



## **Report to Council**

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

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### **Purpose:**

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

### **Recommendation:**

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

### **Analysis:**

#### **A. Rationale:**

##### **1. Background:**

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

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

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

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

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

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

## 2. Overview:

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

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

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

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

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

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

### **3. Project Details:**

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

### **B. Relevant Policy/Bylaws/Resolutions:**

1. Zoning Bylaw 6000, 2024
2. At its Regular Meeting of June 24, 2024, Council passed the following resolution:  
  
*THAT Bylaw 6000, "City of Vernon Zoning Bylaw 6000, 2024", a bylaw to manage the use of land within the corporate boundaries of the City of Vernon in accordance with Part 14 of the Local Government Act be adopted.*
3. At its Regular Meeting of March 10, 2025, Council passed the following resolution:  
  
*THAT Bylaw 6010, "Housing Zone Map Amendment Bylaw 6010, 2025", a bylaw to amend Zoning Bylaw 6000, be adopted.*
4. At its Regular Meeting of March 10, 2025, Council passed the following resolution:

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

### **C. Council's Strategic Plan Alignment:**

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

## **Financial Implications:**

n/a

## **Internal Reviews:**

The following internal departments reviewed the proposed Zoning Bylaw amendments:

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

## **Attachments:**

Included in the first attachment:

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

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

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

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

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

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

Attachment G: Images

Included in the second attachment:

Attachment H: Complete Redlined Zoning Bylaw 6000

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, General Manager, City Planning

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

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer