

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6031

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 "**Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025**".
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw 6000, is hereby amended as follows:

That the following legally described lands be rezoned as outlined in the below table:

Zoning Legend:

MUS – Multi-Unit: Small Scale

MUM – Multi-Unit: Medium Scale

MSH – Medium Scale Housing

CMUN – Commercial Mixed Use: Neighbourhood

Legal	Civic	Current Zone	New Zone	Reference Map
LT 2, PL 7174, DL 73, ODYD	1600 32 Street	MUM	CMUN	1
LT 1, PL 7174, DL 73, ODYD	1602 32 Street	MUM	CMUN	1
LT 2, PL 324, DL 71, ODYD, Except PL 4786 & M11440	3006 Gateby Place	MSH	MUS	2

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LT 1, PL KAP4160, DST LT 71, ODYD, EXCEPT PL EPP134399	39A Street (No Civic Address)	MSH	MUS	3
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and by changing the Zoning Map accordingly, all in accordance with the reference map as shown on Schedule "A" attached to and forming part of this bylaw.

3. Zoning Bylaw 6000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 27th day of January, 2025

READ A SECOND TIME this 27th day of January, 2025

PUBLIC HEARING held this day of ,2025 day of ,2025

READ A THIRD TIME this

Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 20____ _____ for Minister of Transportation & Infrastructure

ADOPTED this _____ day of ,2025.

Mayor

Corporate Officer



34 ST

18 AVE

17 AVE

16 AVE

18 AVE

16 AVE

15 AVE

HWY 97 S

LANE W OF 32 ST (S OF 19 AVE)

LANE W OF 32 ST (S OF 18 AVE)

LANE W OF 32 ST (S OF 17 AVE)

LANE W OF 32 ST (S OF 16 AVE)

LANE W OF 33 ST (S OF 18 AVE)

LANE W OF 33 ST (S OF 17 AVE)

LANE W OF 33 ST (S OF 16 AVE)

31A ST

1815
1809
1805
3303

1812
1808
1804
1800

1809
1805

1814
1808
1806
1800

3302
1703
1701

1714
1710
1708
3301

1715
1709
1707
1705
1703

1708
1700

3302
1605
1603
1601

1612
1610
1608
1606
1602
1600

1615
1611
1605
1603
1601

1610
1606
1602
1600

SUBJECT PROPERTIES

1605
1603
1603
1601

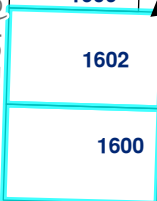
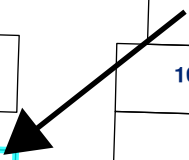
1803
3107
3105

