

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 24th day of February, 2025
READ A THIRD TIME this day of ,2025

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 33 ST (S OF 18 AVE)

LANE W OF 32 ST (S OF 18 AVE)

LANE W OF 33 ST (S OF 17 AVE)

LANE W OF 32 ST (S OF 17 AVE)

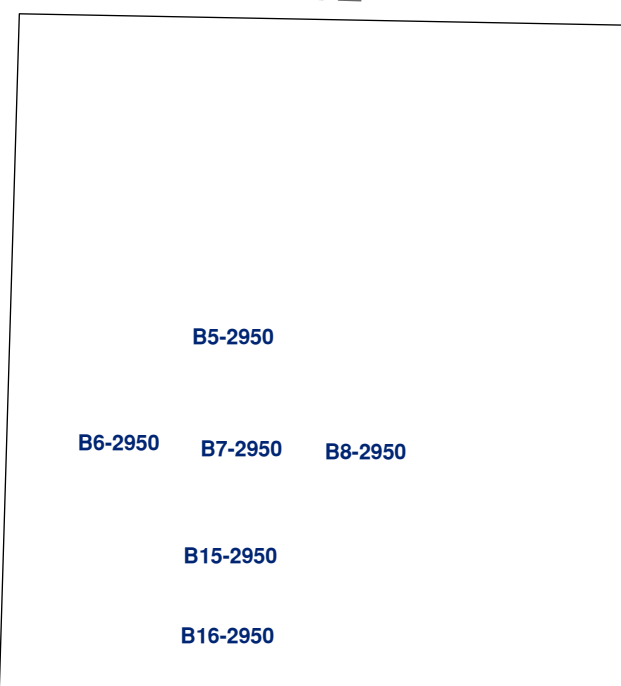
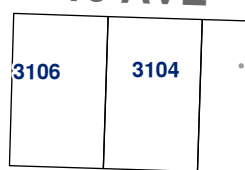
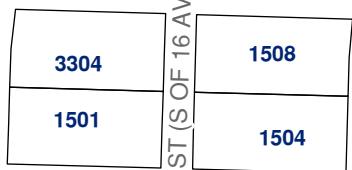
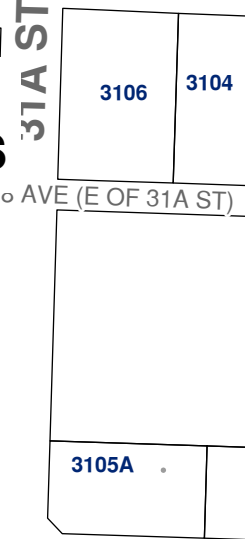
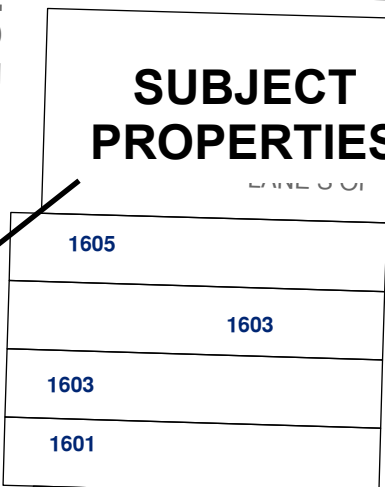
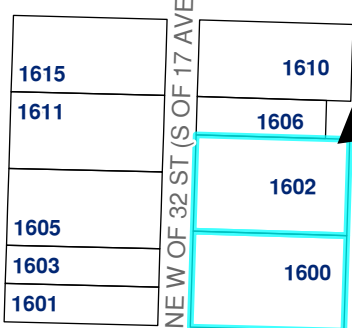
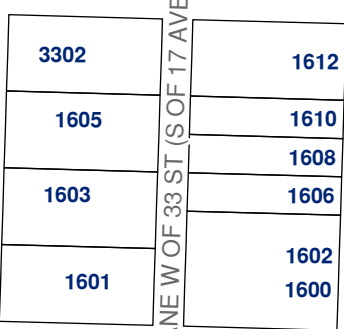
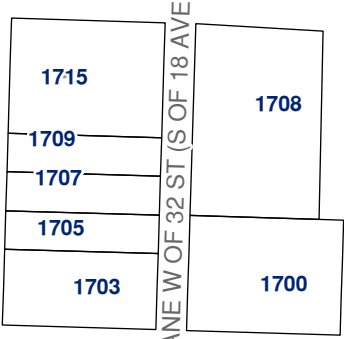
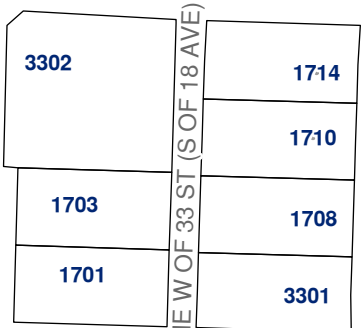
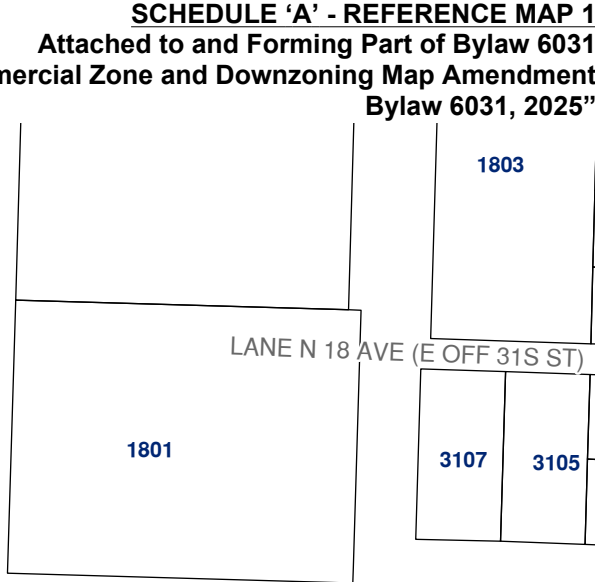
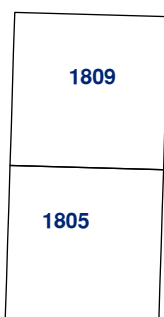
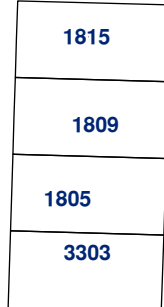
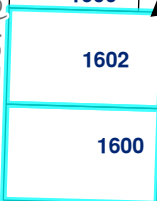
LANE W OF 33 ST (S OF 16 AVE)

