately 360m. Distance may be reduced further as subdivision buildout continues.	3	18
5A	Privately owned (Davison Orchards), ALR. Land is being actively farmed. RDNO suggests negotiation with land owner may be feasible.	2	Sloped orchard land with unknown soil depth. Elevation within contour range with relatively flexible siting options within the contour.	9	Access to Bella Vista road via an existing driveway to orchard land. Passes through leased parcel being used as a farm. Similar to site 3B	4	Supply line from PZ483 within 220m, but passing through leased parcel without ROW. Connection to PZ425 within 500m, but passing through leased parcel without ROW. Potential headlosses due to smaller diameter mains.	5	Feasible servicing within approximately 250m.	3	23
5B	Privately owned (Davison Orchards), ALR. Land is not currently being farmed. Area appears to be used for storage or overflow parking from Davison. RDNO suggests negotiation with land owner may be feasible.	3	Sloped orchard land with unknown soil depth. Site is at the upper end of the contour range, ~435m, to avoid a conflict with the existing farm access road.	5	Access from Davison Road and private farm road. Roads already present and in use	5	Supply line from PZ483 within 430m, primarily in an existing ROW. Connection to PZ425, 825m primarily within an existing ROW. Potential headlosses due to smaller diameter mains.	2	Feasible servicing within approximately 45m.	4	19

APPENDIX D

Class D Cost Estimates

Assumptions:
1400 m3 storage, 2 storage cells
Assumed 20 m long x 10 m wide x 7.5 m high (0.5 m freeboard) - Partial bury
350 mm thick base, walls & roof
0.9m x 0.3m reinforced footings under walls
New supply line can connect to existing main at Bellevue
Assumed no bedrock within excavation
Assumed utility routing and access road design follow the Aplin Martin concept

Capital Cost Estimate - Class D

Components	Unrounded Quantity	Quantity	Units	Unit price	Extended
PZ431 Reservoir - 1,400 m3 - SITE 1 (Crown Land above Bellevue Drive)					
Site Works			-	-	-
Site Preparation (Clearing, Grubbing, Grading)	5148.34	5,150	m ²	\$25	\$128,750
Excavation - 4 side slopes - 4 m deep - Onsite re-use	1344	1,340	m ³	\$24	\$32,160
Import engineered fill (tank back fill)	357	360	m ³	\$125	\$45,000
Import engineered fill (underslabs) - 300 mm	79.2	80	m ³	\$125	\$10,000
New access - Cut material	3174.62	3,170	m ³	\$16	\$50,720
New access - Fill with cut material and building excavation material	3174.62	3,170	m ³	\$35	\$110,950
New access - Balance of imported fill	185.43	190	m ³	\$80	\$15,200
New access - Retaining wall	175	180	m ²	\$500	\$90,000
New access - Culvert	47	50	m	\$400	\$20,000
Access driveway/parking	2182.939	2,180	m ²	\$150	\$327,000
Landscaping		1	LS	\$10,000	\$10,000
75mm Conduit (Comms)		7	m	\$200	\$1,400
100mm check valve drain		1	ea	\$1,500	\$1,500
300 mm check valve overflow		1	ea	\$3,000	\$3,000
Piping (inlet and outlet common trench) - 300mm - Built with access road	255	260	m	\$750	\$195,000
Piping (outlet) - 300mm - Premium due to steep slope	365	110	m	\$900	\$99,000
Piping Drain-100mm		10	m	\$300	\$3,000
Isolation Valves (1 inlet/outlet) - 300mm		2	ea	\$3,500	\$7,000
Isolation Valves (drain) -100mm		1	ea	\$2,000	\$2,000
Control valve - in kiosk		1	ea	\$8,000	\$8,000
Misc fittings		1	LS	\$20,000	\$20,000
Bldg perimeter drains, cleanouts and outlet to grade - 4 sides		70	m	\$300	\$21,000
Dechlorination manhole		1	ea	\$5,000	\$5,000
Fencing (allowance)		1	LS	\$25,000	\$25,000
All other work		1	LS	\$20,000	\$20,000
Site Works Subtotal			-	-	\$1,250,680
Reservoir Structure and Valving			-	-	-
Concrete base, walls & roof		344	m ³	\$2,500	\$860,000
Exterior Ladder		1	ea	\$6,500	\$6,500
Roof Gaurdrails		46	m	\$800	\$36,800
Roof Hatch		2	ea	\$6,500	\$13,000
Mixer		2	LS	\$25,000	\$50,000
Valve Kiosk with control valve, isolation valves		1	LS	\$150,000	\$150,000
Reservoir Level control / hatch alarm / programming		1	LS	\$25,000	\$25,000
Utility Structure		1	LS	\$50,000	\$50,000
Electrical - non control		1	LS	\$50,000	\$50,000
BC Hydro - allowance		1	LS	\$50,000	\$50,000
Reservoir Subtotal			-	-	\$1,291,300
Subtotal (1)					\$2,541,980
Contingency		40.0%	-	-	\$1,016,792
Subtotal (2)					\$3,558,772
General Requirements					
Insurance/Bonding		2.0%	-	-	\$71,175
Mobilization/Demobilization		8.0%	-	-	\$284,702
General Requirements (QC/Testing/Layout/Traffic Management)		6.0%	-	-	\$213,526
Enviro Plan		0.5%	-	-	\$17,794
Subtotal (3)			-	-	\$587,197
Engineering/Geotech/Survey		20%			\$711,754
Project Total					\$4,858,000

Assumptions:
1400 m3 storage, 2 storage cells
Assumed 20 m long x 10 m wide x 7.5 m high (0.5 m freeboard) - Limited bury, mostly above grade
350 mm thick base, walls & roof
0.9m x 0.3m reinforced footings under walls
Assumed at least 1.5m of soil present at reservoir location
Assumed 40% premium for cost of structure when fully above-ground vs. partial bury (formwork, reinforcing, structural loading, etc)

Capital Cost Estimate - Class D					
Components	Unrounded Quantity	Quantity	Units	Unit price	Extended
PZ431 Reservoir - 1,400 m3 - SITE 3B (CoV Park SW of Davison Orchards)					
Site Works			-	-	-
Site Preparation (Clearing, Grubbing, Grading)	4567.02	4,570	m ²	\$25	\$114,250
Excavation - Soil (assumed 1.5m depth) (offsite disposal)	504	500	m ³	\$65	\$32,500
Excavation - Rock (assumed present below 1.5m) (offsite disposal) (allowance)	66	70	m ³	\$65	\$4,550
Import engineered fill (tank back fill)	114	110	m ³	\$125	\$13,750
Import engineered fill (underslabs) - 300 mm	79.2	80	m ³	\$125	\$10,000
Access driveway/parking	1031.62	1,030	m ²	\$150	\$154,500
Landscaping		1	LS	\$10,000	\$10,000
75mm Conduit (Comms)		7	m	\$200	\$1,400
100mm check valve drain		1	ea	\$1,500	\$1,500
300 mm check valve overflow		1	ea	\$3,000	\$3,000
Piping (inlet and outlet common trench) - 300mm - premium for limited road access)	150	150	m	\$750	\$112,500
Piping (inlet) - 300mm - assume 1 way flow	165	15	m	\$500	\$7,500
Piping (outlet) - 300mm - assume 1 way flow (premium for limited road access)	440	290	m	\$650	\$188,500
Piping Drain-100mm		10	m	\$300	\$3,000
Isolation Valves (1 inlet/outlet) - 300mm		2	ea	\$3,500	\$7,000
Isolation Valves (drain) -100mm		1	ea	\$2,000	\$2,000
Control valve - in kiosk		1	ea	\$8,000	\$8,000
Misc fittings		1	LS	\$20,000	\$20,000
Bldg perimeter drains, cleanouts and outlet to grade - 4 sides		70	m	\$300	\$21,000
Dechlorination manhole		1	ea	\$5,000	\$5,000
Fencing (allowance)		1	LS	\$25,000	\$25,000
All other work		1	LS	\$20,000	\$20,000
Site Works Subtotal			-	-	\$764,950
Reservoir Structure and Valving			-	-	-
Concrete base, walls & roof (for above-grade structure)		344	m ³	\$3,500	\$1,204,000
Exterior Ladder		1	ea	\$6,500	\$6,500
Roof Gaurdrails		46	m	\$800	\$36,800
Roof Hatch		2	ea	\$6,500	\$13,000
Mixer		2	LS	\$25,000	\$50,000
Valve Kiosk with control valve, isolation valves		1	LS	\$150,000	\$150,000
Reservoir Level control / hatch alarm / programming		1	LS	\$25,000	\$25,000
Utility Structure		1	LS	\$50,000	\$50,000
Electrical - non control		1	LS	\$50,000	\$50,000
BC Hydro - allowance		1	LS	\$50,000	\$50,000
Reservoir Subtotal			-	-	\$1,635,300
Subtotal (1)					\$2,400,250
Contingency		40.0%	-	-	\$960,100
Subtotal (2)					\$3,360,350
General Requirements					
Insurance/Bonding		2.0%	-	-	\$67,207
Mobilization/Demobilization		8.0%	-	-	\$268,828
General Requirements (QC/Testing/Layout/Traffic Management)		6.0%	-	-	\$201,621
Enviro Plan		0.5%			\$16,802
Subtotal (3)			-	-	\$554,458
Engineering/Geotech/Survey		20%			\$672,070
Project Total					\$4,587,000

Assumptions:
1400 m3 storage, 2 storage cells
Assumed 20 m long x 10 m wide x 7.5 m high (0.5 m freeboard) - Full height partial bury
350 mm thick base, walls & roof
0.9m x 0.3m reinforced footings under walls
Assumed at least 1.5m of soil present at reservoir location

Capital Cost Estimate - Class D					
Components	Unrounded Quantity	Quantity	Units	Unit price	Extended
PZ431 Reservoir - 1,400 m3 - SITE 5A (Western Area of Davison Orchards) (Full height partial bury)					
Site Works			-	-	-
Site Preparation (Clearing, Grubbing, Grading)	2160	2,160	m ²	\$25	\$54,000
Excavation - Soil (assumed 1.5m depth) (offsite disposal)	504	500	m ³	\$65	\$32,500
Excavation - Rock (assumed 2.5 cut below soil) (offsite disposal)	660	660	m ³	\$130	\$85,800
Import engineered fill (tank back fill)	408	410	m ³	\$125	\$51,250
Import engineered fill (underslabs) - 300 mm	79.2	80	m ³	\$125	\$10,000
Access driveway/parking	1285	1,290	m ²	\$150	\$193,500
Landscaping		1	LS	\$10,000	\$10,000
75mm Conduit (Comms)		7	m	\$200	\$1,400
100mm check valve drain		1	ea	\$1,500	\$1,500
300 mm check valve overflow		1	ea	\$3,000	\$3,000
Piping (inlet and outlet common trench) - 300mm - premium for limited road access)	205	210	m	\$750	\$157,500
Piping (inlet) - 300mm - assume 1 way flow	220	15	m	\$500	\$7,500
Piping (outlet) - 300mm - assume 1 way flow (premium for limited road access)	500	295	m	\$650	\$191,750
Piping Drain-100mm		10	m	\$300	\$3,000
Isolation Valves (1 inlet/outlet) - 300mm		2	ea	\$3,500	\$7,000
Isolation Valves (drain) -100mm		1	ea	\$2,000	\$2,000
Control valve - in kiosk		1	ea	\$8,000	\$8,000
Misc fittings		1	LS	\$20,000	\$20,000
Bldg perimeter drains, cleanouts and outlet to grade - 4 sides		130	m	\$300	\$39,000
Dechlorination manhole		1	ea	\$5,000	\$5,000
Fencing (allowance)		1	LS	\$25,000	\$25,000
All other work		1	LS	\$20,000	\$20,000
Site Works Subtotal			-	-	\$928,700
Reservoir Structure and Valving			-	-	-
Concrete base, walls & roof		344	m ³	\$2,500	\$860,000
Exterior Ladder		1	ea	\$6,500	\$6,500
Roof Hatch		2	ea	\$6,500	\$13,000
Mixer		2	LS	\$25,000	\$50,000
Valve Kiosk with control valve, isolation valves		1	LS	\$150,000	\$150,000
Reservoir Level control / hatch alarm / programming		1	LS	\$25,000	\$25,000
Utility Structure		1	LS	\$50,000	\$50,000
Electrical - non control		1	LS	\$50,000	\$50,000
BC Hydro - allowance		1	LS	\$50,000	\$50,000
Reservoir Subtotal			-	-	\$1,254,500
Subtotal (1)					\$2,183,200
Contingency		40.0%	-	-	\$873,280
Subtotal (2)					\$3,056,480
General Requirements					
Insurance/Bonding		2.0%	-	-	\$61,130
Mobilization/Demobilization		8.0%	-	-	\$244,518
General Requirements (QC/Testing/Layout/Traffic Management)		6.0%	-	-	\$183,389
Enviro Plan		0.5%			\$15,282
Subtotal (3)			-	-	\$504,319
Engineering/Geotech/Survey		20%			\$611,296
Project Total					\$4,172,000

Assumptions:
1400 m3 storage, 2 storage cells
Assumed 20 m long x 20 m wide x 4.0 m high (0.5 m freeboard) - Buried to finished grade with rock cut
350 mm thick base, walls & roof
0.9m x 0.3m reinforced footings under walls
Assumed at least 1.5m of soil present at reservoir location

Capital Cost Estimate - Class D

Components	Unrounded Quantity	Quantity	Units	Unit price	Extended
PZ431 Reservoir - 1,400 m3 - SITE 5B (Eastern Area of Davison Orchards)					
Site Works			-	-	-
Site Preparation (Clearing, Grubbing, Grading)	985	990	m ²	\$25	\$24,750
Excavation - Soil (assumed 1.5m depth) (offsite disposal)	864	860	m ³	\$65	\$55,900
Excavation - Rock (assumed present below 1.5m) (offsite disposal)	1440	1,440	m ³	\$130	\$187,200
Import engineered fill (tank back fill)	408	410	m ³	\$125	\$51,250
Import engineered fill (underslabs) - 300 mm	145.2	150	m ³	\$125	\$18,750
Access driveway/parking	410	410	m ²	\$150	\$61,500
Landscaping		1	LS	\$10,000	\$10,000
75mm Conduit (Comms)		7	m	\$200	\$1,400
100mm check valve drain		1	ea	\$1,500	\$1,500
300 mm check valve overflow		1	ea	\$3,000	\$3,000
Piping (inlet and outlet common trench) - 300mm - premium for limited road access)	417	420	m	\$900	\$378,000
Piping (inlet) - 300mm - assume 1 way flow (premium for limited road access)	425	8	m	\$650	\$5,200
Piping (outlet) - 300mm - assume 1 way flow (premium for limited road access)	825	408	m	\$650	\$265,200
Piping Drain-100mm		10	m	\$300	\$3,000
Isolation Valves (1 inlet/outlet) - 300mm		2	ea	\$3,500	\$7,000
Isolation Valves (drain) -100mm		1	ea	\$2,000	\$2,000
Control valve - in kiosk		1	ea	\$8,000	\$8,000
Misc fittings		1	LS	\$20,000	\$20,000
Bldg perimeter drains, cleanouts and outlet to grade - 4 sides		110	m	\$300	\$33,000
Dechlorination manhole		1	ea	\$5,000	\$5,000
Fencing (allowance)		1	LS	\$25,000	\$25,000
All other work		1	LS	\$20,000	\$20,000
Site Works Subtotal			-	-	\$1,186,650
Reservoir Structure and Valving			-	-	-
Concrete base, walls & roof		447	m ³	\$2,500	\$1,117,500
Exterior Ladder		1	ea	\$6,500	\$6,500
Roof Hatch		2	ea	\$6,500	\$13,000
Mixer		2	LS	\$25,000	\$50,000
Valve Kiosk with control valve, isolation valves		1	LS	\$150,000	\$150,000
Reservoir Level control / hatch alarm / programming		1	LS	\$25,000	\$25,000
Utility Structure		1	LS	\$50,000	\$50,000
Electrical - non control		1	LS	\$50,000	\$50,000
BC Hydro - allowance		1	LS	\$50,000	\$50,000
Reservoir Subtotal			-	-	\$1,512,000
Subtotal (1)					\$2,698,650
Contingency		40.0%	-	-	\$1,079,460
Subtotal (2)					\$3,778,110
General Requirements					
Insurance/Bonding		2.0%	-	-	\$75,562
Mobilization/Demobilization		8.0%	-	-	\$302,249
General Requirements (QC/Testing/Layout/Traffic Management)		6.0%	-	-	\$226,687
Enviro Plan		0.5%	-	-	\$18,891
Subtotal (3)			-	-	\$623,388
Engineering/Geotech/Survey		20%			\$755,622
Project Total					\$5,157,000

APPENDIX E

Statement of Limitations

Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. ("McElhanney") for the particular site, design objective, development and purpose (the "Project") described in this report and for the exclusive use of the client identified in this report (the "Client"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

Standard of Care and Disclaimer of Warranties. This report was prepared with the degree of care, skill, and diligence as would reasonably be expected from a qualified member of the same profession, providing a similar report for similar projects, and under similar circumstances, and in accordance with generally accepted engineering/planning/etc and scientific judgments, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report.

Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment/report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. Construction activities can significantly alter soil, rock and other geologic conditions on the site. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.



Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

Construction Cost Estimates. This construction cost estimate has been prepared using the design and technical information currently available, and without the benefit of Survey, Geotechnical or Environmental information. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimate is therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warranty the accuracy of such estimate.