3106
3104

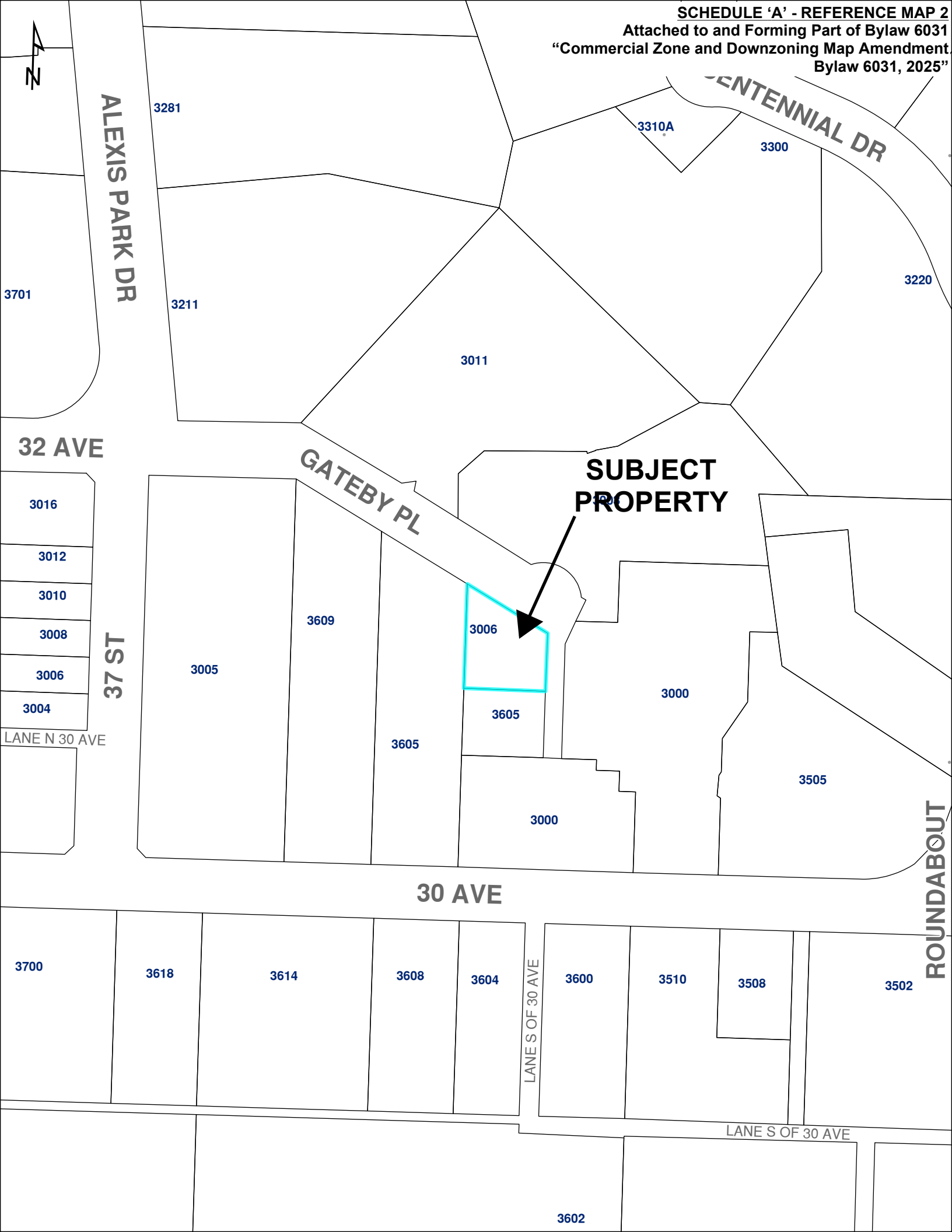
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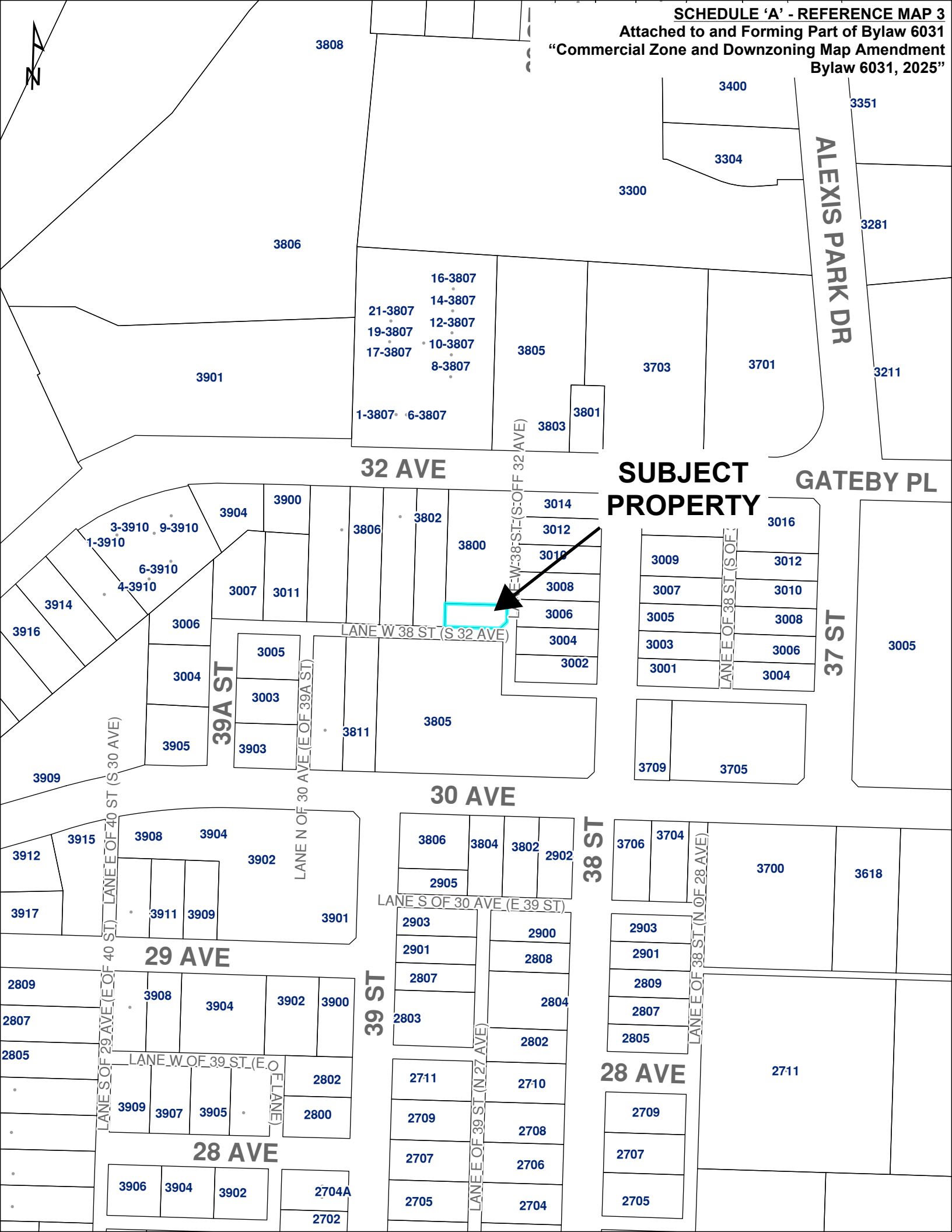
3106
3104

