

THE CORPORATION OF THE CITY OF VERNON

BYLAW 5961

A bylaw to amend the City of Vernon  
Zoning Bylaw Number 5000

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WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw Number 5000;

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 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 **"Resort Villages at Predator Ridge Rezoning Amendment Bylaw Number 5961, 2023"**.
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw Number 5000, is hereby amended as follows:

That the following legally described lands be rezoned from **"RTCA – Resort Commercial and Residential"** to **"C10A – Tourist Commercial and Residential"**.

**Legal Descriptions:**

Lot A, Sec 2, Twp 13, ODYD, Plan EPP75906 (45 Village Centre Place – Lodge 4);

Lot 1, Sec 2, Twp 13, ODYD, Plan EPP122839 (85 Village Centre Place – Lodge 4);

Lot 1, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 75185 and EPP75906 (101 Village Centre Court – Village Parking Lot);

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Lot 2, Sec 2, Twp 13, ODYD, Plan KAP72946, Except Plan 73315 (200 Predator Ridge Drive – Fitness Centre);

Lot 3, Sec 2, Twp 13, ODYD, Plan KAP72946 (100 Mashie Crescent – Sales Centre);

Part of Lot A, Sec 2, Twp 13, ODYD, Plan KAP62817, Except Plans KAP65635, KAP72946, KAP75798, KAP81729, KAP82178, KAP84871, KAP86772, KAP87620, KAP88596, KAP90147, KAP90371, KAP92812, EPP36074, EPP40938, EPP41985, EPP57158 and EPP121044 (Maintenance Yard);

Lot B, Sec 2, Twp 13, ODYD, Plan KAP65919 (201 Village Centre Court – Parcels above Peregrine Cottages);

Part of Lot 5, Sec 2, Twp 13, ODYD, Plan KAP65635, Except Plans KAP75185, EPP75906 and EPP114191 (300 Village Centre Place– Club House) and;

Part of The East ½ of Sec 3, Twp 13, ODYD, Except Plans KAP75798, KAP82178, KAP86772, KAP88117, KAP89831, KAP90372, KAP90887, KAP92812, EPP26810, EPP40938, EPP57158 and EPP121044 (Parcel I and Parcel R – Predator Ridge Neighbourhood Plan)

**AND**

That the following legally described lands be rezoned from “**RTCA – Resort Commercial and Residential**” to “**P5 – Private Park**”.

**Legal Description:**

Part of The Southwest ¼ of Sec 3, Twp 13, ODYD (Parcel O – Predator Ridge Neighbourhood Plan)

and by changing the Zoning Map accordingly, all in accordance with the purple areas as shown on Schedule “A” attached to and forming part of this bylaw.

3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

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READ A FIRST TIME this                      day of                      , 2023

READ A SECOND TIME this                      day of                      , 2023

PUBLIC HEARING held this                      day of                      , 2023

READ A THIRD TIME this                      day of                      , 2023

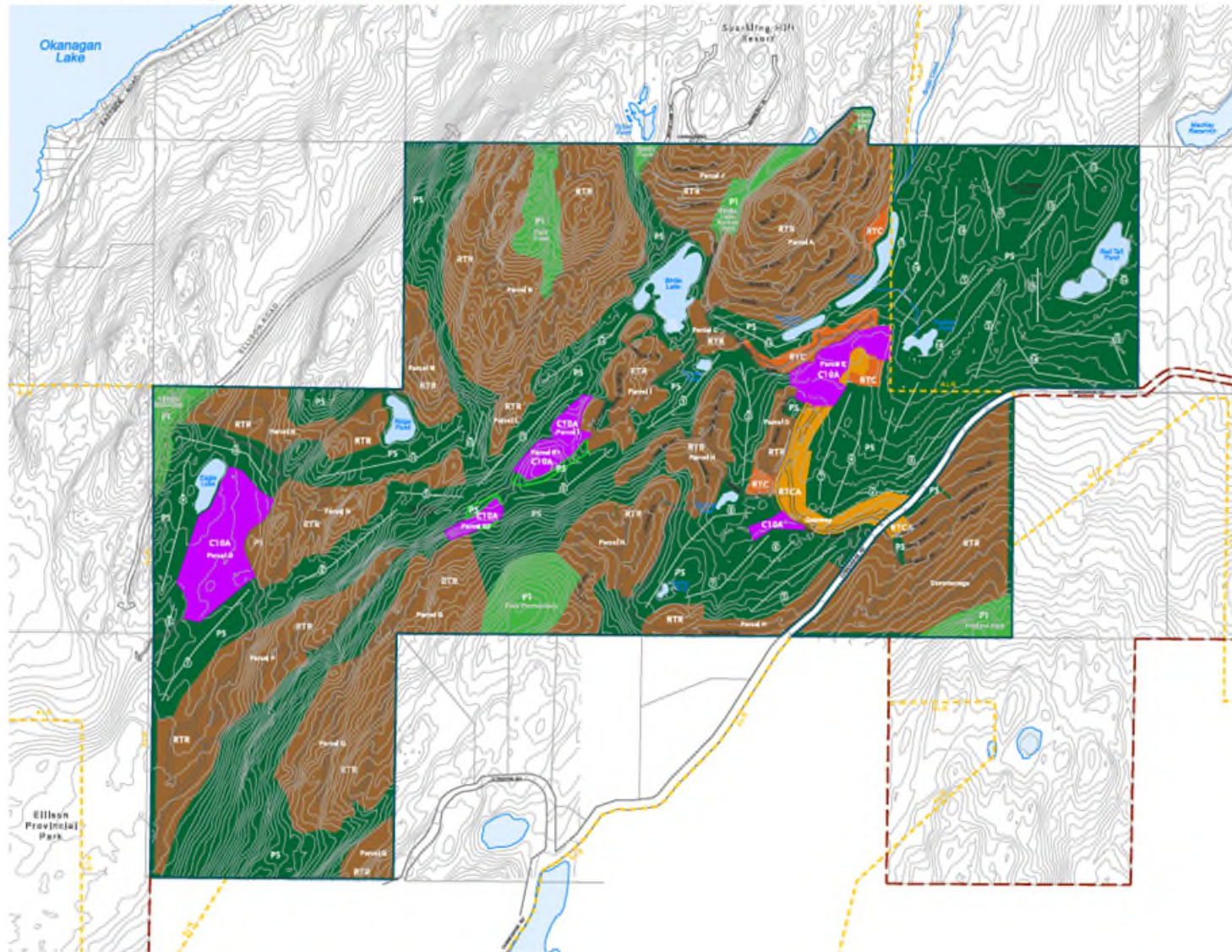
ADOPTED this                      day of                      , 2023.

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Mayor:

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

**SCHEDULE 'A'**  
**Attached to and Forming Part of Bylaw 5961**  
**“Resort Villages at Predator Ridge Rezoning Amendment Bylaw Number 5961 2023”**

**PREDATOR RIDGE | PROPOSED C10A ZONES**



**PREDATOR RIDGE  
 NEIGHBOURHOOD PLAN**

**ZONING PLAN | PROPOSED**

LEGEND NOVEMBER 2022

- City of Vernon Boundary
- Neighbourhood Plan Area
- - - - - ALR Boundary
- Existing & Future Roads
- == == == Existing & Future Street Roads

**ZONING | PROPOSED**

- Tourist Commercial & Residential (C10A)
- Resort Commercial (RTRC)
- Resort Commercial & Residential (RTRCA)
- Resort Residential (RTR)
- Parks & Open Space (PS)
- Private Park (PS)
- Proposed Zoning Change Boundary | C10A
- Proposed Zoning Change Boundary | PS

