

THE CORPORATION OF THE CITY OF VERNON

BYLAW 5934

A bylaw to amend the City of Vernon  
Zoning Bylaw 5000

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw 5000 to add additional commercial uses and update development regulations in the C10A – Tourist Commercial and Residential zoning district within the City of Vernon;

AND WHEREAS all persons who might be affected by this amendment 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 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 the "**Zoning Text (C10A – Tourist Commercial and Residential) Amendment Bylaw 5934, 2022**".
2. The City of Vernon Zoning Bylaw 5000 be, and is hereby amended, as follows:
  - (i) **AMENDING Section 10.10a C10A: Tourism Commercial and Residential, 10.10a.2 Primary Uses** as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw;
  - (ii) **AMENDING 10.10a.3 Secondary Uses** as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw;
  - (iii) **AMENDING 10.10a.5 Development Regulations** as shown in **red** on attached Schedule 'A', attached to and forming part of this bylaw.
3. Zoning Bylaw 5000 is hereby ratified and confirmed in every other respect.

BYLAW 5934

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READ A FIRST TIME this                      day of                      , 2022.  
READ A SECOND TIME this                      day of                      , 2022.  
PUBLIC HEARING held this                      day of                      , 2023.  
READ A THIRD TIME this                      day of                      , 2023.

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 20____</p> <p>_____</p> <p>for Minister of Transportation &amp; Infrastructure BYLAW 5934</p>
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ADOPTED this                      day of                      , 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## **10.10a C10A: Tourist Commercial and Residential**

**C10A**

### **10.10a.1 Purpose**

The purpose is to designate and preserve land for the **development** of destination commercial visitor accommodation and to allow for permanent residences. *(Bylaw 5275)*

### **10.10a.2 Primary Uses**

- amusement arcades, major
- apartment hotel
- apartment housing, tourist
- apartment housing
- artist studios
- **brewing or distilling, Class A**
- **business support services**
- clubs, private
- convenience vehicle rentals *(Bylaw 5013)*
- cottages
- cottages, tourist
- cultural exhibits, private
- drive-through services
- duplex housing
- duplex tourist housing *(Bylaw 5325)*
- **educational services, private**
- **employee housing, self contained dwelling**
- **farmers market**
- **financial services**
- four-plex housing
- four-plex tourist housing *(Bylaw 5325)*
- hotels
- liquor primary establishment, minor
- liquor primary establishment, major
- marinas
- motels
- primary food establishments
- participant recreation services, indoor
- **participant recreation services, outdoor**
- personal services
- parks, public
- **real estate sales centre**
- retail stores, convenience
- retail stores, general
- **retail stores, licensee**
- retail street sales
- row housing

## SCHEDULE 'A'

### Attached to and Forming Part of Bylaw 5934

### “Zoning Text (C10A – Tourist Commercial and Residential) Amendment Bylaw 5934, 2022”

- row housing, tourist (Bylaw 4883)
- semi-detached housing
- semi-detached tourist housing (Bylaw 5325)
- single detached housing
- single detached tourist housing (Bylaw 5325)
- **spectator entertainment establishments**
- stacked row housing
- three-plex housing
- three-plex tourist housing (Bylaw 5325)
- **wineries and cideries**

#### 10.10a.3 Secondary Uses

- amusement arcades, minor
- **bed & breakfast homes** (in single detached housing or semi-detached housing or duplex housing only) (Bylaw 5498)
- care centre, minor
- carnival
- docks, community
- docks, private
- home based businesses, minor
- marina equipment rentals
- marina fuel facilities
- marina sani-dump facilities
- offices
- residential security/operator unit
- ~~retail stores, licensee~~
- ~~spectator entertainment establishments~~
- utility services, minor impact

#### 10.10a.5 Development Regulations

- Maximum commercial floor space ratio is 2.0, except it is 5.0 for apartment housing, tourist and apartment housing **and Hotels**.
- Maximum site coverage is 60% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 85%.
- Maximum height is the lesser of 15.0m or 4 storeys, except for apartment housing, tourist and apartment housing **and Hotels** where the height shall be the lesser of 30.0m or 9 storeys. ~~and in accordance with the RH3 zone.~~
- Minimum front yard is 4.5m, **except it is 0m for ground floor commercial uses.**
- Minimum side yard is 3.0m, except it is 4.5m for any flanking street **and it is 0m for ground floor commercial uses.**
- Minimum **side yard** for shared interior **party walls** is 0.0m. (Bylaw 5325)
- Minimum rear yard is 3.0m, except it is **0m for ground floor commercial uses and 4.5m** where the abutting land is zoned or designated Residential.