THE CORPORATION OF THE CITY OF VERNON

File: 5390-01 (2018)

Regional District North Okanagan
9848 Aberdeen Road
Coldstream, BC
V1B 2K9

Attention: Sandy Edwards, Project Manager

Dear Mr. Edwards:

**RE: RDNO – GVW RESERVOIR PZ431 –
REMOVE LANDS FROM BC LEASE 33868**

Council, at its regular open meeting of July 23, 2018, reviewed the report from the Real Estate Manager, regarding the removal of lands leased to the City of Vernon in order for RDNO-GVW to install a new water reservoir. The following motion was endorsed by Council:

THAT Council supports the request from the Regional District of the North Okanagan to remove approximately 11,250 m² of land from the City of Vernon Lease No. 338684 with the Province of B.C., as required for new water reservoir PZ431 1.4 ML, proposed to be accessed from Bellevue Drive, in the area south west of Valleyview Place, as shown on the schedules attached to the report titled, "RDNO-GVW Reservoir PZ431 – Remove Lands From B.C. Lease 338684", dated July 12, 2018, from the Real Estate Manager;

*AND FURTHER, that Council **declassifies** the resolution and removes from confidential.*

As per the support above, RDNO may move forward with the appropriate submission to the Agricultural Land Commission for their consideration, and upon approval any application requirements to the City of Vernon for the development of the reservoir.

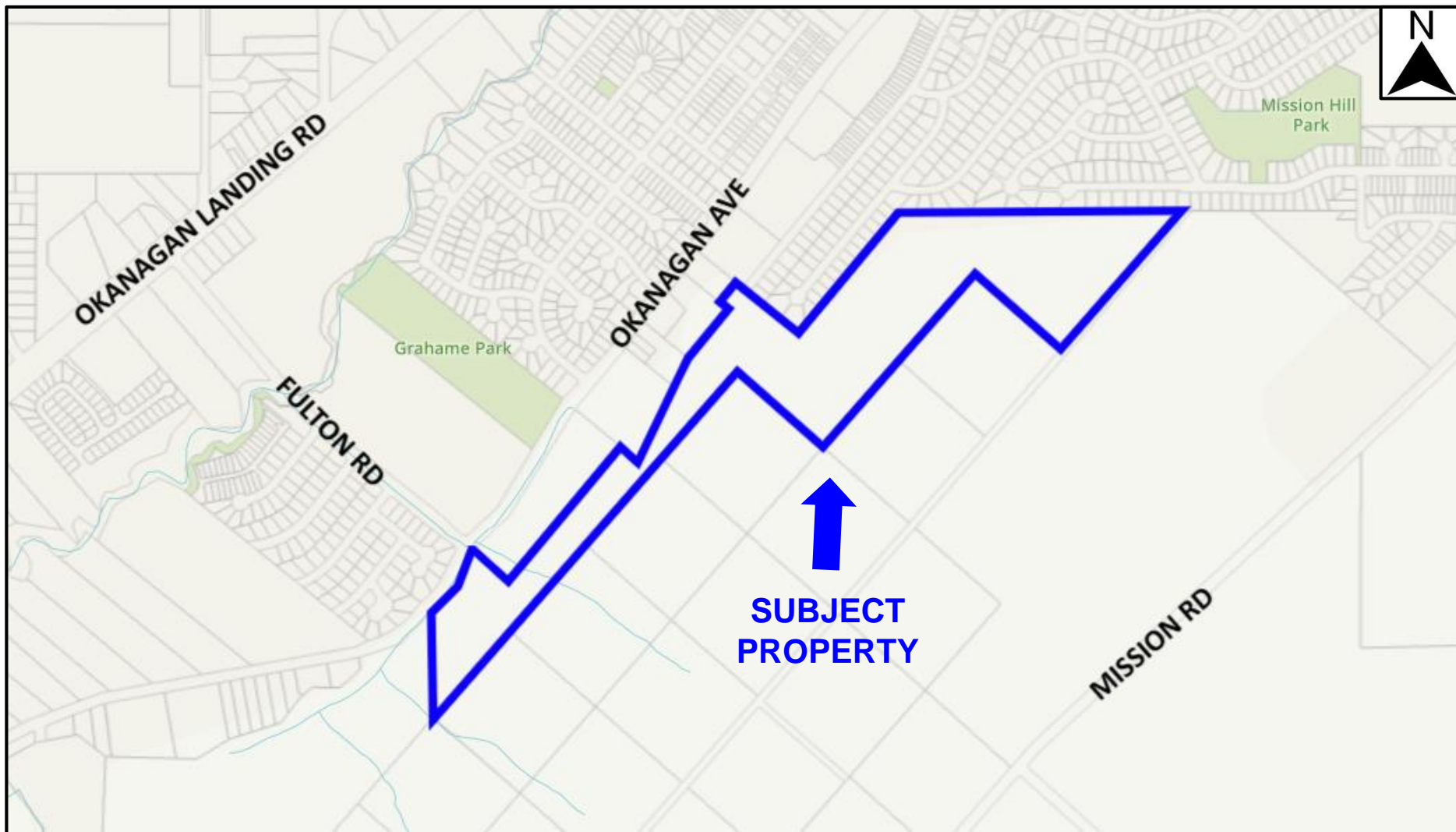
Sincerely,

Patricia Bridal, Deputy Chief Administrative Officer
Director of Corporate Services

pc: Brett Bandy, Real Estate Manager

Okanagan Avenue

Agricultural Land Commission (ALC) Non-Farm Use
Application ALR00025



Location Map





Aerial Map

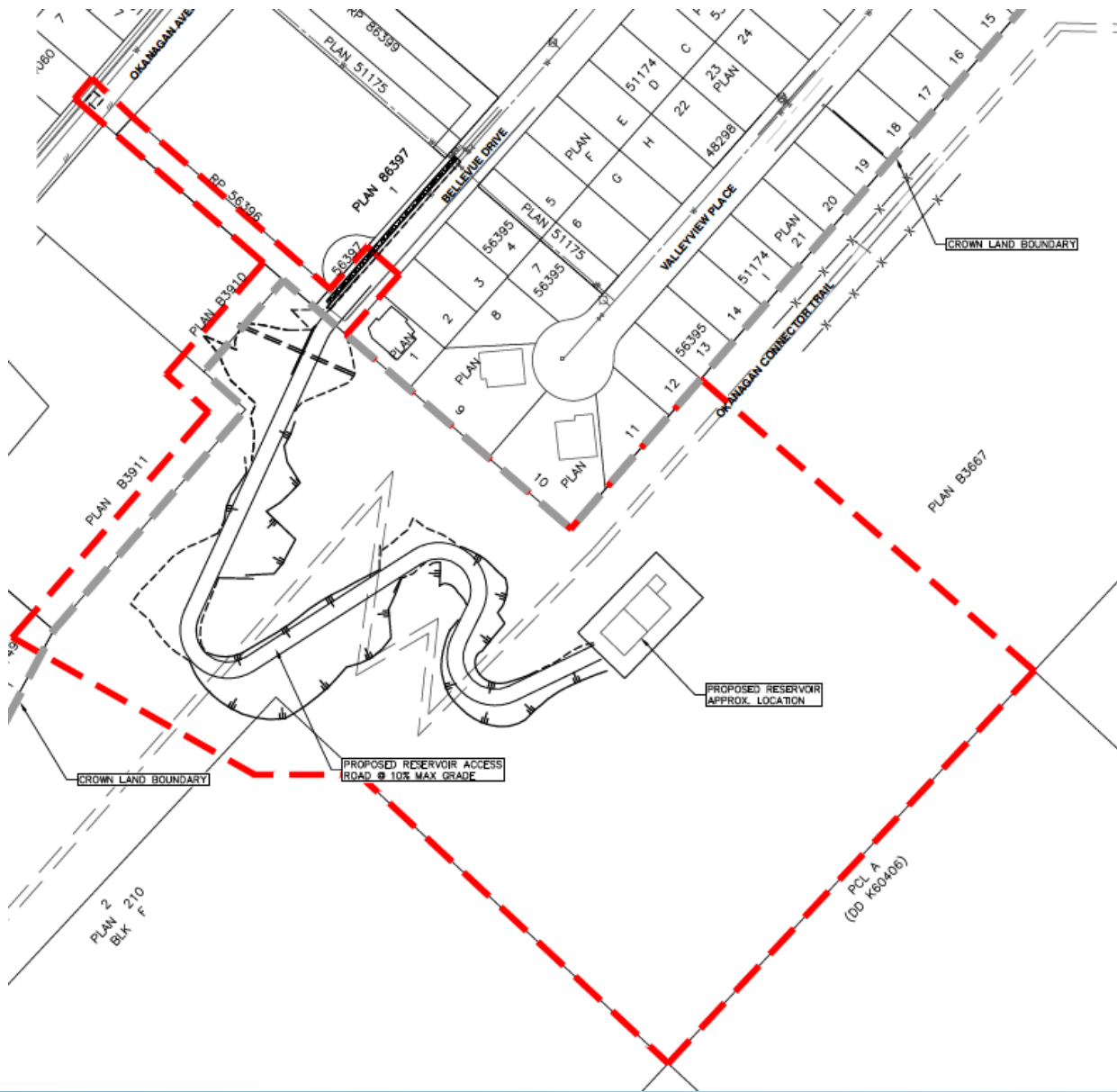


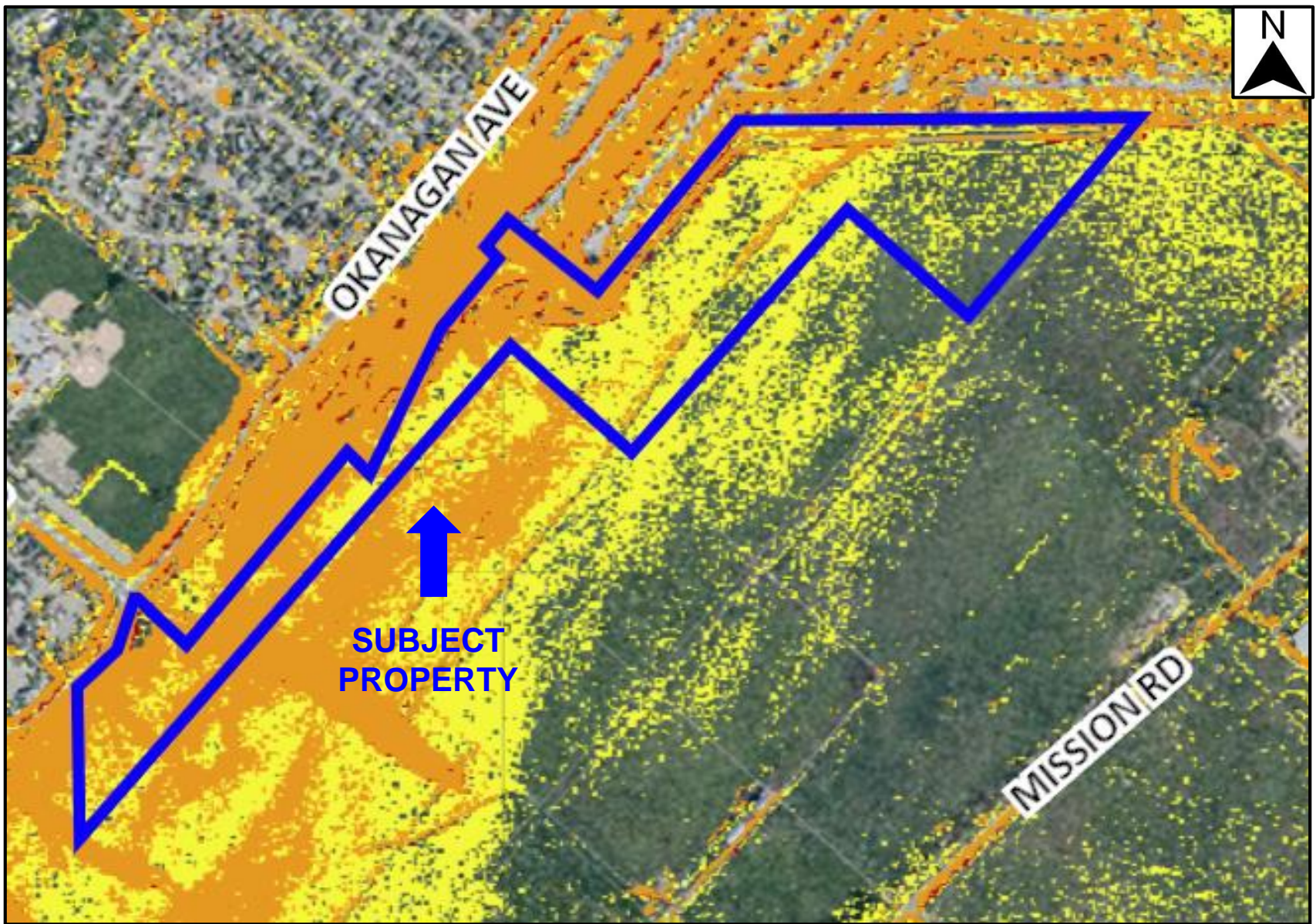



- ALR – Agricultural Land Reserve**
- MUA – Multi-Unit Acreage: Small Scale
- CMTY – Community
- MUS – Multi-Unit: Small Scale
- PANS – Parks & Natural Spaces

- AGRS – Agriculture & Rural: Small Block (Non-ALR)
- MUM – Multi-unit Medium Scale

Zoning Map

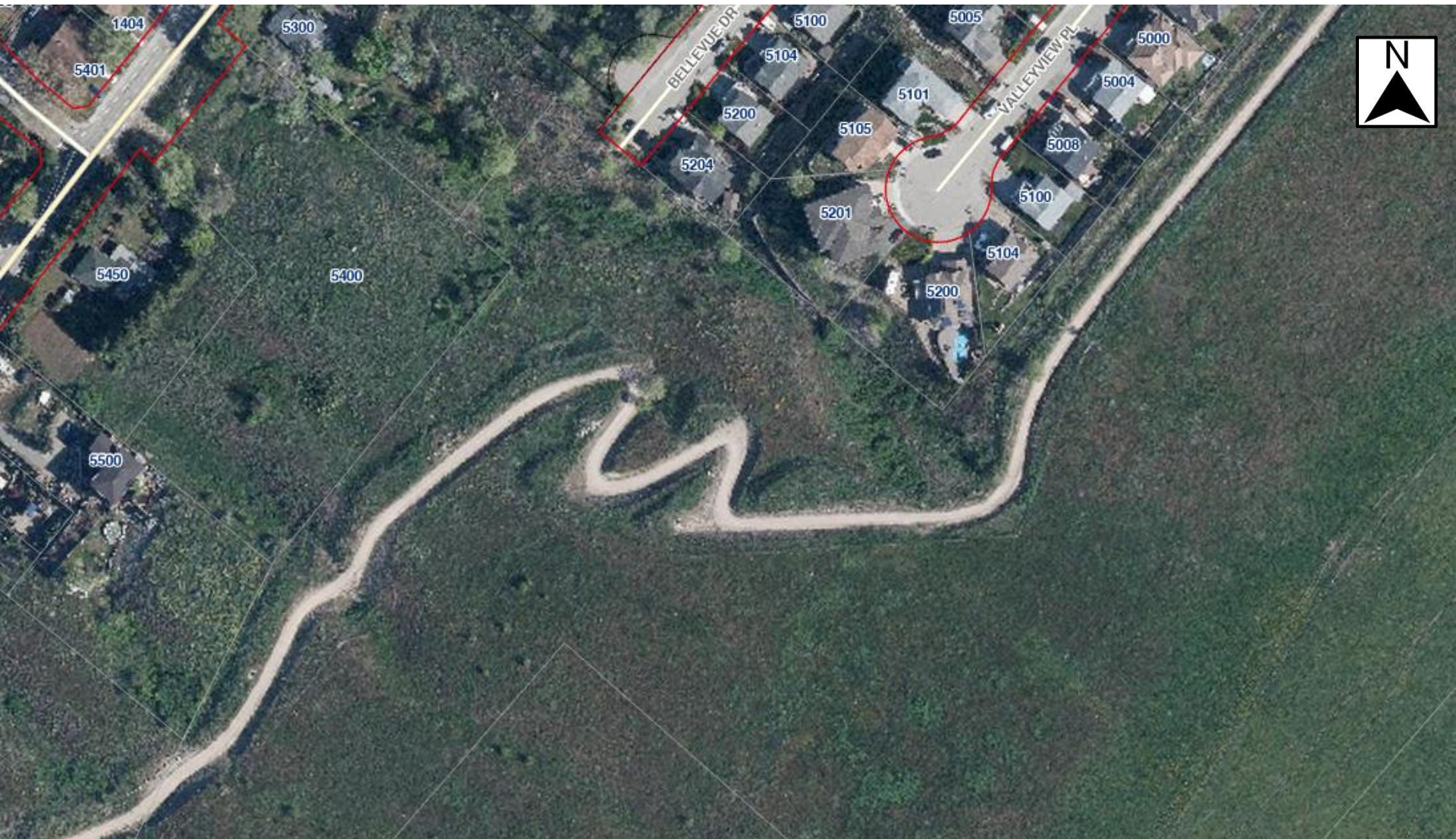




 $\geq 30\%$ Slopes

$\geq 30\%$ Slopes





Orthophoto

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Site Photos

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Council Consideration

- On JULY 23, 2018 Council passed a resolution THAT Council supports the request from the Regional District of North Okanagan to remove approximately 11, 250 m² of land from the City of Vernon Lease No. 338684 with the Province of B.C., as required for new water reservoir PZ431 1.4 ML, proposed to be accessed from Bellevue Drive, in the area south-west of Valleyview Place, as shown on the schedules attached to the report titled, “RDNO-GVW Reservoir PZ431 – Removed Lands From B.C. Lease From B.C. Lease 338684”, date July 12, 2018, from the Real Estate Manager. |



THAT Council support the proposed Non-Farm Use application for submission to the Agricultural Land Commission

- Limited impact on agricultural land
- Provides community benefit of improved water servicing through GVW

Recommendation





Report to Council

To: Mayor and Council

File No: 1880-03/2025

Date: May 26, 2025

From: Elma Hamming, Director, Financial Services

Subject: 2024 Statement of Financial Information (SOFI)

Purpose: In accordance with the Financial Information Act, the City must submit to the Province annually a Statement of Financial Information (SOFI) upon approval by Council.

Recommendation:

THAT Council approve the 2024 Statement of Financial Information (SOFI) as presented.