B5-2950
B6-2950
B7-2950
B8-2950
B15-2950
B16-2950



SCHEDULE 'A' - REFERENCE MAP 2
Attached to and Forming Part of Bylaw 6031
"Commercial Zone and Downzoning Map Amendment
Bylaw 6031, 2025"





3808

3400

3351

3304

ALEXIS PARK DR

3281

3300

3211

3806

16-3807
14-3807
21-3807
19-3807
17-3807
12-3807
10-3807
8-3807

3805

3703

3701

3901

1-3807 6-3807

LANE W 38 ST (S OFF 32 AVE)

3803

3801

32 AVE

SUBJECT PROPERTY

GATEBY PL

3-3910 9-3910
1-3910

3904

3900

3806

3802

3800

3014

3012

3010

3008

3006

3004

3002

3009

3007

3005

3003

3001

3016

3012

3010

3008

3006

3004

37 ST

3005

3916

3914

4-3910

6-3910

3006

39A ST

3005

3003

3004

3905

3903

LANE N OF 30 AVE (E OF 39A ST)

3811

3805

LANE W 38 ST (S 32 AVE)

LANE E OF 38 ST (S OF 37 ST)

3709

3705

30 AVE

3912

3915

3908

3904

3902

LANE N OF 30 AVE (E OF 39A ST)

3901

3806

3804

3802

2902

2905

3706

3704

3700

3618

3917

3911

3909

3901

LANE S OF 30 AVE (E 39 ST)

2903

2901

2807

2803

2711

2709

2707

2705

2900

2808

2804

2802

2710

2708

2706

2704

38 ST

2903

2901

2809

2807

2805

28 AVE

2709

2707

2705

LANE E OF 38 ST (N OF 28 AVE)

2711

LANE S OF 29 AVE (E OF 40 ST)

29 AVE

LANE W OF 39 ST (E OF LANE)

3909

3907

3905

3903

2802

2800

28 AVE

3906

3904

3902

2704A

2702

LANE E OF 39 ST (N 27 AVE)

2705

2704