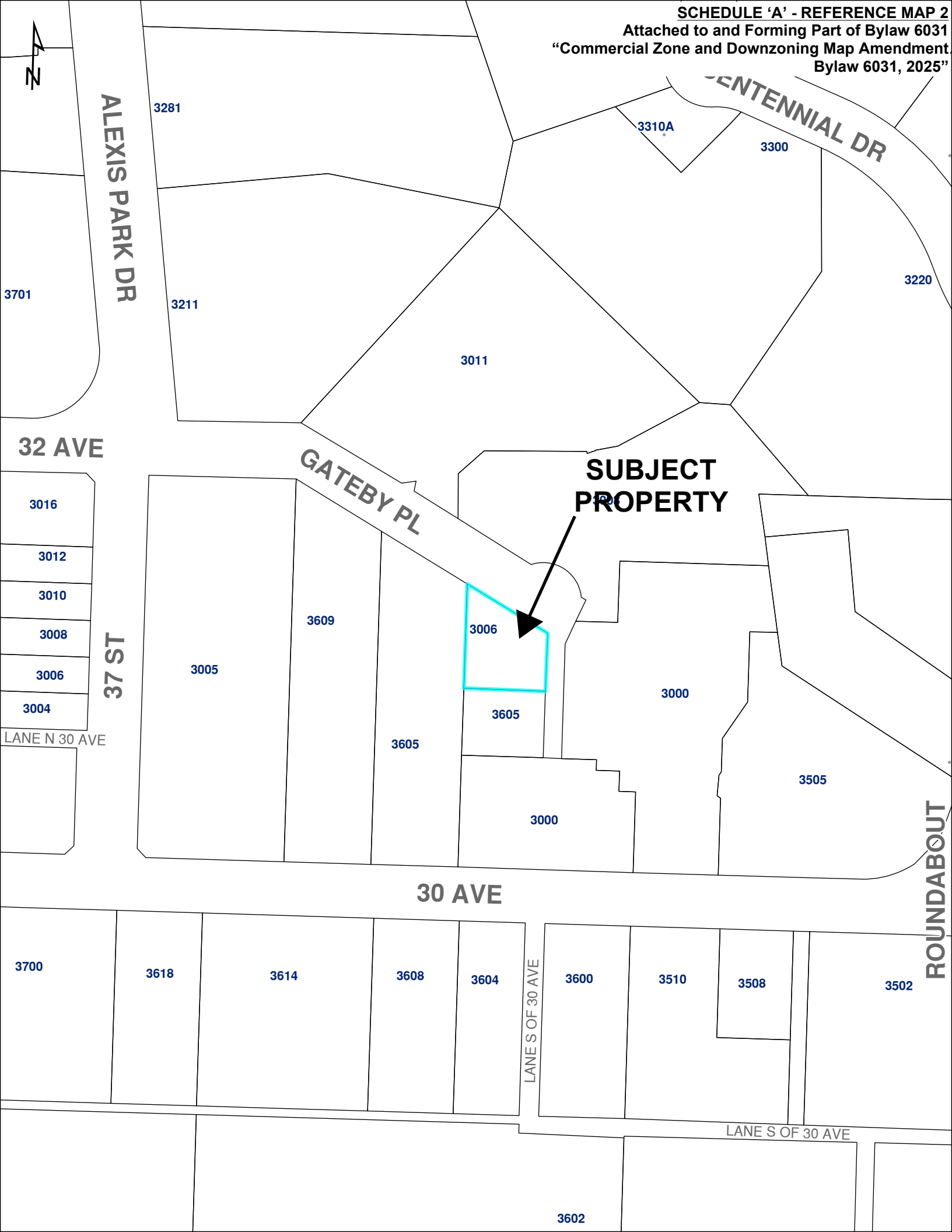
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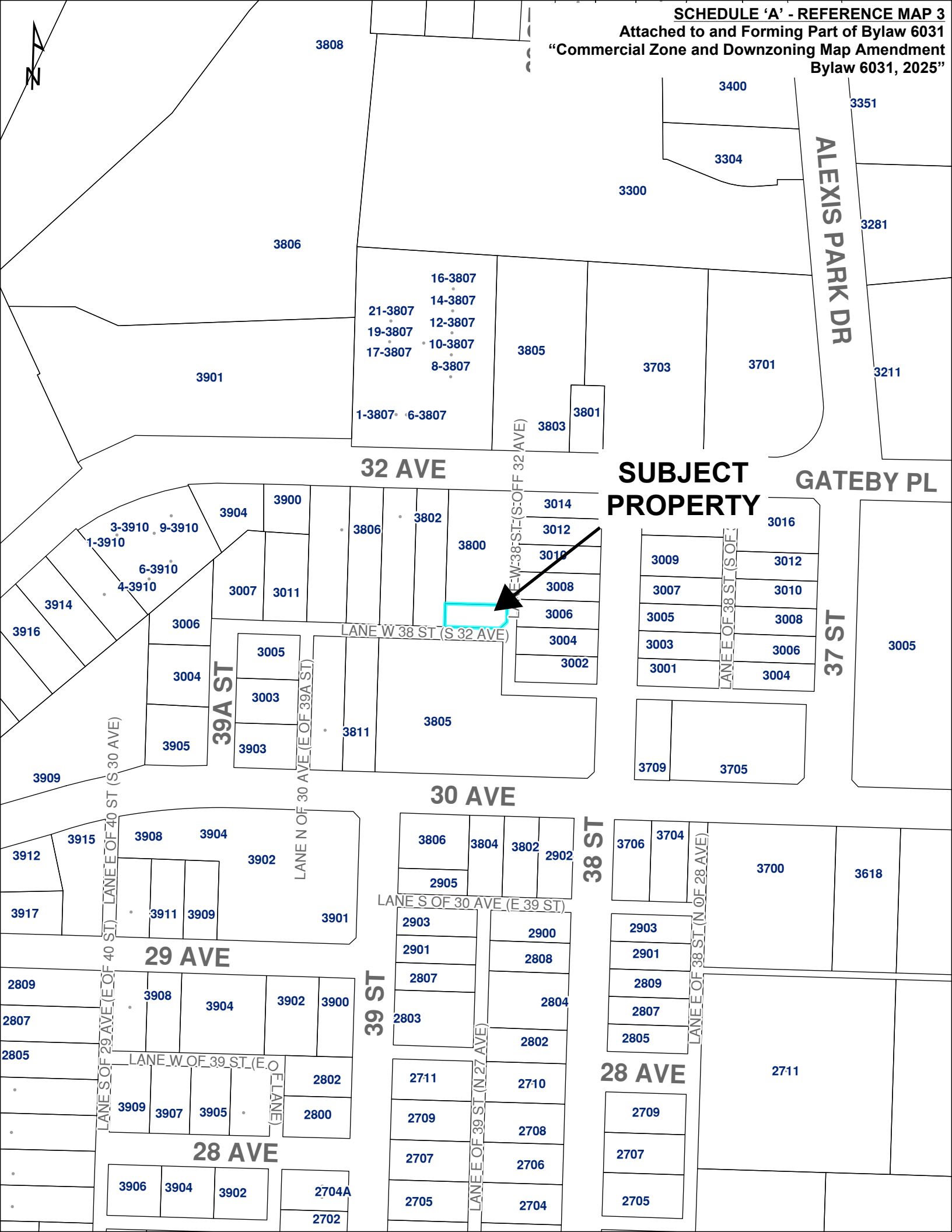
LANE N 18 AVE (E OFF 31S ST)

LANE S 16 AVE (E OF 31A ST)

SUBJECT PROPERTIES







3808

3400

3351

ALEXIS PARK DR

3304

3300

3281

3806

16-3807
14-3807
12-3807
10-3807
8-3807
21-3807
19-3807
17-3807
6-3807

3805

3703

3701

3211

3901

1-3807

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

3007

3011

3004

3005

3003

3905

3903

LANE W 38 ST (S 32 AVE)

3811

3805

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

LANE S OF 30 AVE (E 39 ST)

2903

2901

2807

2803

2711

2709

2707

2705

2900

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2802

2710

2708

2706

2704

38 ST

2903

2901

2809

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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)

28 AVE

3906

3904

3902

2704A

2702

LANE E OF 39 ST (N 27 AVE)

LANE S OF 29 AVE (E OF 40 ST)

3909

3907

3905

2802

2800

LANE S OF 29 AVE (E OF 40 ST)

3912

3915

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3904

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LANE S OF 29 AVE (E OF 40 ST)

3909

3905

3903

3901

LANE S OF 29 AVE (E OF 40 ST)

3916

3914

3906

3904

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