Background:

a. Rationale:

The SOFI includes the following elements as part of the audited financial statements:

- Statement of assets and liabilities
- Operational statement
- Statement of debts

Additional information in the SOFI as separate schedules include:

- Elected official remuneration and expenses
- Employee remuneration and expenses
- Payments to Vendors in excess of \$25,000
- Statement of guarantee and indemnity agreements
- Statement of paid grants and contributions
- Capital asset equity continuity

The 2024 audited consolidated financial statements were approved by Council at the May 12, 2025 Council meeting. The statement of assets and liabilities is Statement A – Consolidated Statement of Financial Position, the operational statement is Statement B – Consolidated Statement of Operation and the schedule of debts is Note 11 in the audited financial statements. These documents have not been reproduced as attachments to this memo.

The schedule of elected official remuneration and expenses (Attachment 1) includes total remuneration paid in 2024 to each member of Council along with expenses paid on their behalf, which have not been included as remuneration. Additionally, related party transactions are shown which represent payments to suppliers in which a

member of Council has a controlling interest. In 2024 there were no related party transactions.

The schedule of employee remuneration and expenses (Attachment 2) discloses 2024 gross earnings for each employee. This information is separated into two groups, employees that earned \$75,000 or more, shown individually, and employees that earned under \$75,000 consolidated as a lump sum. Employee expense information is shown for each group, which includes expenses paid on behalf of employees, which is not included in their remuneration.

The schedule of payments to vendors in excess of \$25,000 (Attachment 3) separately discloses parties receiving payments from the City totalling \$25,000 or more including taxes. Data for all other supplier payments are shown on a consolidated basis at the bottom of the schedule.

Some vendor payments do not represent operating expenses of the City and are not recorded as such on the City's audited consolidated financial statements. Examples may include: refunds of cash securities, remittances of employee source deductions, payments of tax requisitions for other taxation agencies, tax sale deposit refunds, and debt principal payments. The inclusion of payments in the schedule is on a cash basis (based on the year payment was made) and not on an accrual basis (based on the year the goods and/or services were received). This means that some items reported may not have been recorded in the 2024 financial statements.

The statement of severance agreements and guarantees (Attachment 4) includes the number of severance agreements executed during 2024. Additionally, the severance value is communicated as the equivalent number of months the severance amount represents in relation to the employee's salary. This attachment also includes financial guarantees which are nil for the City.

The schedule of paid grants and contributions (Attachment 5) includes a listing of all grant and contribution payments made by the City during 2024.

The capital asset equity continuity schedule (Attachment 6) represents the change in total capital asset equity during the year 2024.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

Financial Information Act

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:

Financial Implications:

None

Alternatives & Implications:

None

Communication:

The SOFI Schedules will be included in the Annual Report presented to Council in June, as per legislative requirements, and submitted to the Province of BC.

Attachments:

- Attachment 1 – Elected Official Remuneration and Expenses
- Attachment 2 – Employee Remuneration and Expenses
- Attachment 3 – Payments to Suppliers in Excess of \$25,000
- Attachment 4 – Statement of Severance Agreements and Statement of Guarantees
- Attachment 5 – Grants and Contributions
- Attachment 6 – Capital Asset Equity Continuity

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer

COUNCIL REMUNERATION AND EXPENSES

NAME	OFFICE	2024 REMUNERATION	Expenses
Cumming, Victor	Mayor	116,830	6,769
Durning, Teresa	Councillor	43,225	5,900
Fehr, Kelly	Councillor	43,225	5,458
Gares, Kari	Councillor	43,225	5,709
Guy, Brian	Councillor	44,749	6,414
Mund, Akbal	Councillor	43,504	1,207
Quiring, Brian F	Councillor	43,504	4,302
	Total	378,262	35,760

No related Party Transactions paid in 2024.

EMPLOYEE REMUNERATION AND EXPENSES

EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)	EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)
Adkins, I	133,929	2,203	Cooper, L	84,809	3,700
Anderson, D	83,737	644	Coughlin, S	81,349	329
Archer, H	84,608	4,293	Coutu, A	90,112	359
Austin, M	114,081	2,441	Cover, D	106,802	1,318
Balcombe, H	77,715	5,574	Crawford, B	171,309	5,683
Baldrige, C	78,669	824	Crosson, R	121,150	3,664
Bandy, B	119,445	81	Cruz Santos, E	88,981	911
Baratto, L	87,240	880	Cucheran, R	183,456	789
Barker, C	116,590	1,762	Cunningham, T	93,025	3,903
Barrie, J	78,240	2,093	Cyr, A	78,617	1,368
Barton, T	176,453	4,052	De Dood, B	105,573	8,215
Baumgart, J	76,945	3,894	Derrick, B	128,063	3,456
Beals, J	87,307	400	Devries, D	115,675	4,352
Bedard, R	86,984	6,167	Dobson, S	84,138	953
Biernat, K	84,368	2,785	Donker, B	117,274	0
Blood, J	163,664	7,608	Doorman, J	148,618	1,720
Bond, B	197,709	770	Dowhaniuk, M	149,039	2,693
Bouchard, M	93,726	2,212	Evans, K	87,632	30
Bowden, B	95,684	748	Everdene, B	117,918	1,970
Bowie, K	78,251	0	Faucher, M	115,153	3,718
Bowness, T	107,233	8,903	Fedorova, A	79,139	672
Bradley, J	147,493	2,070	Fleck, M	81,812	1,152
Brassard, W	86,017	469	Folk, T	75,114	1,107
Bridal, P	244,522	10,736	Francis, R	82,396	706
Bridge, S	87,265	125	Fuhr, D	89,208	163
Briggs, C	81,969	467	Fyfe, M	81,992	1,563
Broderick, C	133,101	3,743	Gaucher, G	131,390	400
Browne, R	95,766	417	Gaythorpe, G	103,295	2,778
Calder, S	139,334	2,122	Gellein, D	87,480	2,964
Campbell, A	82,000	1,563	Gilroy, C	152,237	770
Carpenter, L	79,208	700	Goolia, N	90,020	698
Carruthers, M	94,827	6,929	Grier, C	142,994	190
Carter, B	143,256	1,906	Grundy, H	112,698	0
Cecchini, D	180,519	770	Hackworth, M	78,752	329
Christiansen, T	106,512	1,029	Hamming, E	123,565	5,461
Clarke, C	183,862	788	Harris, K	93,653	923
Clary, J	107,770	5,596	Hawthorne, M	98,207	467
Clerke, T	89,617	1,447	Hazuria, G	85,994	3,367
Cleverley, C	100,626	83	Hobbs, M	100,102	540

Employee Remuneration and Expenses | Continued

EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)	EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)
Hofsink, A	166,601	6,567	Martin, D	78,552	0
Holloway, R	85,337	83	Mccarty, K	109,466	3,577
Holtz, C	83,405	1,240	Mcdonald, K	104,930	1,346
Hornett, K	89,337	2,289	Mcgean, D	81,688	644
Huisken, A	94,635	1,907	Mcgiverin, R	163,027	847
Husband, B	97,923	0	Medcalf, L	81,969	4,061
Hutchinson, Z	101,089	350	Mirsky, N	94,663	1,744
Imrich, D	193,695	0	Mitchell, S	107,724	178
Imrich, L	104,087	0	Morris, R	78,994	3,253
Irwin, S	130,785	2,807	Morrison, N	84,444	633
Isles, C	80,859	2,007	Mueller, T	75,950	340
Jacobson, K	107,298	0	Mulligan, G	122,935	2,075
Jmaiff, C	134,916	381	Munroe, H	89,555	2,589
Johannson, I	81,229	1,285	Mustonen, E	119,841	1,115
Keast, M	114,832	3,162	Nadeau, D	145,358	7,839
Keenan, T	162,892	0	Nicol, J	114,576	343
Knight, J	85,699	261	Novakowski, R	87,642	2,868
Knights, M	75,615	235	Nuriel, R	105,617	5,593
Knuhtsen, S	134,454	2,851	O'Hara, E	92,988	190
Korol, K	79,794	443	Olson, G	91,479	173
Korolchuk, L	109,545	3,551	Olson, M	158,320	0
Kozin, S	117,482	3,737	Ovens, C	149,639	4,177
Kruysifix, D	159,621	4,378	Ovington, C	138,092	369
Laing, L	76,398	1,049	Parker, R	120,081	897
Langdon, N	80,888	1,377	Parsons, B	178,067	3,318
Law, D	185,357	363	Patterson, S	92,612	1,162
Lecavalier, T	93,870	414	Perrott, J	132,687	6,152
Lees, D	117,335	2,399	Poole, K	183,275	9,167
Lefebvre, G	110,305	861	Powell, R	86,528	861
Leroux, T	109,709	5,927	Price, E	88,246	952
Lightfoot, C	78,552	0	Price, L	110,276	1,305
Lind, D	193,621	10,144	Pridham, D	115,943	3,381
Linton, C	99,067	1,500	Pringle, J	111,286	805
Lochhead, M	88,566	2,886	Pshyk, S	150,009	7,440
Low, R	86,074	91	Randhawa, R	77,773	2,307
Lucich, H	77,015	5,112	Reeves, J	87,839	3,910
Luxton, J	92,198	250	Reich, A	164,335	770
Marshall, R	116,995	5,230	Reichlin, G	162,136	0
Martens, T	118,084	2,972	Rempel, C	77,941	1,704

EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)	EMPLOYEE NAME	2024 GROSS EARNINGS	EXPENSES (NET OF TAX)
Rice, J	180,371	2,607	Sykes, A	144,663	1,937
Robinson, C	176,630	820	Taylor, D	105,927	1,934
Robinson, D	143,699	2,496	Tewnion, A	78,589	3,285
Roemer, D	81,869	2,109	Thomas, J	98,302	1,307
Ross, D	117,379	3,587	Thompson, G	87,863	461
Rowan, J	89,960	595	Toopitsin, H	108,865	305
Satchell, K	145,587	4,387	Treherne, D	76,596	1,290
Saunders, S	96,190	1,680	Vandermeulen, T	79,058	40
Savill, K	77,936	381	Vienneau, R	87,642	70
Savill, P	79,451	1,375	Walker, D	165,404	4,160
Schikowski, T	97,481	721	Walker, L	105,370	4,453
Schultz, S	79,351	356	Walroth, M	81,668	5,528
Scott, T	130,110	1,197	Walsh, K	90,635	-733
Sengotta, R	89,790	0	Walters, K	86,045	767
Sharp, E	88,142	602	Wellburn, R	100,533	540
Sheel, C	149,716	6,591	Winqvist, J	87,441	1,107
Sibilleau, D	157,353	801	Wood, S	86,988	940
Silverthorn, T	114,909	3,491	Wraith, S	75,497	393
Simms, K	94,407	314	Wright, D	76,574	2,248
Simpson, N	109,124	1,343	Wright, S	112,677	4,038
Sissons, D	85,174	164	Yost-Johnstone, L	135,304	4,713
Skahl, L	114,363	0	Young, C	77,066	24
Small, J	92,160	5,334	Youngest, A	75,634	0
Stanley, J	75,158	0	Zacharuk, W	96,667	22
Stephenson, J	83,394	664	Zubick, R	92,198	3,867
Stewart, J	89,986	486	Total	23,100,495	426,668
Stoll, M	184,359	0	All Employees		
Story, B	121,347	1,504	Under \$75,000	11,813,150	152,372
Stowards, B	103,344	1,117	Grand Total	\$ 34,913,645	\$579,040
Suranko, B	141,908	381			

Total gross earnings differ from the total wages included in the City's Consolidated Statement of Operations due to the employer portion of benefit costs.

PAYMENTS TO VENDORS IN EXCESS OF \$25,000

VENDOR NAME	2024	VENDOR NAME	2024
0872355 BC Ltd DBA Speedpro Signs	67,350	Chapman Industries Ltd	5,788,158
1 & 2 Electric Ltd	42,148	Chapman Mechanical Ltd	83,312
6-4 Building Maintenance Ltd	112,229	City of Kelowna	1,058,008
89419 BC Ltd DBA Vernon Toyota Centre	54,835	CitySpaces Consulting Ltd	74,949
A & D Asphalt Solutions Ltd	489,677	CJIB-FM - 107.5 Beach Radio	39,086
A & G Supply Ltd	133,012	Clark Builders (BC) Ltd	16,160,771
Aardvark Pavement Marking Services DBA 647354 BC Ltd	604,649	Cleartech Industries Inc	128,821
Access Planning Ltd	45,209	Colliers Project Leaders Inc	192,130
Accurate Fence & Mfg.	64,983	Collins Steel	48,919
Accu-Sweep Services Ltd	45,340	Combined Mechanical Contractors (2019) Ltd	50,820
Acera Insurance Services Ltd	2,202,853	Commercial Aquatic Supplies - DB Perks & Associates Ltd	116,115
Adb Safegate Canada Inc	66,245	Commercial Truck Equipment Co (Danco)	1,485,612
Advantageone Technology Inc	57,880	Cougar Ridge Computer Systems O/A Inspiris	34,614
Aecom Canada Ltd	59,901	Crowdriff Inc	63,499
Align Engineering Ltd	76,587	Crystal Vandermeulen (VDM Consulting)	134,947
All Pro Tree & Landscape Services Inc	89,540	Davidson Lawyers LLP	37,159
Alpha Omega Security Ltd	80,188	Davidson Lawyers LLP "In Trust"	1,744,428
Alta Pro Electric Ltd	76,915	Dawson International Truck Centres Ltd	38,456
Alumichem Canada Inc	85,848	Denovo Electric	39,068
Amazon	59,041	District of Coldstream	55,069
American Professional Management Services Inc	61,656	Donald's Machine Works Ltd	56,654
Andrew Sheret Ltd	249,123	Downtown Vernon Association	544,040
Arden Tile, Div of DMH Tiling Ltd	53,323	Drive Organizational Development	34,591
Arete Safety and Protection Inc	25,846	Dynamic Asphalt Services Inc	157,710
Asm Corrosion Control A Div of Caproco (1987) Ltd	26,741	E Lees & Associates Consulting Ltd	43,880
Assa Abloy Entrance Systems Canada Inc	36,295	EB Horsman & Son Ltd	117,983
Associated Environmental Consultants Inc	134,987	Econolite Canada Inc	145,624
Associated Fire Safety Group Inc	215,757	Ecora Engineering & Environmental Ltd	327,816
ATS Electric & Technical Service Ltd	65,878	Ecoscape Environmental Consultants Ltd	27,863
BC Hydro & Power Authority	2,515,191	Emco Corporation	161,023
BC Municipal Safety Association	35,625	Emps Electric Motor & Pump Service Ltd	159,774
BC Transit	2,875,714	Encan Construction Ltd	292,383
BCW Traffic Management Ltd	47,402	Engage Delaney Inc	99,073
Bennett Contracting Ltd	561,637	Envirosafe Janitorial Inc	106,024
Black Press Group Ltd	54,478	ESRI Canada Ltd	229,277
Brenntag Canada Inc	162,706	Euna Solutions Inc	92,976
British Columbia Unclaimed Property Society	47,928	Evoqua Water Technologies Ltd	66,215
Brogan Fire & Safety	49,006	Executive Flight Centre Fuel Services Ltd	372,484
Busy Bee Pest Control	57,582	Exell Power Services Ltd	32,677
C2 Biz Services Ltd	79,877	Facebook	29,823
Calgary Flames Ltd Partnership	45,767	Farrer Rentals Ltd	37,211
Canada Post Corp Acct #4065786	71,878	FIT Local Government Consulting Inc	25,965
Canada Safety Equipment Ltd	93,600	Fletcher Paine Associates Ltd	307,357
Canadian Linen & Uniform Service	45,346	Flowsystems Distribution Inc	77,557
Canadian Mental Health Assoc Vernon	94,931	Forma Construction Ltd	150,503
Canadian National Railway Co	65,852	Fortis BC	574,576
Canadian Recreation Solutions Inc	311,651	Geopacific Consultants (BC) Ltd	55,954
Canadian Restaurant Supply	30,984	GFL Environmental Inc	141,821
Cancom Security Inc	64,339	Gilbert Supply Company Ltd	107,757
Cariboo Railroad Contracting Corporation	43,755	Google Ads	37,256
Caro Analytical Services	53,119	Green Giant Tree Removal	34,433
Castanet Holdings LP	34,272	Grizzly Curb & Concrete Ltd	168,941
CDW Canada Inc	89,371	Grounds Guys Landscape Management	905,943
CGL Contracting Ltd	3,065,030	Group2 Architecture Interior Design Ltd	617,507
Chamco Industries Ltd	33,655		
Chances Bulk Unloading Ltd	48,832		

