

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6013

A bylaw to amend the City of Vernon's Official  
Community Plan Bylaw 5470

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WHEREAS the Council of The Corporation of the City of Vernon has determined to amend "Official Community Plan Bylaw 5470, 2013";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions 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 "**Official Community Plan (Development Permit Exemptions for Multi-Unit Housing and Riparian Assessment Areas) Amendment Bylaw 6013, 2024**".
2. That Official Community Plan Bylaw 5470 is hereby amended by **AMENDING Section 26.0 Development Permit Areas (All Areas)** as shown in red on attached Schedule 'A', attached to and forming part of this bylaw.
3. Official Community Plan Bylaw 5470 is hereby ratified and confirmed in every other respect.

BYLAW 6013

READ A FIRST TIME this	12 <sup>th</sup> day of November, 2024
READ A SECOND TIME this	12 <sup>th</sup> day of November, 2024
PUBLIC HEARING held this	9 <sup>th</sup> day of December, 2024
READ A THIRD TIME this	9 <sup>th</sup> day of December, 2024
ADOPTED this day of, 2025.	

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Mayor

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Corporate Officer

**Attached to and forming Part of Bylaw 6013 “Official Community Plan (Development Permit Exemptions for Multi-Unit Housing and Riparian Assessment Areas) Amendment Bylaw 6013, 2024”**

Where a Development Permit is required based on criteria 1-4 above, exemption from Development Permit approval applies in the following situations:

- Internal renovations where the existing buildings, structures, landscaping, parking and access are not affected.
- Addition to, alteration of, or external renovation of existing buildings or structures where the value of the work does not exceed \$200,000 (Bylaw 5886) and where the use of the site as defined in the Zoning Bylaw is not amended and where the landscaping, parking and access are not altered and where the site is not listed on the Vernon Heritage Register and where the site is not designated a Heritage site. A Development Permit Minor may be required based on criteria set out in the Development Permit Minor section below.
- Erection of new signs, or replacement, relocation, or modification of existing signs except where other policies of the OCP require Development Permit approval.
- Temporary buildings as governed by the City’s Zoning Bylaw and the City’s Building and Plumbing Bylaw. This includes temporary classrooms.
- **Construction of up to the maximum density of dwelling units authorized on properties in Classes 1, 2, and 3 of the MUS: Multi-Unit Small Scale Zone.**
- **Construction of up to the lesser of the maximum unit count or units per acre for properties in Classes 4 and 5 of the MUS: Multi-Unit Small Scale Zone.**

Where a Development Permit is required based on criteria 5, exemption from Development Permit approval applies in the following situations:

- ~~• Repair, extension or alteration to existing buildings and structures that are determined to be legally non-conforming under Section 528 of the Local Government Act and where the footprint of the building is not increased.~~
- ~~• Reconstruction of a building or structure damaged beyond 75% of its value, as described by Section 532 of the Local Government Act, provided it remains on its existing foundation. Repairs or other non-structural alterations or additions to a building or structure, if the building or structure will remain on its existing foundation and within its existing footprint, and is not damaged or destroyed to the extent described in section 532 (1) [repair or reconstruction if damage or destruction  $\geq$  75% of value above foundation] of the Local Government Act.~~
- ~~• Reconstruction of buildings that are legally non-conforming as to siting after damage regardless of the percentage of damage, under Section 529 of the Local Government Act, as long as there is no further contravention of City of Vernon bylaws.~~
- ~~• The construction of a single pathway through the Riparian Assessment Area providing access to the lakeshore or creek. However, a Development Permit Minor will be required. Maintenance of a game trail, formed by consistent use, that existed before 2006.~~
- Farming operations as defined in the Farm Practices Protection Act.
- ~~• Developments that have been approved but not constructed prior to the adoption of this bylaw, provided the approved development has not changed.~~
- Mining activities, hydroelectric facilities and forest management.
- Public works and services: the construction, repair, and maintenance of works by the City or its authorized agents and contractors are exempt from the formal development approval process, but only when works are completed in accordance with the assessments and recommendations of a qualified environmental professional (QEP) in accordance with the Riparian Areas **Protection** Regulation, the Water **Sustainability** Act or other applicable environmental regulation.
- Emergency procedures: actions and activities performed to prevent, control, or reduce flooding, erosion or other immediate threats to life or property, including:
  - Emergency flood or erosion protection works;
  - Clearing of an obstruction from a bridge, culvert or drainage channel; and
  - Repairs to bridges for safety fences.
- **Developments exempt under Section 3 of the Riparian Areas Protection Regulation, as amended.**