VENDOR NAME	2024	VENDOR NAME	2024
Gryphon Enterprises Ltd DBA Jani-King of Southern BC	617,507	Municipal Insurance Assoc of BC	803,758
Habitat Systems Inc	32,781	MV Technologies	44,708
Hach Sales & Service Canada Ltd	60,798	New Rhodes Construction Inc	221,133
Halton Recycling Ltd O/A Emterra Environmental	50,996	Ngmedia Ltd	31,500
Hewberry Alarms Ltd	2,033,506	Nixon Earthworks Ltd	53,414
Home Building Centre - Vernon	91,884	Nors Construction Equipment Canada GW	51,910
Hornby Equipment	33,868	North Okanagan Canada Day Society	40,000
Iconix Waterworks	81,312	North Okanagan Columbia Shuswap Regional Hospital District	4,292,350
Industrial Machine Inc	691,248	North Okanagan Youth & Family Services Society (NOYFSS)	38,697
Innov8 Digital Solutions Inc	108,210	Nova Pole International Inc	26,786
Innovate Planning & Co. Inc	47,716	Oakcreek Golf & Turf LP	28,727
Insituform Technologies Limited	86,014	Okanagan Indian Band	138,232
Integral Building Maintenance	263,391	Okanagan Regional Library	2,087,977
Interior Roofing (2011) Ltd	55,944	O'Keefe Ranch & Interior Heritage Society	150,394
International Direct Response Services Ltd	558,929	On the Mark Locates Ltd	62,484
Interprovincial Traffic Services Ltd	47,808	Ops Services Ltd	153,281
Ironman Directional Drilling Ltd	27,308	Origin Marketing Ltd	200,600
Joint Force Tactical Ltd	473,140	Parkworks Solutions Corp	147,964
Jordan Mcgrath Photography	31,946	Paybyphone Technologies Inc	29,245
Kainos Canada Inc	37,375	Perfectmind Inc	29,254
Kal Tire Ltd	493,454	Petrovalue Products Canada Inc	679,706
Kal West Contractors Ltd	108,743	PFM Construction Inc	63,042
Kalco Contracting Ltd	34,620	Postmedia Network Inc	26,630
Kelowna Roofing Ltd	109,830	Precon Manufacturing Ltd	51,100
Kendrick Equipment Ltd	38,663	Predator Ridge Limited Partnership	115,921
KGC Fire Rescue Inc	280,688	Pushor Mitchell LLP "In Trust"	36,000
KMBR Architects	72,390	QSP Leadership Inc	25,988
Kone Inc	58,503	Quantum Graphics & Consulting Inc	40,635
KPMG LLP T4348	26,163	R & L Construction Ltd	1,312,260
KTI Limited	55,296	R E Postill & Sons Ltd	494,498
Landmark Solutions Ltd	103,516	Read Jones Christoffersen Ltd	279,409
Lawson Engineering Ltd	1,892,307	Receiver General for Canada	11,075,680
Leavitt Machinery GP	398,993	Receiver General for Canada - DND	27,031
Leko Precast Ltd	46,205	Rider Ventures	300,353
Lenovo (Canada) Inc	55,940	Riverbend Electric Ltd	90,088
LGMA	68,480	RJames Management Group Ltd	32,554
Lidstone & Company	26,190	Rogers Media Inc	78,701
Lifesaving Society BC & Yukon Branch	199,669	Rollins Machinery Ltd	30,131
Links Lawn & Yard Services	27,945	Russell Shortt Land Surveyor	38,868
Lochaven Management (Canada) Ltd	59,365	Sage Environmental Consulting Ltd	45,710
London Drugs Ltd	27,563	Seal Tec Industries Ltd	123,514
Long View Systems	45,178	Securiguard Services Limited	47,512
M & K Ready Mix Inc	272,355	Sel Surveys/Douglas R Jacobi	152,607
Maddocks Construction Ltd	35,408	Sierra Landscaping Ltd	329,895
Master Pools Alta Ltd	99,859	Silver Star Resort Association	40,962
McCuaig & Associates Engineering Ltd	80,881	Siteone Landscape Supply LLC	39,704
Mcelhanney Ltd (Kamloops)	238,386	SLS Chemical Inc	65,483
Mcelhanney Ltd (Vernon)	54,212	Smart City Its Sales Ltd	43,925
Mearl's Machine Works Ltd	689,080	Social Planning Council For The N.O.	109,393
Melan Pr	31,311	Source office Furniture & Systems Ltd	48,103
Metro Motors Ltd	31,440	Sparkling Hill Wellness Hotel Ltd	46,534
Micro Com Systems Ltd	84,960	Sport and Culture Society of The North Okanagan	92,019
Miller Capilano Maintenance Corporation	51,222	Sproing Creative	99,203
Mindy Crawford	195,580	Stantec Consulting Ltd	874,463
Minister of Finance	66,402	Staples	52,163
Modern Energy Management Ltd	86,231	Stephanie Tambellini Design Studio Inc	92,421
Monaghan Engineering & Consulting Ltd	56,376	Summit Valve and Controls (BC) Inc	32,273
Mountain Home Services Ltd	484,015	Sun Ridge Contracting Ltd	972,756
	70,862		

Payments to Vendors in Excess of \$25,000 | Continued

Sunset West Mechanical Ltd	324,929
Super Save Disposal Inc	101,705
Telus Communications (BC) Inc	219,809
Telus Mobility Cellular Inc	114,334
Tetra Tech Canada Inc	37,114
The AME Consulting Group Ltd	224,034
The Get Go Inc	32,145
The Home Depot	55,921
The Web Advisors	37,172
Tim Pley & Associates Ltd	61,656
TKI Construction Ltd	233,166
TLD Computers A Division of London Drugs Ltd	95,176
Total Flooring Concepts (2008) Ltd DBA Nufloors	
Vernon	27,754
Trail Holistics Inc	25,940
Trane Canada ULC	41,657
Tristar Environmental Services Ltd	73,266
Turning Points Collaborative Society	492,862
Twincon Enterprises Ltd	27,007
Twisted Mops Cleaning Company	83,678
Universal Traffic (258) Ltd	176,455
Uptime Industrial	28,771
Urban Matters Ccc Ltd	63,055
Urban Systems Ltd	67,374
Ursus Heritage Consulting	92,187
Velosolutions Canada West Ltd	704,469
Veolia Water Technologies Inc	555,734
Vernon & District Assn For Community Living	158,577
Vernon Chrysler Dodge Ltd	65,914
Vernon Civic Employees Union - Local 626	332,740
Vernon Community Arts Centre	26,990
Vernon Lock & Security Solutions Ltd	76,960
Vernon Paving Division of Lafarge Canada Inc	701,019
Vernon Professional Firefighters Association	130,666
Vimar Equipment Ltd	82,322
Watkin Motors	143,045
Watt Consulting Group	83,648
Wayside Press Ltd	54,922
Western Equipment Ltd	34,117
Western Road Distribution Inc	48,324
WFR Wholesale Fire & Rescue Ltd	47,963
Wise Wildlife Control Service	61,496
Wishbone Industries Ltd	70,121
Wolseley Waterworks Group	58,284
Wolsey Contracting	554,160
Workday Limited	463,094
WSP Canada Inc	278,809
Yeti Refrigeration Inc	265,468
Young Anderson Barristers & Solicitors	27,491
Total	96,685,829
All Other Under \$25,000	4,874,742
Grand Total Payments to Vendors	101,560,571

STATEMENT OF SEVERANCE AGREEMENTS

In accordance with the requirements of the *Financial Information Act* below is a schedule of Severance Agreements and equivalent's month range of compensation for the year 2024 for which severance payments commenced in 2024.

Number of Severance Agreements: 2
Range of equivalent's months' pay: 4.0 months to 5.0 months

STATEMENT OF GUARANTEES

In accordance with the requirements of the *Financial Information Act* below is a summary of Guarantees in effect for the year 2024.

There were no Guarantee Agreements as of December 31, 2024.

GRANTS & CONTRIBUTIONS

PAYEE	2024	GRANT TYPE
Allan Brooks Nature Centre	3,000	Council Discretionary Grant
Archway Society for Domestic Peace	10,000	Council Discretionary Grant
Athletics for Kids	2,200	Council Discretionary Grant
Caetani Cultural Society	4,530	Council Discretionary Grant
Civic Sounds	8,000	Council Discretionary Grant
Community Energy Association	1,000	Climate Action Project
Deb Humphries	2,000	Climate Action Project
Downtown Vernon Association	57,099	Landscaping & Maintenance Grant
Family Resource Centre for North Okanagan	1,800	Council Discretionary Grant
Jean Mingay Youth Academy	6,500	Council Discretionary Grant
John Rudy Health Resource Centre Association	2,000	Climate Action Project
John's Evangelical Lutheran Church	6,167	Permissive Tax Exemption
Kalamalka Starfish Society	9,000	Council Discretionary Grant
Kerry MacLeod	2,000	Climate Action Project
Michelle Mitchell	2,000	Climate Action Project
Natalie Appleton	700	Climate Action Project
NexusBC Community Resource Centre	1,800	Council Discretionary Grant
North Okanagan Canada Day Society	12,000	Canada Day Celebration
North Okanagan Child Care Society	12,500	Council Discretionary Grant
North Okanagan Optimist Club	2,000	Council Discretionary Grant
North Okanagan Valley Gleaners Society	6,750	Council Discretionary Grant
North Okanagan Youth and Family Services Society	3,590	Council Discretionary Grant
Okanagan Landing and District Community Association	1,800	Council Discretionary Grant
Okanagan Regional Library	27,929	Library Sunday Opening Contribution
Okanagan Regional Library - Vernon Branch	2,000	Climate Action Project
Okanagan Similkameen Stewardship Society	2,000	Climate Action Project
O'Keefe Heritage Society	173,000	2024 Operating Grant
School District No. 22	4,000	Council Discretionary Grant
Sky Volleyball Club	2,580	Council Discretionary Grant
Sovereign Nordic Club	1,700	Council Discretionary Grant
Susan Solymosi	2,000	Climate Action Project
Take a Hike Youth Mental Health Foundation	5,000	Council Discretionary Grant
The Good Food Box Society	4,800	Council Discretionary Grant
The University of British Columbia	17,050	UBC Sustainability Scholars Program
Turning Points Collaborative Society	1,715	Council Discretionary Grant
Vernon Community Band Society	400	Council Discretionary Grant
Vernon Elks #45	1,460	Climate Action Project
Vernon Kokanee Swim Club	1,635	Council Discretionary Grant
Vernon Lawn Bowling Club	2,000	Council Discretionary Grant
Vernon Paddling Centre Society	4,500	Council Discretionary Grant
Vernon Science & Discovery Society	2,000	Climate Action Project
Vernon She Shed Society	5,000	Council Discretionary Grant
Vernon Winter Carnival	10,000	Council Discretionary Grant
VOICE Society	2,000	Climate Action Project
WL Seaton Secondary "Sonic" Football	13,000	Council Discretionary Grant
Total	\$ 444,205	

CAPITAL ASSET EQUITY CONTINUITY SCHEDULE

	GENERAL	SEWER	COMBINED
Balance, Dec 31, 2023	\$ 537,532,873	\$ 106,346,811	\$ 643,879,684
Add: Capital Asset Additions - Purchased	46,177,590	4,633,694	50,811,284
Capital Asset Additions - Contributed	3,982,454	639,319	4,621,773
Debt Principal Payments & Actuarial Adjustments	-	1,022,526	1,022,526
Less: Capital Asset Disposals (NBV)	(346,732)	(89,412)	(436,144)
Amortization	(10,220,916)	(3,173,780)	(13,394,696)
Balance, Dec 31, 2024	\$ 577,125,269	\$ 109,379,158	\$ 686,504,427



Memorandum to Council

To: Mayor and Council File No: 0390
Date: May 26, 2025
From: Sarah Smith, Senior Executive Coordinator-Mayor & CAO
Subject: 2025 Union of BC Municipalities (UBCM) Resolution Submission

Purpose:

To inform Council of the resolution submission deadline for UBCM.

Recommendation:

THAT Council receive the memorandum titled 2025 Union of BC Municipalities (UBCM) Resolution Submission, dated May 26, 2025.

Background:

The 2025 Union of BC Municipalities (UBCM) Convention is scheduled to take place in Victoria during the week of September 22 to 26, 2025.

On February 24, 2025, Council adopted a resolution titled, "UBCM Voting Schedule", which was submitted to the Southern Interior Local Government Association (SILGA) on February 25, 2025, for consideration at the 2025 SILGA Convention. This resolution was carried by SILGA and has since been forwarded to UBCM for consideration at the 2025 UBCM Convention (Attachment 1).

The deadline for submitting resolutions directly to UBCM for the 2025 Convention is June 15, 2025. The procedure for submitting resolutions to UBCM is attached for information (Attachment 2). Should Council wish to endorse an additional resolution(s) for direct submission to UBCM, both the resolution and supporting background information must be provided to Administration prior to the June 15, 2025 deadline.

Communication:

N/A

Attachments:

Attachment 1 – Letter from UBCM re: 2025 SILGA Resolution
Attachment 2 – Procedures for Submitting Resolutions to UBCM

Reviewed by: Kevin Poole, Director, Corporate Administration
Approved by: Peter Weeber, Chief Administrative Officer

May 12, 2025

Mayor Victor Cumming
City of Vernon
3400 30th Street
Vernon, BC V1T 5E6



Dear Mayor Cumming:

Re: 2025 SILGA Resolution(s)

UBCM is in receipt of the attached resolution(s) endorsed by your Council. Your resolution(s) received endorsement at the 2025 SILGA Spring Convention.

As such, the resolution(s) will be included in UBCM Resolutions Book for the 2025 UBCM Convention in September.

Please contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process, email: jjustason@ubcm.ca.

Sincerely,

A handwritten signature in black ink that reads "Mandewo".

Councillor Trish Mandewo
UBCM President

Enclosure

UBCM Voting Schedule

Vernon

Whereas the Union of BC Municipalities (UBCM) Convention is the main forum for BC local governments to take a united position on key issues through resolutions submitted at the annual Convention;

And whereas these resolutions, if supported, are carried to other orders of government and other organizations involved in local affairs;

And whereas voting on submitted resolutions at the Convention currently occurs during the last 3 days, creating time constraints for all items to be addressed and for all members to be in attendance:

Therefore be it resolved that UBCM change the Convention agenda by scheduling resolutions at the start of Convention, providing time to address all resolutions submitted and allowing members to schedule their attendance accordingly.

Convention Decision:



Procedures for Submitting Resolutions to UBCM

1. Submit Resolutions to Area Associations

Both UBCM and its member local governments have observed that submitting resolutions first to Area Associations results in better quality resolutions overall. UBCM encourages all members to submit resolutions first to Area Associations for consideration.

Resolutions endorsed by Area Associations at their annual meetings are submitted automatically to UBCM for consideration and do not need to be re-submitted to UBCM by the sponsor. (Resolutions that an Area Association has considered but not endorsed are not conveyed to UBCM.)

Please contact your Area Association for resolution submission procedures at the regional level.

Association of Kootenay and Boundary Local Governments (AKBLG)	akblg.ca
Association of Vancouver Island and Coastal Communities (AVICC)	avicc.ca
Lower Mainland Local Government Association (LMLGA)	lmlga.ca
North Central Local Government Association (NCLGA)	nclga.ca
Southern Interior Local Government Association (SILGA)	silga.ca

2. Direct Submission to UBCM

If necessary, local governments may submit council- or board-endorsed resolutions directly to UBCM by **June 15**, each year.

Resolutions should be submitted with background documents included.

Electronic form is preferred.

The resolution and background information should be submitted to:

Jamee Justason
Resolutions & Policy Analyst
Union of British Columbia Municipalities
jjustason@ubcm.ca

If submission by email is not possible, a hard copy of the resolution and background information may be mailed to:

60 – 10551 Shellbridge Way
Richmond BC V6X 2W9

When clarification of a resolution is required, UBCM will contact the sponsor, and the sponsor will be given one week to respond. If the sponsor does not respond within one week, then the resolution will not be included in the *Resolutions Book* and will not be considered at Convention. This is to avoid using extra time during policy debate to clarify a poorly written resolution.

3. Resolutions Received After the Deadline

Resolutions received after the submission deadline of June 15 will not be included in the *Resolutions Book* and may only be admitted for debate by special motion during Convention. The process for handling resolutions received after the deadline is outlined below.

- The resolution and background information (email or hard copy) must be received at the UBCM Richmond office before 12:00 p.m. on the Friday preceding the Annual Convention.
- Resolutions received after the deadline will be examined by the Resolutions Committee and separated into the following categories:
 - **Late** resolutions, not recommended to be admitted for debate; or
 - **Emergency** resolutions, recommended to be admitted for debate.
- A resolution may be deemed emergency in nature **only if the topic has arisen since the June 15 deadline.**
- Emergency resolutions may be discussed only after all Extraordinary and Special resolutions have been debated, but not before the time noted in the Convention Program.
- No other late resolutions will be admitted for debate—they will instead be entered automatically into the resolutions cycle for the following year, starting with consideration by the appropriate Area Association. Referral to the following year ensures that these issues are not lost and that the broader membership may still consider the resolutions.



Report to Council

To: Mayor and Council
Date: May 26, 2025
From: Trisa Atwood, Senior Planner
Subject: Zoning Text (General Updates) Amendment Bylaw 6012

Purpose:

For Council to consider Zoning Text (General Updates) Amendment Bylaw 6012, being a bylaw to amend Zoning Bylaw 6000, as part of Phase 2 – Refine of the implementation plan for Zoning Bylaw 6000.

Recommendation:

THAT Bylaw 6012, “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”, a bylaw to amend Zoning Bylaw 6000, be read a 1st and 2nd time;

AND FURTHER, that a Public Hearing be scheduled for Bylaw 6012 on June 23, 2025 at 5:30 pm in Council Chambers;

AND FURTHER, that final adoption of Bylaw 6012 be considered subsequent to the approval of the Ministry of Transportation and Transit.

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:

- Design: Create Zoning Bylaw 6000 (completed June 24, 2024).
- 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).
- 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:**

Following Council’s resolution on May 12, 2025, Administration has prepared Bylaw 6012 for consideration. Based on Council feedback, the following changes have been made:

- Revise regulation 4.2.1** pertaining to projections into setbacks, by revising the portion of the regulation based on a percentage of wall area to be a percentage of wall length to a maximum of 3.0 m. This will improve the clarity and interpretation of the regulation while limiting the total size of projections into setbacks.
- Revise regulations 5.4.1.4 and 5.4.2.4** pertaining to barrier-free pathways for secondary suites and accessory dwelling units, to only permit barriers such as stairs on properties where the natural topography prevents an appropriate grade for the pathway.
- Revise regulation 6.5.1** pertaining to the maximum height of fences for housing and mixed-use zones, by adding an exception to permit one pedestrian gate to be up to 2.0 m in height and 1.0 m in width when located on a lot line or within the setback abutting a street.

Fences can negatively impact the urban environment by reinforcing territoriality, and can contribute to urban fragmentation and social exclusion by creating a clear distinction between public and private spaces. A 1.2 m (4 ft) fence creates openness and can create a boundary without being overly obstructive, making it appropriate in front yards and along street frontages. This height regulation for front yard fencing is typical in cities throughout BC including West Kelowna, Kelowna, Burnaby, Surrey, Abbotsford, Salmon Arm, Penticton, and Campbell River. Regional Districts and rural areas of the province generally allow higher fence heights.

- Revise regulation 7.2.12** pertaining to vehicle spaces accessed directly from a laneway, to require that space to be regular or oversized. This eliminates the requirement for additional length of the vehicle space, while ensuring that larger vehicles can be accommodated.

No changes were made to the following:

- i. **Regulation 1.12.4** that states “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.” This regulation aligns with *Local Government Act* Sections (490(1)(a) and 498(2)(a)), which prohibit a local government from varying density without a bylaw amendment.
- ii. **Regulation 7.3.7** that states “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**, and mixed-use developments the parking spaces required for commercial **Uses** can be shared with the required visitor parking spaces.” This regulation only applies to mixed-use housing and mixed-use developments to allow commercial and visitor stalls to overlap. The visitor parking requirements for Housing Care Centres remains the same as when Zoning Bylaw 6000 was adopted in June 2024.

Generally, increasing parking regulations can negatively impact the City in several ways. They can lead to increased car ownership, higher housing costs and reduced development. Furthermore, they can create more traffic and pollution, and may not necessarily lead to the desired outcomes of improving traffic flow and safety. Alternative approaches such as investing in public transportation and promoting walking and cycling may be more effective in achieving the City’s long-term sustainability goals.

Attachment ‘1’ includes Schedules ‘A’ to ‘G’ and provides a detailed comparison of the current wording, proposed wording, and rationale for each proposed change to Zoning Bylaw 6000. Attachment ‘2’ is Bylaw 6012, “Zoning Text (General Updates) Amendment Bylaw 6012, 2025, incorporating the complete redlined version of the Zoning Bylaw 6000.

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.

5. At its Regular Meeting of May 12, 2025, Council passed the following resolution:

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

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

Communication:

The following internal departments reviewed the proposed Zoning Bylaw amendments:

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

Attachments:

Attachment 1 – Schedules A-G detailed changes*

Attachment 2 – Bylaw 6012, 2025 with Redlined Zoning Bylaw 6000

*Note: Attachment 1 - Schedules A-G will be posted on the website as a reference document

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

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6012

A bylaw to amend the City of Vernon Zoning Bylaw 6000

WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw 6000;

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be notified on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

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 “**Zoning Text (General Updates) Amendment Bylaw 6012, 2025**”.
2. The City of Vernon Zoning Bylaw 6000 be, and is hereby amended, as follows:
 - i. **Section 1 General Administration, Section 2 Interpretation** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘A’;
 - ii. **Section 4 Development Regulations, Section 5 Specific Use Regulations, Section 6 Landscape & Screening** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘B’;
 - iii. **Section 7 Vehicle Parking, Loading, and Bike Parking** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘C’;
 - iv. **Section 8 Agricultural & Rural, Section 9 Housing** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘D’;
 - v. **Section 10 Resort, Section 11 Commercial Mixed-Use Zones** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule ‘E’;

- vi. **Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks, Section 16 Overlays & Modifiers** be amended by removing text formatted with a ~~strikethrough~~ and adding text formatted with an underline as shown on attached Schedule 'F';
 - vii. **Section 8 Agricultural & Rural, Section 9 Housing, Section 10 Resort, Section 11 Commercial Mixed-Use Zones, Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks** be amended by removing images shown in the column "Current Image" and adding images shown in the column "Proposed Image" as shown on attached Schedule 'G'.
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. Zoning Bylaw 6000 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 Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 1 General Administration, Section 2 Interpretation

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 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.</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 Use does not include Grocery Stores . 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 Use does not include Grocery Stores or Drive-through Services relating to food . 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 Building 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 Building 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</u> 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 . 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 .	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 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 .	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 bike users who commute to work by providing facilities that may include <u>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 at the ground level 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	<p>Townhouses means a Building containing three or more Dwelling Units, which each having a direct entrance at Grade.</p> <p>For the purposes of this bylaw, the Use of Townhouses shall include the Use of Row Housing.</p>	<p>Townhouses means a Building containing <u>five</u> or more Dwelling Units, which each having a direct entrance at Grade.</p> <p>For the purposes of this bylaw, the Use of Townhouses shall include the Use of Row Housing.</p>	<p>To refine the definition of townhouse to exclude building forms with four units or less, as these are considered Duplex, Triplex, Fourplex or similar.</p>
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Schedule ‘B’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 4 Development Regulations, Section 5 Specific Use Regulations, Section 6 Landscape & Screening

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>No individual projection shall exceed 3.0 m in length or 30% of the length of the wall, whichever is the lesser. 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 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, except that the pathway may have barriers such as stairs on properties where the natural topography prevents an appropriate grade for the pathway.	The requirement for a barrier free path can be a challenge to accommodate in hillside developments.

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 Barrier-free , lit, and clearly marked pathway from the Street to the main entrance of the Accessory Dwelling Unit must be provided, except that the pathway may have barriers such as stairs on properties where the natural topography prevents an appropriate grade for the pathway.	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 <u>Outdoor Vehicle Storage shall adhere to the following:</u> .1 <u>all storage areas shall have a dust-free surface;</u> .2 <u>storage areas must be secured with perimeter fencing; and</u> .3 <u>drive aisles within storage areas must be clearly delineated and meet requirements of Section 7.2.10 of this bylaw.</u>	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 <u>in-bound</u> Vehicle queueing for a minimum of 4 Vehicles per <u>automatic</u> 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 <u>In-bound</u> 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 <u>Deleted.</u>	To remove a duplicate regulation (6.3.4).

36.	SECTION 6: Landscape & Screening, 6.5 Fencing and Retaining Walls	<p>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:</p> <p>.4 1.2 m (4.0 ft) if situated along the Lot Lines within a Front Setback;</p> <p>.5 2.0 m (6.4 ft) if situated behind the Front Setback;</p> <p>.6 2.0 m (6.4 ft) if situated abutting a Side Yard, Flanking Side Yard and/or Rear Yard.</p>	<p>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:</p> <p>.1 1.2 m (4.0 ft) if situated along the Lot Lines <u>or within the Setback abutting a Street;</u></p> <p>.2 2.0 m (6.4 ft) if situated behind the Setback <u>abutting a Street;</u></p> <p>.3 2.0 m (6.4 ft) if situated <u>along a Lot Line</u> not abutting a Street.</p> <p><u>Notwithstanding 6.5.1, one gate for pedestrian access may be 2.0 m in height with a maximum width of 1.0 m if situated along the Lot Lines or within the Setback abutting a Street.</u></p>	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	<p>6.6.9 In addition to the minimum Landscape Buffer treatment levels above:</p> <p>.2 all internal Lot Lines on a Site being comprehensively developed are exempt from Side Yard buffer zones;</p>	<p>6.6.9 In addition to the minimum Landscape Buffer treatment levels above:</p> <p>.2 <u>Deleted;</u></p>	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><i>Table 6.1— Minimum Landscape Buffer Schedule</i></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"><i>Housing Zones</i></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	<i>Housing Zones</i>					MUS	0	0	0	NO	<p><i>Table 6.1— Minimum Landscape Buffer Schedule</i></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"><i>Housing Zones</i></td></tr><tr><td><u>MUS (4 units or less)</u></td><td>0</td><td>0</td><td>0</td><td>NO</td></tr><tr><td><u>MUS (5 units or more)</u></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	<i>Housing Zones</i>					<u>MUS (4 units or less)</u>	0	0	0	NO	<u>MUS (5 units or more)</u>	<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																																			
<i>Housing Zones</i>																																							
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Schedule ‘C’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 7 Vehicle Parking, Loading, and Bike Parking

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	<div>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:<div><div>.1 the number of Vehicle parking and Loading Spaces in place for the existing Use will be considered legal non-conforming;</div><div>.2 the Parking Area must be Hard Surfaced and meet the development standards in Section 7.2; and</div><div>.3 Bike Parking Spaces must be provided.</div></div></div>	<div>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:<div><div>.1 the number of Vehicle parking, Bike Parking, and Loading Spaces in place for the existing Use will be considered legal non-conforming.</div><div>.2 Deleted.</div><div>.3 Deleted.</div></div></div>	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 <u>commercial, industrial, and community Uses</u>, 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	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.	7.1.5 Deleted.	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	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.	7.1.6 Deleted.	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	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 .	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>	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 <u>must be a regular or oversized space.</u>	To clarify that a vehicle parking space accessed directly from a laneway must be regular or oversized to ensure appropriate laneway width is maintained.
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	7.2.18 <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 <i>Deleted.</i>	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	<p><i>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</i></p> <table><tr><th>Required Minimum Number of Vehicle Parking Spaces</th><th>Required Minimum Number of Accessible Parking Spaces</th></tr><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></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	<p><i>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</i></p> <table><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><tr><td>0-4</td><td>0</td><td>0-4</td><td>0</td></tr><tr><td>5-25</td><td>1</td><td>5-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>3</td><td>51-75</td><td>3</td></tr><tr><td>76-100</td><td>4</td><td>76-100</td><td>4</td></tr><tr><td>101 or more</td><td>4 + 2% for every space over 100</td><td>101 or more</td><td>4 + 2% for every Dwelling Unit over 100</td></tr></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	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	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																																													
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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 and mixed-use developments, 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.																																												
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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><u>Parallel</u></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><u>Accessible Parallel</u></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><u>Housing</u></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><u>Commercial, Industrial and Community</u></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	<u>Parallel</u>	<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	<u>Accessible Parallel</u>	<u>9.0 m</u>	<u>2.7 m</u>	<u>2.75 m</u>	Loading Spaces by Use Type				<u>Housing</u>	<u>9.3 m</u>	<u>3.0 m</u>	<u>3.7 m</u>	<u>Commercial, Industrial and Community</u>	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																																																																									
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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: .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: .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: .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	<div>Table 7.6.1 — Required <i>End-of-trip Bike Facilities</i></div> <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>																									
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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>
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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 m² NFA, minimum 1 per Site	0.2 per 100 m² 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 m² 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 m² NFA, 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, 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, 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						
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, 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, 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 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 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	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	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	<u>1.5 per 100 m² NFA</u>	<u>2.5 per 100 m² NFA</u>	1.0 per 2800 m ² NFA , minimum 1 per Site	<u>1.0 per 100 m² NFA</u>	<u>0.5 per 100 m² NFA</u>
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

Schedule ‘D’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 8 Agricultural & Rural, Section 9 Housing

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><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	●																												
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></table> <p><u>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.</u></p>	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	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																																
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 <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></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 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%																														
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Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)																													
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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><i>Housing</i></td><td></td><td></td></tr><tr><td>Mobile Home</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			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><i>Housing</i></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	<i>Housing</i>			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																							
<i>Housing</i>																									
Mobile Home	●																								
Use	Principal	Accessory																							
<i>Housing</i>																									
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><i>Housing</i></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	<i>Housing</i>			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><i>Housing</i></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	<i>Housing</i>			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																																																
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Large Scale Multi-Unit Housing	●																																																	
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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>1.5 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 or Parkade Entrance	Street	4.0 m	4.0 m	6.0 m	Laneway or Alley	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	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																																															
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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																																																	
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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 individual 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	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. <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	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. <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>1.5 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	1.5 m	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)																																				
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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	<div><div>.1</div><div>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.</div></div> <div><div>.2</div><div>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.</div></div>	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	<div><div>.1</div><div>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></div></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m² / bachelor Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom	<div><div>.1</div><div>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></table><div>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.</div></div></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / 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”.				
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112.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	<div><div>.5</div><div>Vehicle access to the development is only permitted through either a Drive Aisle shared by at least 3 units or a rear Laneway.</div></div>	<div><div>.5</div><div>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></div>	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 <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.
114.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	N/A	.7 <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.

Schedule ‘E’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Section 10 Resort, Section 11 Commercial Mixed-Use Zones

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.)				
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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><u>Minimum Common and/or Private Amenity Area(s)</u></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><u>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</u></td></tr></table> <u>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.</u>	Class	Minimum Landscaping Area	<u>Minimum Common and/or Private Amenity Area(s)</u>	1	50%	N/A	2	40%	N/A	3	25%	N/A	4	30%	<u>5 m² / studio Dwelling Unit 10 m² / 1 bedroom Dwelling Unit 15 m² / Dwelling Unit with more than 1 bedroom</u>	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																												
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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 <u>provide a zone for</u> mixed-use development of destination commercial visitor accommodation <u>and permanent residences</u> in a pedestrian oriented resort environment <u>including</u> 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.)									
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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”.																															
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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 <u>neighbourhood</u> scale commercial, <u>residential</u> , 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.																																							
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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 .														
128.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 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 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.										

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 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></table>	Use	Principal	Accessory	Housing			Large Scale Multi-unit Housing	●		Medium Scale Multi-unit Housing	●		Mixed-Use Housing	●		<p><u>.1</u> 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>Small Scale Multi-Unit Housing</td><td colspan="2">See 11.2.2.2</td></tr></table> <p><u>.2</u> 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	●																																				
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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><u>.1</u> 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><u>.2</u> 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><u>.3</u> 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)																																				
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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 / 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)	20%	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 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)													
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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 <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.																								
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. <table><tr><th>Lot Line Abutting a:</th><th>Minimum Setback</th></tr><tr><td>Street</td><td>1.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td></tr><tr><td>Housing-based Lot</td><td>3.0 m</td></tr><tr><td>Non-housing-based Lot</td><td>0.0 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback	Street	1.0 m	Laneway or Alley	1.5 m	Housing-based Lot	3.0 m	Non-housing-based Lot	0.0 m	Party Wall	0.0 m	Buildings and Structures must be sited at least the distance indicated in the following table from an abutting Street, Lot, Laneway or Alley . <table><tr><th>Lot Line Abutting a:</th><th>Minimum Setback</th></tr><tr><td>Street</td><td>1.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td></tr><tr><td>Housing-based Lot</td><td><u>0.0 m</u></td></tr><tr><td>Non-housing-based Lot</td><td>0.0 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback	Street	1.0 m	Laneway or Alley	1.5 m	Housing-based Lot	<u>0.0 m</u>	Non-housing-based Lot	0.0 m	Party Wall	0.0 m	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table; and 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.
Lot Line Abutting a:	Minimum Setback																											
Street	1.0 m																											
Laneway or Alley	1.5 m																											
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Party Wall	0.0 m																											

141.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.6 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>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 <u>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.</u></p> <p>.3 <u>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.</u></p>	Type	Maximum Height	Principal Building(s)	60 m (16 Storeys)	Accessory Building(s)	4.5 m	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 <u>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></p> <table><tr><th>Maximum <u>Site Coverage</u></th><th>Minimum Common & Private Amenity Area(s)</th></tr><tr><td><u>100%</u></td><td><u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u></td></tr><tr><td colspan="2"><u>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.</u></td></tr></table>	Maximum <u>Site Coverage</u>	Minimum Common & Private Amenity Area(s)	<u>100%</u>	<u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u>	<u>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.</u>		To relocate the amenity space requirement into a chart, and establish a minimum amount of common amenity space to encourage community togetherness.						
Maximum <u>Site Coverage</u>	Minimum Common & Private Amenity Area(s)															
<u>100%</u>	<u>5 m² / studio Dwelling Unit</u> <u>10 m² / 1 bedroom Dwelling Unit</u> <u>15 m² / Dwelling Unit with more than 1 bedroom</u>															
<u>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.</u>																

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 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.
144.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, 11.3.7 Development Regulations	.4 Despite the Setbacks specified in Subsection 11.3.5: 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 11.3.5: i. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a Principal Building and a Street . ii. Deleted .	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 Mixed-Use Housing Use .	.5 Deleted .	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 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 .	To establish a regulation to require at least one commercial use in each building along specific streets to contribute to a vibrant downtown.

Schedule ‘F’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

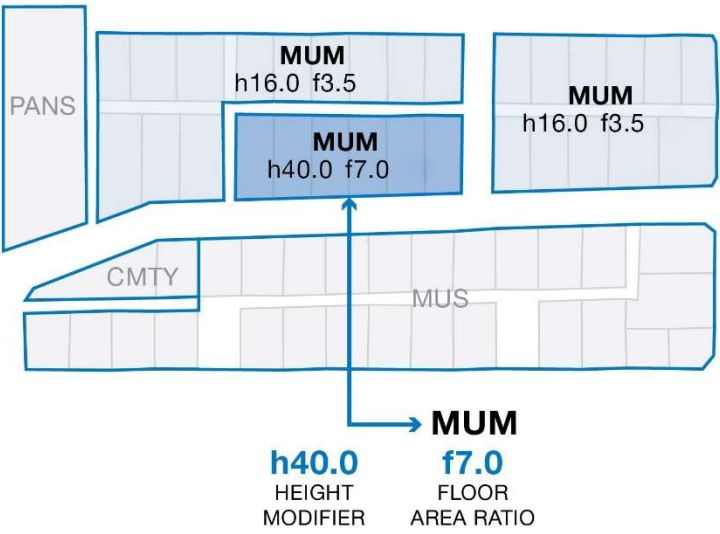
Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks, Section 16 Overlays & Modifiers

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		●																																																											
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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.
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160.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.7 Development Regulations	N/A	.2 <u>The maximum Site Coverage is 20%.</u>	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>
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Schedule ‘G’ – Attached to and Forming Part of Bylaw 6012 “Zoning Text (General Updates) Amendment Bylaw 6012, 2025”

Images – Section 8 Agricultural & Rural, Section 9 Housing, Section 10 Resort, Section 11 Commercial Mixed-Use Zones, Section 12 Industrial, Section 13 Community & Servicing, Section 14 Parks




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.
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THE CORPORATION OF THE CITY OF VERNON

BYLAW 6012

A bylaw to amend the City of Vernon Zoning
Bylaw 6000

WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw 6000;

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be notified on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

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 “**Zoning Text (General Updates) Amendment Bylaw 6012, 2025**”.
2. The City of Vernon Zoning Bylaw 6000 is hereby amended as shown in red on attached Schedule ‘A’.
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. Zoning Bylaw 6000 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.

PUBLIC HEARING held this day of , 2025.

READ A THIRD TIME this day of , 2025.

Approved pursuant to section 52(3)(a) of the *Transportation Act*

this _____ day of _____, 20____

for Minister of Transportation & Transit

ADOPTED this day of , 2025.

Mayor

Corporate Officer

SCHEDULE 'A'

Attached to and forming Part of Bylaw 6012
"Zoning Text (General Updates) Amendment Bylaw 6012, 2025

**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
6012		General Amendments: Sections 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16 (for details of all changes see - Appendix A on the website)

SCHEDULE 'A'

Attached to and forming Part of Bylaw 6012

"Zoning Text (General Updates) Amendment Bylaw 6012, 2025

The Corporation of the City of Vernon

Bylaw Number 6000

BYLAW NO.	ADOPTION	AMENDMENT
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

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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 12 day of June, 2024


for Minister of Transportation & Infrastructure
eDas 2024-02443

ADOPTED this 24th day of June, 2024.

'V. Cumming'

Mayor:

'S. Wood'

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

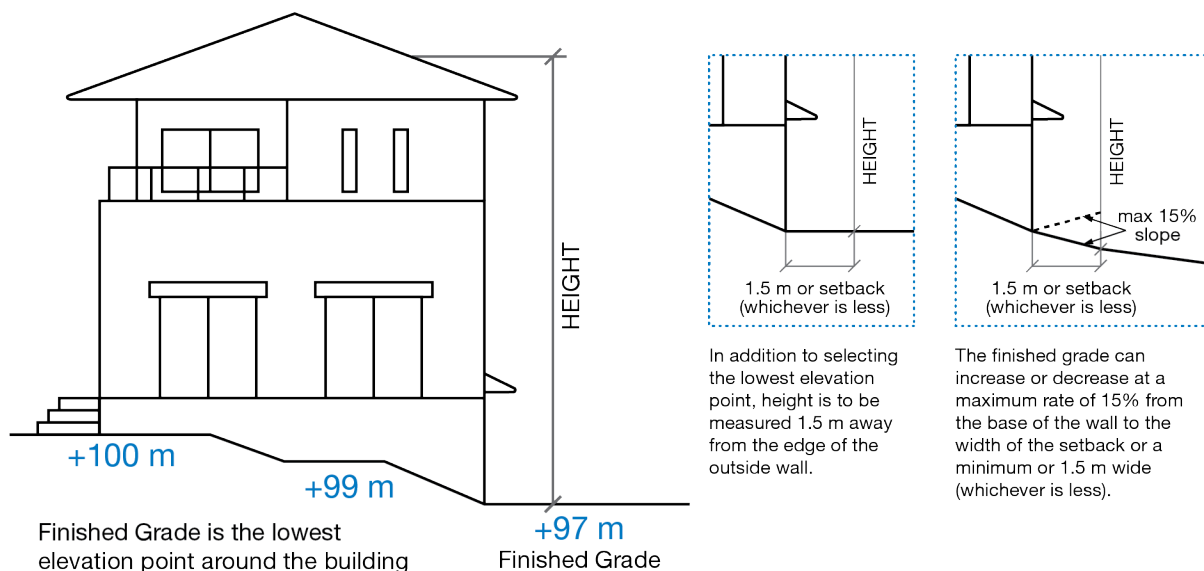


Diagram 2.1b — Finished Grade: Apartment

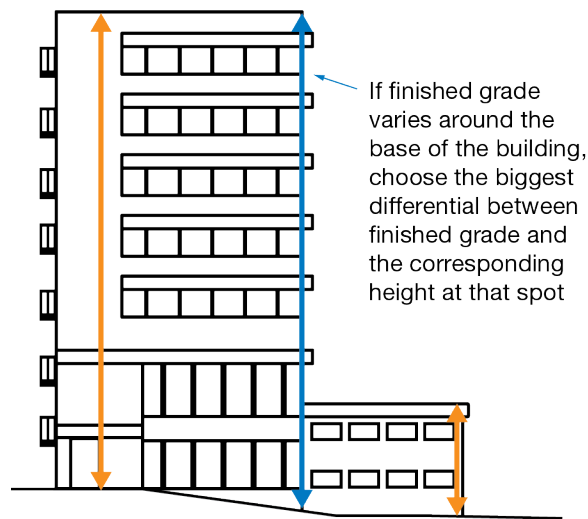
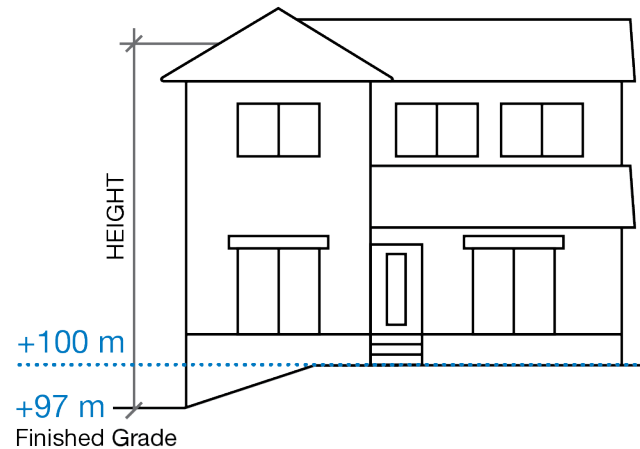


Diagram 2.1c — Finished Grade: Sloped Fronting Road



Height is taken from the lowest elevation point along sloping frontages

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**.

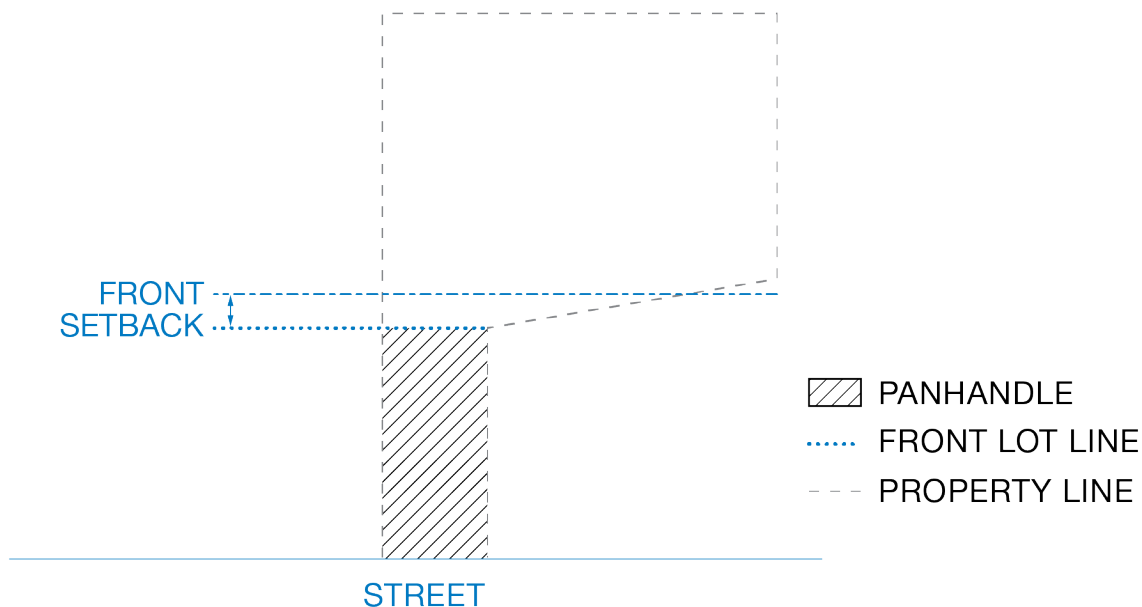
Floor Plate means the **Floor Area** of a **Storey** of a **Building**.

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.



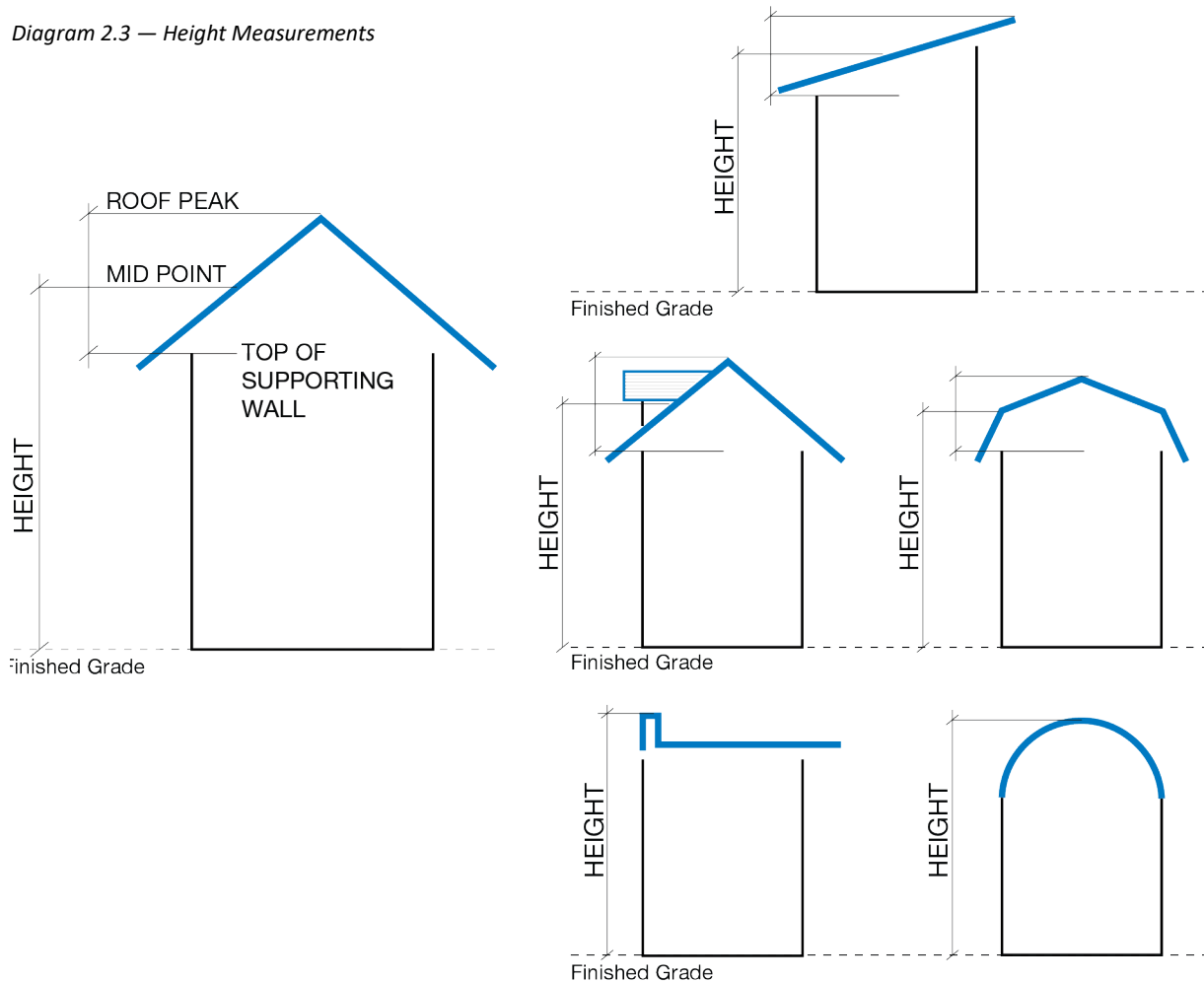
H

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

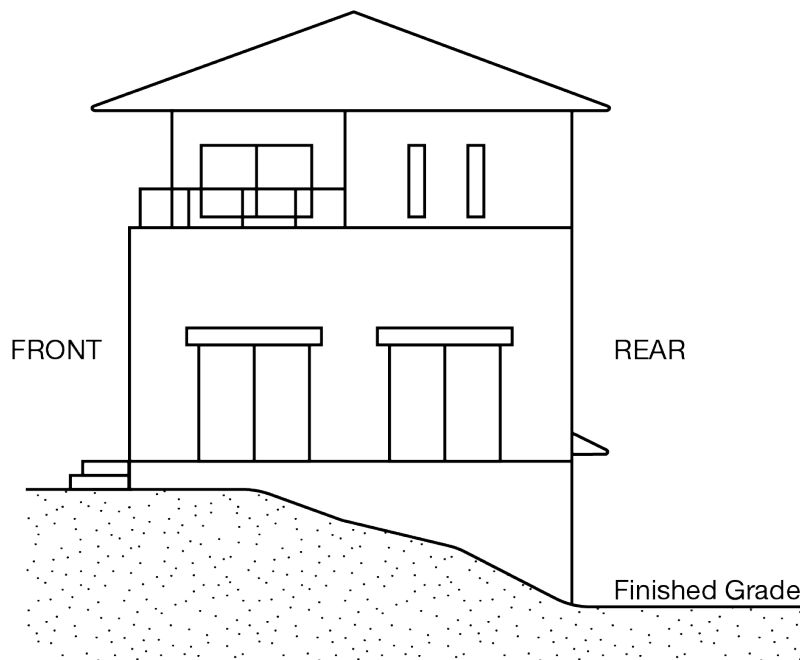
Vehicle means any motor vehicle as defined in the *Motor Vehicle Act*.

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. **No individual projection shall exceed 3.0 m in length or 30% of the length of the wall, whichever is the lesser. 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 *Deleted. (Bylaw 6012)*

- 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. (Bylaw 6012)

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, **except that the pathway may have barriers such as stairs on properties where the natural topography prevents an appropriate grade for the pathway.**

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, **except that the pathway may have barriers such as stairs on properties where the natural topography prevents an appropriate grade for the pathway.**
- 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. (Bylaw 6012)*
- 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~~.
- ~~Notwithstanding 6.5.1, one gate for pedestrian access may be 2.0 m in height with a maximum width of 1.0 m if situated along the Lot Lines or within the Setback 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

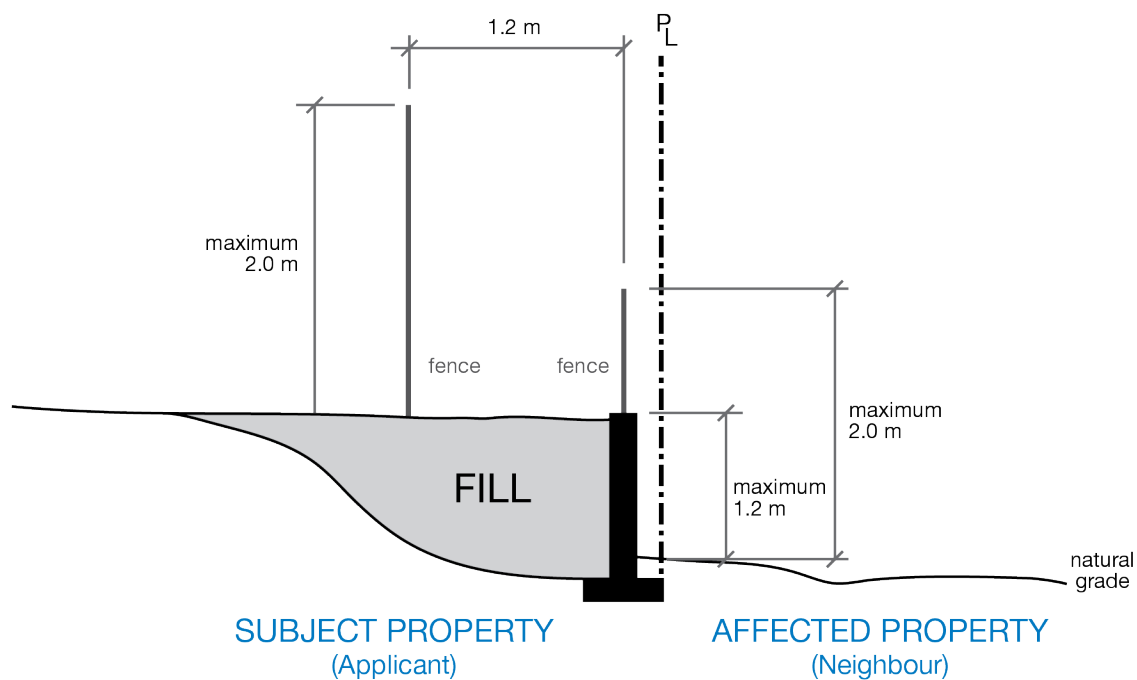
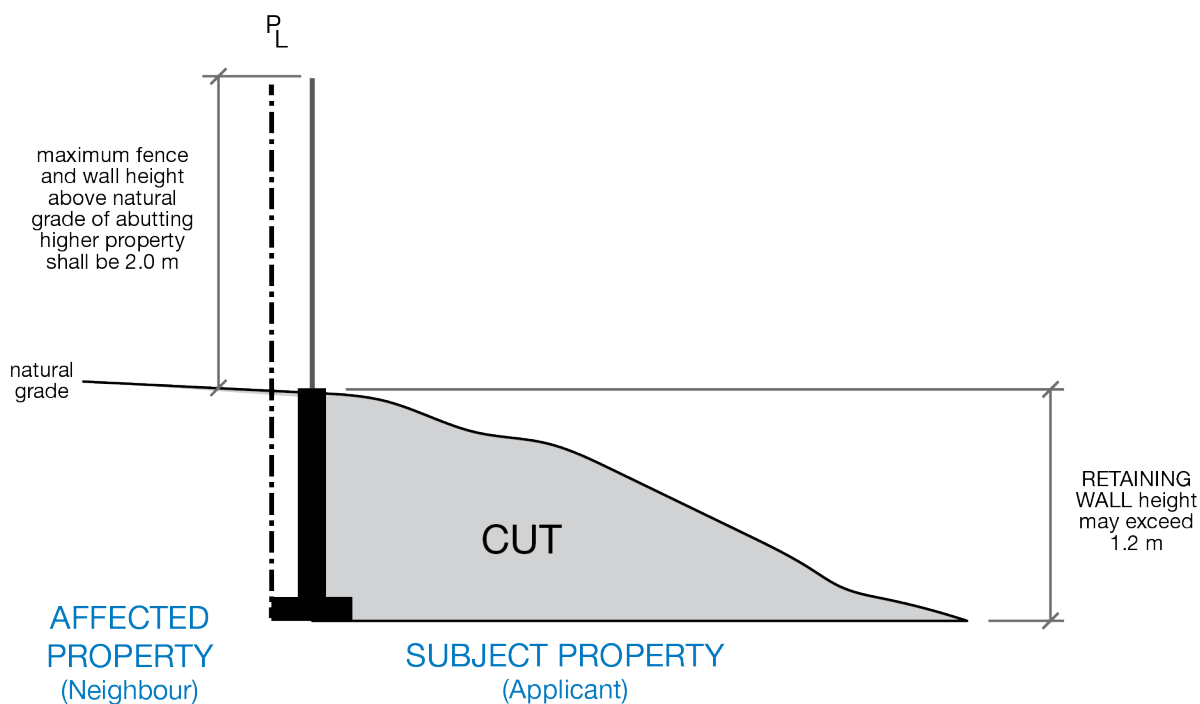


Diagram 6.2 — Retaining Wall on Lower Subject Property



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; (Bylaw 6012)~~
 - .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

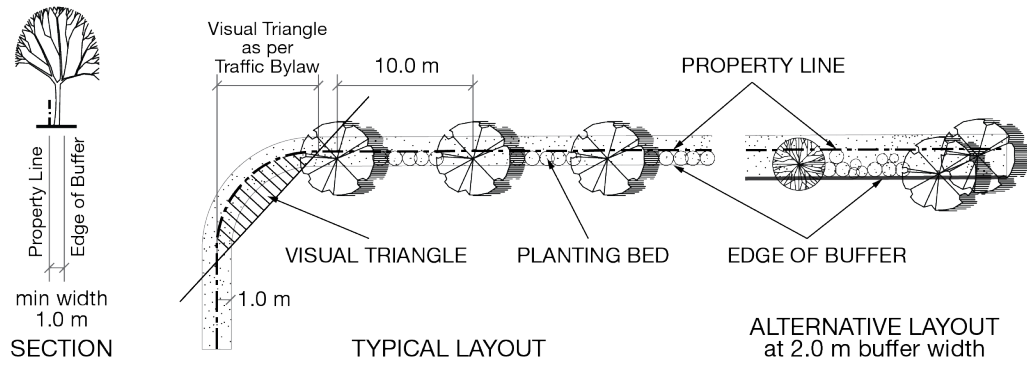


Diagram 6.4
Level 2

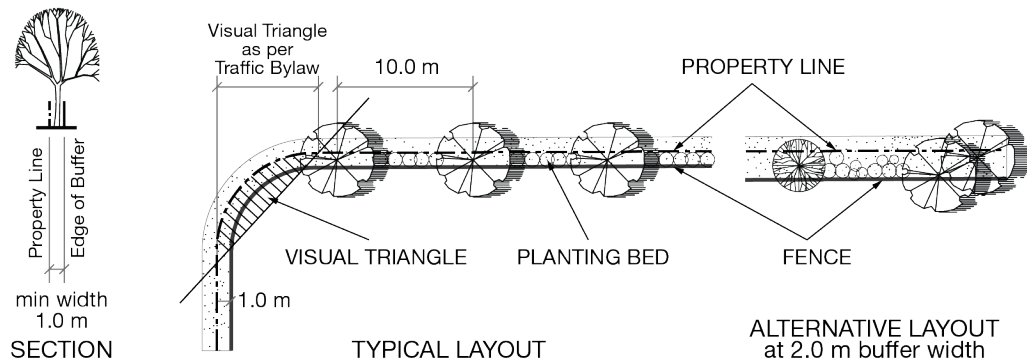


Diagram 6.5
Level 3

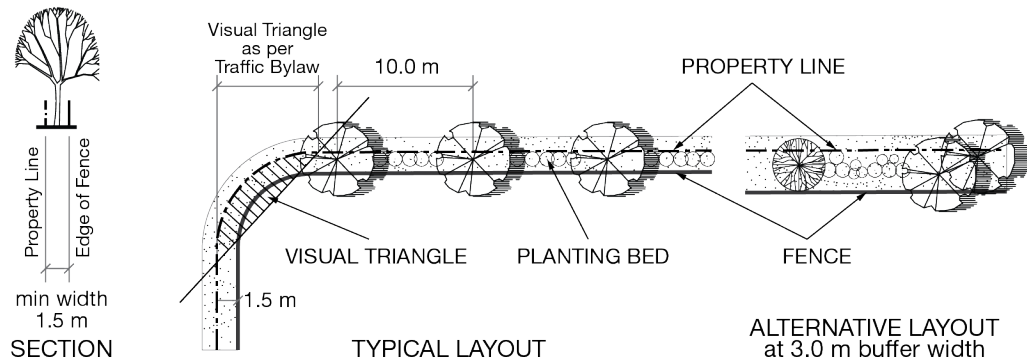
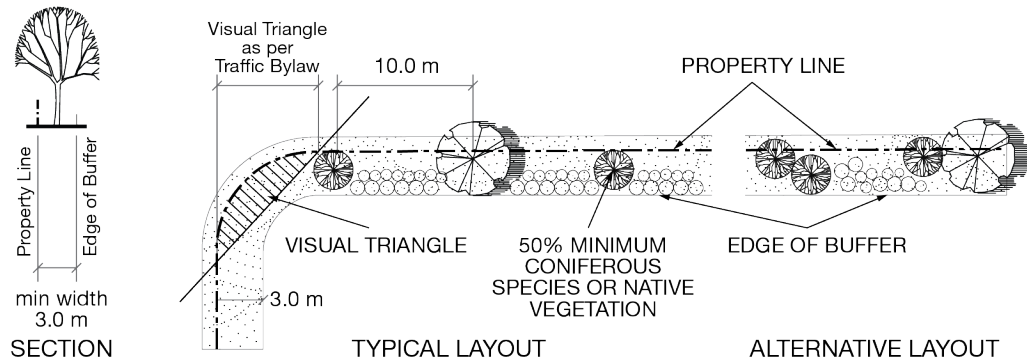


Diagram 6.6
Level 4



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 Deleted. (Bylaw 6012)~~

~~.3 **Bike Parking Spaces** must be provided. Deleted. (Bylaw 6012)~~

- 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. (Bylaw 6012)~~
- 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. (Bylaw 6012)~~
- 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. (Bylaw 6012)~~
- 7.2.3 ~~**Green Parking Lots** are required where a **Surface Parking Lot** contains 25 or more **Vehicle** parking spaces. Deleted. (Bylaw 6012)~~
- 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. (Bylaw 6012)~~

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.~~ a regular or oversized space.

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. (Bylaw 6012)~~

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. (Bylaw 6012)*
- 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 and mixed-use developments 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
0-4	0
5-10	1
11-15	2
16-20	3
21-25	4
26-30	5
31-40	6
41-50	7
51-60	8
61-70	9
71-80	10
81-90	11
91-100	12
101 or more	12 + 10% for every unit over 100



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.~~ (Bylaw 6012)

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.~~ (Bylaw 6012)

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. (Bylaw 6012)*
- .4 *Deleted. (Bylaw 6012)*



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 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 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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 1.0 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

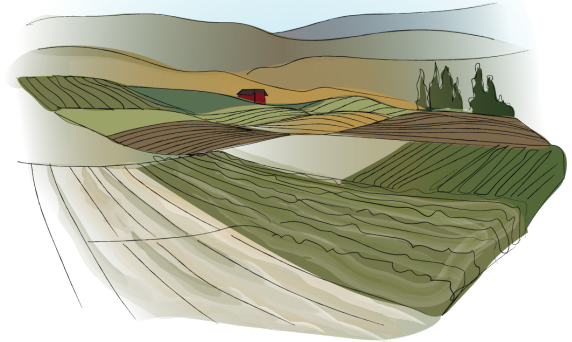


SECTION 8: Agricultural & Rural

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**:

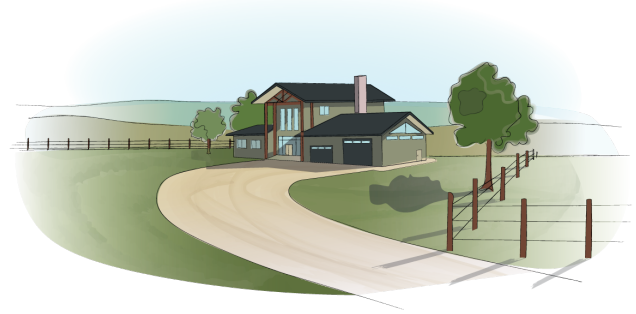
Use	Maximum Site Coverage
Housing Uses including Accessory Buildings & Structures	10%
Agricultural Buildings & Structures	35%
Agri-tourism Accommodation	No regulations
Greenhouses and nurseries with closed wastewater & stormwater management systems	75%



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

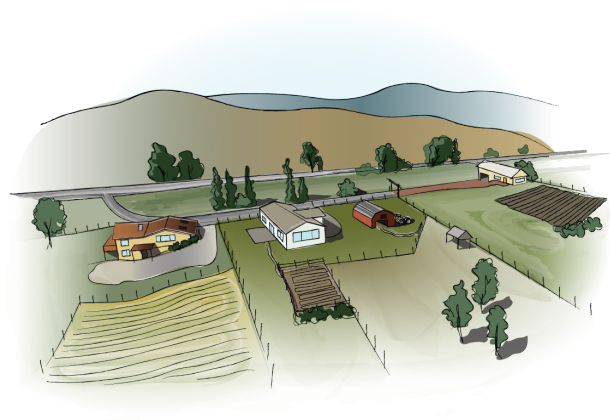
- .1 Kennels and stables are not permitted on **Lots** with areas of less than 2.0 ha.
- .2 Maximum **Site Coverage**:

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
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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

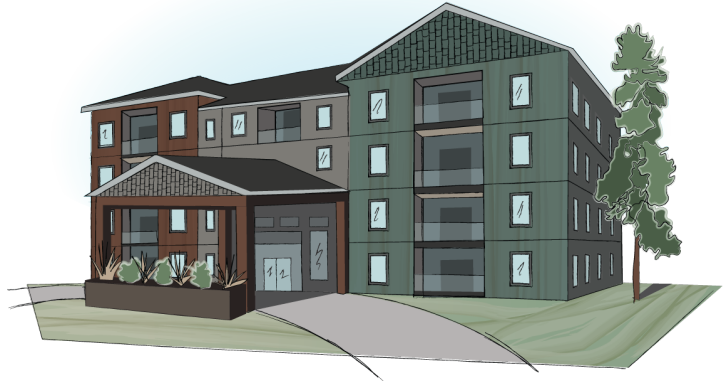
- .1 Each **Mobile Home** shall be provided with an individual **Mobile Home Site**, with either public or private road access.
- .2 One **Office** is permitted for the management and operation of a **Mobile Home Park**. No other **Office Uses** are permitted.
- .3 One **Security or Operator Dwelling 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. (Bylaw 6012)~~
- .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 individual 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

- .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**.

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. (Bylaw 6012)~~
- .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

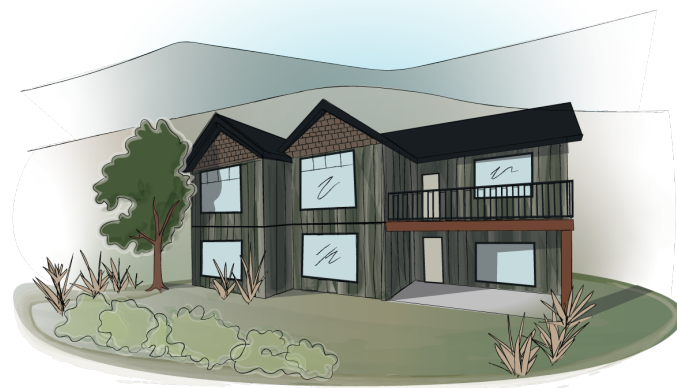
10.1 RTH – Resort Tourist Housing

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 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 11.1.5:
- 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.~~ (Bylaw 6012)
- ~~.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.~~ (Bylaw 6012)



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. (Bylaw 6012)~~
- .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. (Bylaw 6012)~~



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. (Bylaw 6012)*
- .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. (Bylaw 6012)*
- .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**.



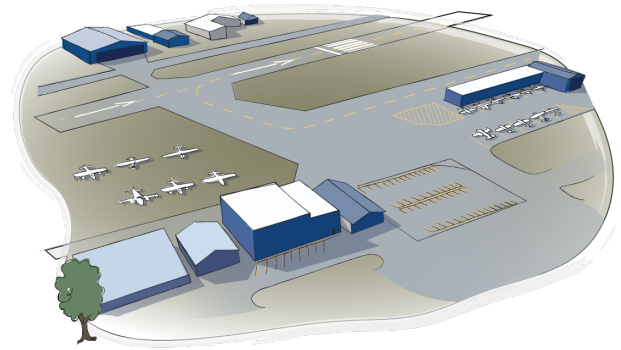
12.2 INDA – Airport Industrial

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-¶

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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.

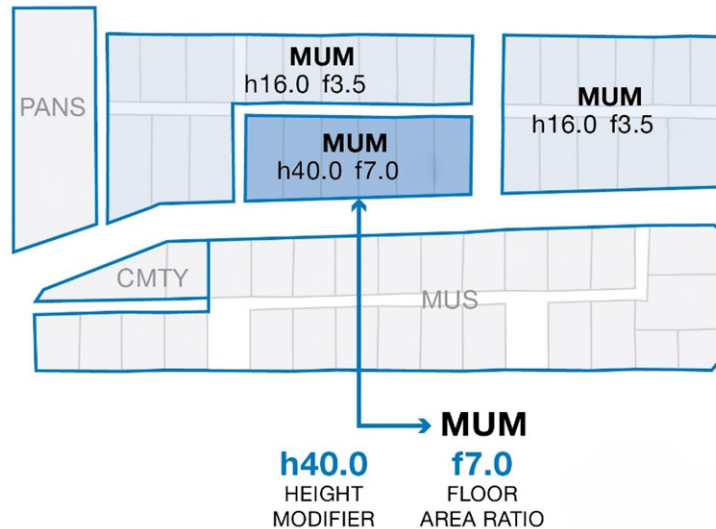


Diagram 16.1 — Overlays and Modifiers

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 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	12 th day of May, 2025
READ A SECOND TIME this	12 th day of May, 2025
READ A THIRD TIME this	12 th day of May, 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.

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 12th day of May, 2025.

READ A SECOND TIME this 12th day of May, 2025.

READ A THIRD TIME this 12th day of May, 2025.

PAGE 2

BYLAW 6039

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 6039

<ul style="list-style-type: none">• on credit card payments made online, excluding Recreation Services• minimum transaction \$4.00)	
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Reference: 45742

May 7, 2025

VIA EMAIL

Hello:

Thank you for your letter and for your advocacy towards keeping B.C.'s lakes and rivers free of invasive mussels. Through the Invasive Mussel Defence Program, delivered by the Ministry of Water, Land and Resource Stewardship (WLRS) and partners, our government remains committed to preventing invasive mussels from establishing in our beautiful province.

We recognize the longstanding requests from the Okanagan Basin Water Board, First Nations, local governments and other partners for stronger regulatory tools to address the threat of invasive mussels. I am pleased to say that our government has tabled amendments to the *Wildlife Act*, now under consideration by the Legislature, which will create authorities for Conservation Officers to:

- Enforce "Pull the Plug," a requirement for all drain-plugs on vessels to be pulled prior to moving from the waterbody; and
- Require motorists transporting a watercraft in B.C. to stop at open watercraft inspection stations.

These proposed amendments are intended to commence for the 2025 summer boating season. There is an additional proposed amendment to enable mandatory inspections for watercraft entering B.C. from another jurisdiction prior to launch. This authority will be brought into force through regulations following further analysis and engagement.

WLRS continues to recognize our shared responsibility to keep our land and water environments safe from the threat of aquatic invasive species. We look forward to continuing to work with our partners to strengthen existing prevention efforts to mitigate the threat of invasive mussels in B.C.

Sincerely,

Randene Neill
Minister

Ministry of Water, Land and
Resource Stewardship

Office of the Minister

Mailing Address:
PO BOX 9012 Stn Prov Govt
Victoria, BC V8W 9L6

Tel: 778-405-3094
Website: www.gov.bc.ca/WLRS



THE CORPORATION OF THE CITY OF VERNON

3400 - 30TH STREET VERNON, BRITISH COLUMBIA V1T 5E6

TELEPHONE (250) 545-1361 FAX (250) 545-4048

File: 0410

OFFICE OF THE MAYOR

May 3, 2024

Honourable Nathan Cullen
Minister of Water, Land and
Resource Stewardship

via email: WLRS.Minister@gov.bc.ca

Honourable George Heyman
Minister of Environment and
Climate Change Strategy

via email: ENV.Minister@gov.bc.ca

Dear Ministers:

Re: Increased Prevention of Invasive Species Spreading in Waterways

On behalf of City of Vernon Council, I would like to extend sincere appreciation for the provincial order effective May 17, 2024 that makes it illegal to transport watercraft in British Columbia with the drain plug still in place.

This pull-the-plug regulation by the Province of British Columbia, to keep invasive mussels out of BC waterways, is an important step forward. The City of Vernon is very happy to see the Province answering the call for urgent action to prevent the spread of invasive species and protect our waterways.

Sincerely,

Victor I. Cumming
Mayor

Copy: City of Vernon Council
MLA Harwinder Sandhu



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE FINANCE COMMITTEE HELD THURSDAY, NOVEMBER 27 , 2024 OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

PRESENT: VOTING
Councillor Mund
Councillor Gares
Councillor Fehr

GUEST: Councillor Durning

STAFF: Elma Hamming, Director, Financial Services
Rena Crosson, Manager, Financial Operations
Jennifer Pounder, Records / Committee Clerk

ORDER

The meeting was called to order at 2:00 p.m.

LAND ACKNOWLEDGMENT

As Chair of the City of Vernon's Finance Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

ADOPTION OF AGENDA

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the agenda for the November 27, 2024 Finance Committee be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Councillor Fehr, seconded by Councillor Mund;

THAT the minutes of the September 9, 2024 Finance Committee meeting be adopted.

CARRIED.

UNFINISHED BUSINESS

NEW BUSINESS

**COUNCIL
DISCRETIONARY
GRANT POLICY
AMENDMENT**

Moved by Councillor Fehr, seconded by Councillor Mund:

THAT the Finance Committee recommends to Council that the Council Discretionary Grant Policy be amended to clarify that an organization may only have one application approved per calendar year in item 1.2(d).

CARRIED.

**COUNCIL
DISCRETIONARY
GRANT
APPLICATIONS –
OCTOBER 2024
INTAKE**

The Manager, Financial Operations, provided the Committee with an overview of the applications received.

The Committee reviewed all applications and passed the following motions:

**ALLAN BROOKS
NATURE CENTRE**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Allan Brooks Nature Centre in the amount of \$3,000 for the Okanagan Okie mascot.

CARRIED.

**ARCHWAY SOCIETY
FOR DOMESTIC
PEACE**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Archway Society for Domestic Peace in the amount of \$10,000 for the replacement of video recording equipment for forensic interviews.

CARRIED.

**ARMY NAVY AND AIR
FORCE VETERANS
ASSOCIATION UNIT 5
SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Army Navy and Air Force Veterans Association Unit 5 Society in the amount of \$40,000 as the City has limited funds for disbursement.

CARRIED.

ATHLETICS FOR KIDS

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Athletics for Kids in

the amount of \$2,200 out of the requested amount of \$6,500 to fund children in the Sport4Life Vernon Grant Program.

CARRIED.

**BRITISH COLUMBIA
HONEY PRODUCERS'
ASSOCIATION**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to British Columbia Honey Producers' Association in the amount of \$8,000 as the City has limited funds for disbursement.

CARRIED.

**CANADIAN MENTAL
HEALTH
ASSOCIATION
VERNON & DISTRICT**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Canadian Mental Health Association Vernon & District in the amount of \$8,000 as the City has limited funds for disbursement.

CARRIED.

**HABITAT FOR
HUMANITY
OKANAGAN**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Habitat for Humanity Okanagan in the amount of \$14,627.75 as the City has limited funds for disbursement.

CARRIED.

**MACKIE LAKE
HOUSE FOUNDATION**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to the Mackie Lake House Foundation in the amount of \$3,000 as the City has limited funds for disbursement.

CARRIED.

**NORTH OKANAGAN
CHILD CARE
SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to North Okanagan Child

Care Society in the amount of \$12,500 out of the requested \$25,000 to upgrade one of the entry ways with accessible ramps.

CARRIED.

**NORTH OKANAGAN
FRIENDSHIP
CENTER/PREGNANCY
OUTREACH
PROGRAM**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to North Okanagan Friendship Center/Pregnancy Outreach Program in the amount of \$22,500 as the City has limited funds for disbursement.

CARRIED.

**NORTH OKANAGAN
HOTEL ASSOCIATION**

Moved by Councillor Mund, seconded by Councillor Gares;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to North Okanagan Hotel Association in the amount of \$2,000 as the City has limited funds for disbursement.

CARRIED.

**NORTH OKANAGAN
OPTIMIST CLUB**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to North Okanagan Optimist Club in the amount of \$2,000 to use towards the Children's Christmas Gift House program.

CARRIED.

**NORTH OKANAGAN
SAILING
ASSOCIATION**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to North Okanagan Sailing Association in the amount of \$10,000 as the City has limited funds for disbursement.

CARRIED.

**NORTH OKANAGAN
YOUTH AND FAMILY
SERVICES SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Vernon Upper Room Mission Society in the amount of \$3,590 out of the requested

\$10,000 to assist with the transformation of the NOYFSS downstairs.

CARRIED.

**NORTH OKANAGAN
GYMNASTICS**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to North Okanagan Gymnastics in the amount of \$5,000 as the City has limited funds for disbursement.

CARRIED.

**OKANAGAN SCREEN
ARTS SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Okanagan Screen Arts Society in the amount of \$1,500 as the City has limited funds for disbursement

CARRIED.

**O'KEEFE RANCH &
INTERIOR HERITAGE
SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to O'Keefe Ranch & Interior Heritage Society in the amount of \$25,000 as the City has limited funds for disbursement.

CARRIED.

**SKY VOLLEYBALL
CLUB**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Sky Volleyball Club in the amount of \$2,580 out of the requested \$11,265.45 to fund the purchase of volleyballs.

CARRIED.

**THE SOVEREIGN
LAKE NORDIC CLUB**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to The Sovereign Lake Nordic

Club in the amount of \$6,825 as the City has limited funds for disbursement.

CARRIED.

**TAKE A HIKE YOUTH
MENTAL HEALTH
FOUNDATION**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Take a Hike Youth Mental Health Foundation in the amount of \$5,000 to fund land-based learning supplies and outdoor gear.

CARRIED.

**TOGETHER FOR
CHRISTMAS SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Together for Christmas Society in the amount of \$1,000 as the City has limited funds for disbursement.

CARRIED.

**VERNON & DISTRICT
METIS ASSOCIATION**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Vernon & District Metis Association in the amount of \$20,000 as the City has limited funds for disbursement.

CARRIED.

VERNON ELKS

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Vernon Elks in the amount of \$20,000 as the City has limited funds for disbursement.

CARRIED.

**VERNON LAWN
BOWLING CLUB**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Vernon Lawn Bowling Club in the amount of \$2,000 to replace an aging water heater.

CARRIED.

**VERNON OAK
LEARNING SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Vernon OAK Learning Society in the amount of \$15,000 as the City has limited funds for disbursement.

CARRIED.

**VERNON
PICKLEBALL
ASSOCIATION**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Vernon Pickleball Association in the amount of \$8,500 as the City has limited funds for disbursement.

CARRIED.

**VERNON SHE SHED
SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **approve** a Council Discretionary Grant to Vernon She Shed Society in the amount of \$5,000 out of the request \$15,000 to fund materials and safety equipment.

CARRIED.

VERNON SKI CLUB

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Vernon Ski Club in the amount of \$4,250 as the City has limited funds for disbursement.

CARRIED.

**UPPER ROOM
MISSION SOCIETY**

Moved by Councillor Mund, seconded by Councillor Fehr;

THAT the Finance Committee recommends that Council **deny** a Council Discretionary Grant to Upper Room Mission Society in the amount of \$7,000 as the City has limited funds for disbursement.

CARRIED.

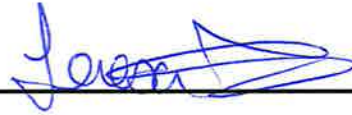
**DATE AND TIME OF
NEXT MEETING**

The next Finance Committee meeting is to be tentatively scheduled for April 2025.

ADJOURNMENT

The Finance Committee meeting adjourned at 2:21 p.m.

CERTIFIED CORRECT:

A handwritten signature in blue ink, appearing to read "Joan", is written over a horizontal line.

Chair



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE HELD DECEMBER 5, 2024 AT 3:30 PM OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

PRESENT: Colin Wilson, University of British Columbia Okanagan Rep.
Laura Frank, Regional District of North Okanagan Rep.
Annette Sharkey, Social Planning Council North Okanagan Rep.
Jessica Wicks, Accelerate Okanagan Rep.
Mayor Cumming
Angie Lof, Okanagan College Rep.
Keelan Murtagh, Downtown Vernon Association Rep.
Councillor Quiring
Leigha Horsfield, Community Futures North Okanagan Rep.

GUEST: Daniel Penner, Urban Systems

ABSENT: Dan Proulx, Greater Vernon Chamber of Commerce
Larry Olson, Province of BC Rep.

STAFF: John Perrott, Manager, Economic Development & Partnerships
Gemma Patterson, Administrative Assistant
Jennifer Pounder, Records / Committee Clerk

ORDER The meeting was called to order at 3:35 p.m.

LAND
ACKNOWLEDGEMENT *As Chair of the City of Vernon's Economic Development Advisory Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

ADOPTION OF THE AGENDA Moved by C. Wilson, seconded by L. Horsfield:

THAT the agenda of the December 5, 2024 Economic Development Advisory Committee meeting be adopted.

CARRIED

ADOPTION OF THE MINUTES Moved by K. Murtagh, seconded by A. Loft:

THAT the minutes of the October 17, 2024 Economic Development Advisory Committee meeting be adopted.

CARRIED

UNFINISHED BUSINESS:

NEW BUSINESS:

**ECONOMIC
DEVELOPMENT
STRATEGY
CONSULTATION AND
WORKSHOP**

Daniel Penner, Urban Systems, moderated the Economic Development Strategy Consultation and Workshop.

INFORMATION ITEMS:

NEXT MEETING

The next meeting for the Economic Development Advisory Committee is set for February 20, 2025 at 3:30 p.m.

ADJOURNMENT

The meeting of the Economic Development Advisory Committee adjourned at 5:05 p.m.

CERTIFIED CORRECT:

 Chair

CITY OF VERNON
MINUTES OF THE TOURISM COMMISSION

April 16, 2025, 9:00 a.m.
CITY HALL COUNCIL CHAMBER
3400 30 Street, Vernon BC

Commission Members Mayor Cumming

Present:

- C. Larsen, Accommodation
- C. Snedden, Accommodation
- D. Proulx, Greater Vernon Chamber of Commerce
- G. Thorhaug, Restaurant
- C. Zerebeski, Ski
- J. Collard, Accommodation
- P. Kaz, Downtown Vernon Association
- R. Barton, Arts & Culture
- S. Patenaude, Arts & Culture
- K. Fuller, Sports & Events
- B. Suranko, Biking
- I. Jenkins, Silver Star Mountain Resort (non-voting)

Commission Members T. Isaac, Okanagan Indian Band

Absent:

Administration T. Silverthorn, Manager, Vernon Tourism

Present:

- K. Stogneff, Committee Clerk
- H. Lucich, Tourism Marketing Coordinator
- G. Patterson, Administrative Assistant
- K Poole, Director, Corporate Administration

Also Present:

- Guest: Jessica Dowswell, Evergreen Consulting
- Guest: Josh Welter, Sport and Culture Society of the North Okanagan

1. CALL TO ORDER

The meeting was called to order at 9:02 am.

As Chair of the City of Vernon's Tourism Commission, 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.

2. AGENDA

Moved by: B. Suranko, Biking

Seconded by: R. Barton, Arts & Culture

THAT the Tourism Commission Meeting Agenda of April 16, 2025 be adopted.

CARRIED

3. ADOPTION OF MINUTES

Moved by: J. Collard, Accommodation

Seconded by: K. Fuller, Sports & Events

THAT the Tourism Commission Meeting Minutes of March 19, 2025 be adopted.

CARRIED

4. UNFINISHED BUSINESS

5. NEW BUSINESS

5.a Letter of Support Request: O'Keefe Ranch

Moved by: D. Proulx, Greater Vernon Chamber of Commerce

Seconded by: R. Barton, Arts & Culture

THAT the Tourism Commission endorses the issuance of a general letter of support for O'Keefe Ranch identifying the importance of the Ranch's value as a cultural and historical destination for local, Provincial, National and International tourists.

CARRIED

5.b Letter of Support Request: Mackie Lake House

Moved by: J. Collard, Accommodation

Seconded by: C. Zerebeski, Ski

THAT the Tourism Commission endorses the issuance of a letter of support for Mackie Lake House for a grant application to the Community Foundation of the North Okanagan for program funding.

CARRIED

5.c Quarterly Marketing Update

H. Lucich and H. Irvine provided the Commission with the quarterly marketing update.

5.d Explore North Okanagan Funding Announcement

T. Silverthorn provided the Commission with an update on Destination BC's funding announcement for Explore North Okanagan tourism marketing project.

5.e Roundtable - Spring/Summer 2025 Outlook

A roundtable discussion was held on the topic of spring/summer season outlook.

6. INFORMATION ITEMS

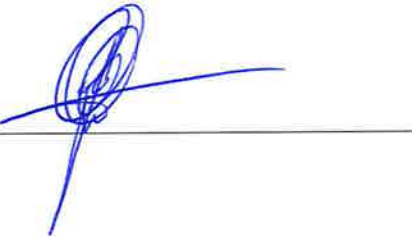
7. NEXT MEETING

The next meeting for the Tourism Commission is scheduled for May 21, 2025.

8. CLOSE OF MEETING

The meeting of the Tourism Commission adjourned at 10:15 am.

Chair





THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE TOURISM COMMISSION MEETING HELD March 19, 2025 AT 9:00 AM OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

PRESENT: Claus Larsen, Accommodation (Chair)
Clara Snedden, Accommodation (Vice-Chair)
Janine Collard, Accommodation
Rebecca Barton, Arts & Culture
Shawna Patenaude, Arts & Culture
Ben Suranko, Biking
Cassandra Zerebeski, Ski
Kris Fuller, Sports & Events
Dan Proulx, Greater Vernon Chamber of Commerce
Peter Kaz, Downtown Vernon Association
Mayor Cumming

GUEST: Jessica Dowswell, Evergreen Consulting

ABSENT: Gerran Thorhaug, Restaurant
Tim Isaac, Okanagan Indian Band
Ian Jenkins, Silverstar Mountain Resort

STAFF: Torrie Silverthorn, Manager, Tourism
Karen Savill, Visitor Information Services
Hanna Lucich, Tourism Marketing Coordinator
Hilary Irvine, Tourism Marketing Coordinator
Gemma Patterson, Administrative Assistant
Kevin Poole, Director, Corporate Administration
Kevin McCarty, Specialist, Climate Action
John Perrott, Manager, Economic Development & Partnerships
Kathy Stogneff, Secretary I, Corporate Services

ORDER The meeting was called to order at 9:00 a.m.

**LAND
ACKNOWLEDGEMENT** *As Chair of the City of Vernon's Tourism Commission, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

**ADOPTION OF THE
AGENDA** Moved by D. Proulx, seconded by R. Barton:

THAT the agenda of the March 19, 2025 Tourism Commission meeting be adopted as amended with the addition of memorandum titled "2024 Tourism Operating Budget" as item 6d.

CARRIED.

**ADOPTION OF THE
MINUTES**

Moved by S. Pattenau, seconded by B. Suranko:

THAT the minutes of the February 19, 2025 Tourism Commission meeting be adopted.

CARRIED.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

**2024 TOURISM
OPERATING BUDGET**

Moved by C. Larsen, seconded by K. Fuller:

THAT the Tourism Commission receive for information the memorandum titled "2024 Tourism Operating Budget" dated March 17, 2025 that outlines the additional expenses and budget shortfall which require a transfer of \$290,624 in 2024 from the Hotel Tax Reserve fund.

CARRIED.

**CLIMATE ACTION IN
VERNON**

K. McCarty presented an overview of Vernon's Climate Action Plan, highlighting the economic development climate goals and the development of the tourism climate action program.

**MOTION FOR
LETTERS OF
SUPPORT**

Moved by C. Larsen, seconded by P. Kaz:

THAT the Tourism Commission endorses the issuance of letters of support for the Vernon Winter Carnival's grant applications to the BC Destination Events Program and the Building Communities Through Arts and Heritage Grant, as well as for Bush Babes Trail Running's grant application to the BC Destination Events Program.

CARRIED.

**ROUNDTABLE
DISCUSSION**

A roundtable discussion on spring outlook and tariff impacts has been postponed to the next meeting due to time constraints.

INFORMATION ITEMS:

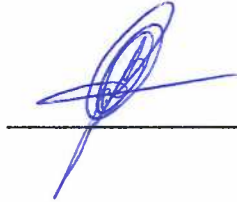
NEXT MEETING

The next meeting for the Tourism Commission is scheduled for April 16, 2025 at 9:00 a.m.

ADJOURNMENT

The meeting of the Tourism Commission adjourned at 10:00 a.m.

CERTIFIED CORRECT:

A handwritten signature in blue ink, consisting of a stylized 'C' or 'S' shape with a horizontal line extending to the right.

Chair



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE CLIMATE ACTION ADVISORY COMMITTEE HELD MARCH 27, 2025 AT 4:00 PM OKANAGAN LAKE ROOM (COUNCIL CHAMBER)

PRESENT: Marie Vance, Science, Technology & Environmental Services Representative
Terry Dyck, Community Stewardship Representative
Valerie Holowach, Community at Large Representative
Matthew Kemp, Community at Large Representative
Casey Bain, Youth Member
Councillor Guy, Council Representative
Mayor Cumming

ABSENT: Fawn Ross, Health & Social Services Representative
Patrick Riley, Okanagan Indian Band Representative
Jen Comazzetto, School District 22 Board

STAFF: Kevin McCarty, Specialist, Climate Action
Sue Wood, Manager, Legislative Services
Peter Weeber, Chief Administrative Officer
Kathy Stogneff, Records/Committee Clerk

ORDER The meeting was called to order at 4:00 p.m.

LAND ACKNOWLEDGEMENT *As Staff Liaison 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.*

ADOPTION OF THE AGENDA Moved by M. Vance, seconded by T. Dyck:

THAT the agenda of the March 27, 2025 Climate Action Advisory Committee meeting be adopted as amended New Business "Election of Interim Chair" changed to "Election of Chair & Vice Chair."

CARRIED.

NEW BUSINESS:

ELECTION OF CHAIR & VICE CHAIR

There were three calls for nominations for Chair. V. Holowach accepted the nomination by Councillor Guy. No other nominations were put forward.

Moved by C. Bain, seconded by T. Dyck:

THAT V. Holowach be appointed as Chair for 2025.
CARRIED.

There were three calls for nominations of Vice Chair. Councillor Guy nominated F. Ross. No other nominations were put forward. Acceptance of the position will be confirmed at the next meeting as F. Ross was not in attendance.

Moved by M. Kemp, seconded by C. Bain:

THAT F. Ross be appointed as Vice Chair for 2025.

CARRIED.

ADOPTION OF THE MINUTES

Moved by M. Vance, seconded by T. Bain:

THAT the minutes of the January 29, 2025 Climate Action Advisory Committee meeting be adopted:

CARRIED.

UNFINISHED BUSINESS:

COUNCIL BUSINESS UPDATE

Councillor Guy provided the Committee with an update on City Council business.

Following a question from the Committee, P. Weeber, Chief Administrative Officer, provided a letter addressed from the City to Harwinder Sandhu, Vernon-Lumby MLA, regarding the Vernon Farmers' Market rental fees at Kal Tire Place.

STAFF UPDATE

K. McCarty provided the Committee with a staff update on the 2025 climate action initiatives.

INFORMATION ITEMS:

GREEN BUSINESS COACHING SERVICES

K. McCarty presented three proposals that were received for the delivery of coordinated coaching services for businesses or nonprofits to enhance green business practices and requested feedback from the committee.

NEXT MEETING

Recruitment for committee member vacancies will close on April 4, 2025. Following Council appointments, the Chair will call a special

meeting to address new Committee member orientations and to consider the establishment of sub-committees.

The next regular meeting for the Climate Action Advisory Committee is tentatively scheduled for May 28, 2025.

ADJOURNMENT

The meeting of the Climate Action Advisory Committee adjourned at 6:00 p.m.

CERTIFIED CORRECT:

 Chair