

File: 6450

February 6, 2025

«Owner_Company»
«Add_Owner_Company»
«Address1»
«Address2»

To Whom It May Concern:

**Re: Notice of Public Hearing for Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025
(various addresses)**

A Public Hearing has been scheduled for **Monday, February 24, 2025 at 5:30 p.m.** in the City Hall Council Chamber, 3400 30th Street, Vernon, BC in order for Council to receive public input regarding proposed “Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025”, which proposes to update the zoning map to address anomalies identified since adoption of Zoning Bylaw 6000 on June 24, 2024, to meet the Province’s deadline for implementation of Small Scale Multi Unit Housing.

Bylaw 6031 addresses zoning designations on two properties operating a commercial business in a housing zone and proposes to reassign the zoning designation to CMUN – Commercial Mixed Use: Neighbourhood to align with the uses occurring on the site. Additionally, the bylaw proposes downzoning two properties in housing zones from medium density to low density.

Attached for your reference are the following documents:

- i. Attachment 1 – Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025
- ii. Attachment 2 – Bylaw 6031: Property listing and rationale

A copy of the proposed bylaw and relevant background documents may be inspected at the Community Services Building, 3001 32nd Avenue, Vernon BC between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday from February 13 to February 24, 2025 (except for weekend days and statutory holidays). Documents may also be viewed at www.vernon.ca/publichearings.

Should you deem your interest in property affected by the proposed bylaw, it would be to your advantage to attend the Public Hearing, at which time you will be afforded an opportunity to be heard by Council. If you are unable to attend, you may appoint an agent to act on your behalf, or provide a hard copy or digital written submission (email to phearings@vernon.ca). Written submissions must include your name and civic address and be received by the Corporate Officer by 3:00 p.m. on Monday, February 24, 2025. **Please note that City Council members are not permitted to receive further public input concerning the proposed bylaw after the closure of the Public Hearing.**

Regards,

“Matt Faucher”

Matt Faucher
Acting Manager, Long Range Planning & Sustainability

MF:Ih
Attach.



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

BYLAW 6031

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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.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure

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

READ A FIRST TIME this _____ day of ,2025

READ A SECOND TIME this _____ day of ,2025

PUBLIC HEARING held this _____ day of ,2025

READ A THIRD TIME this _____ day of ,2025

ADOPTED this _____ day of ,2025.

Mayor

Corporate Officer



SCHEDULE 'A' - REFERENCE MAP 1
Attached to and Forming Part of Bylaw 6031
"Commercial Zone Map Amendment Bylaw 6031, 2025"

34 ST

18 AVE

17 AVE

16 AVE

18 AVE

16 AVE

15 AVE

HWY 97 S

SUBJECT PROPERTIES

1815
1809
1805
3303

1812
1808
1804
1800

1809
1808
1804
1800

1814
1808
1804
1800

3302
1703
1701

1714
1710
1708
3301

1715
1709
1707
1705
1703

1708
1700

1801

3107 3105

3302
1605
1603
1601

1612
1610
1608
1606
1602
1600

1615
1611
1605
1603
1601

1610
1606
1602
1600

1605
1603
1603
1601

3106 3104

3304
1501

1508
1504

1507
1501

3202
1500

1501

3106 3104

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

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)

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)

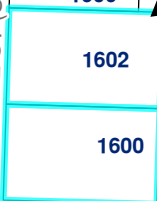
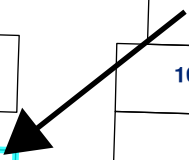
LANE W OF 31 AVE

LANE W OF 31 AVE

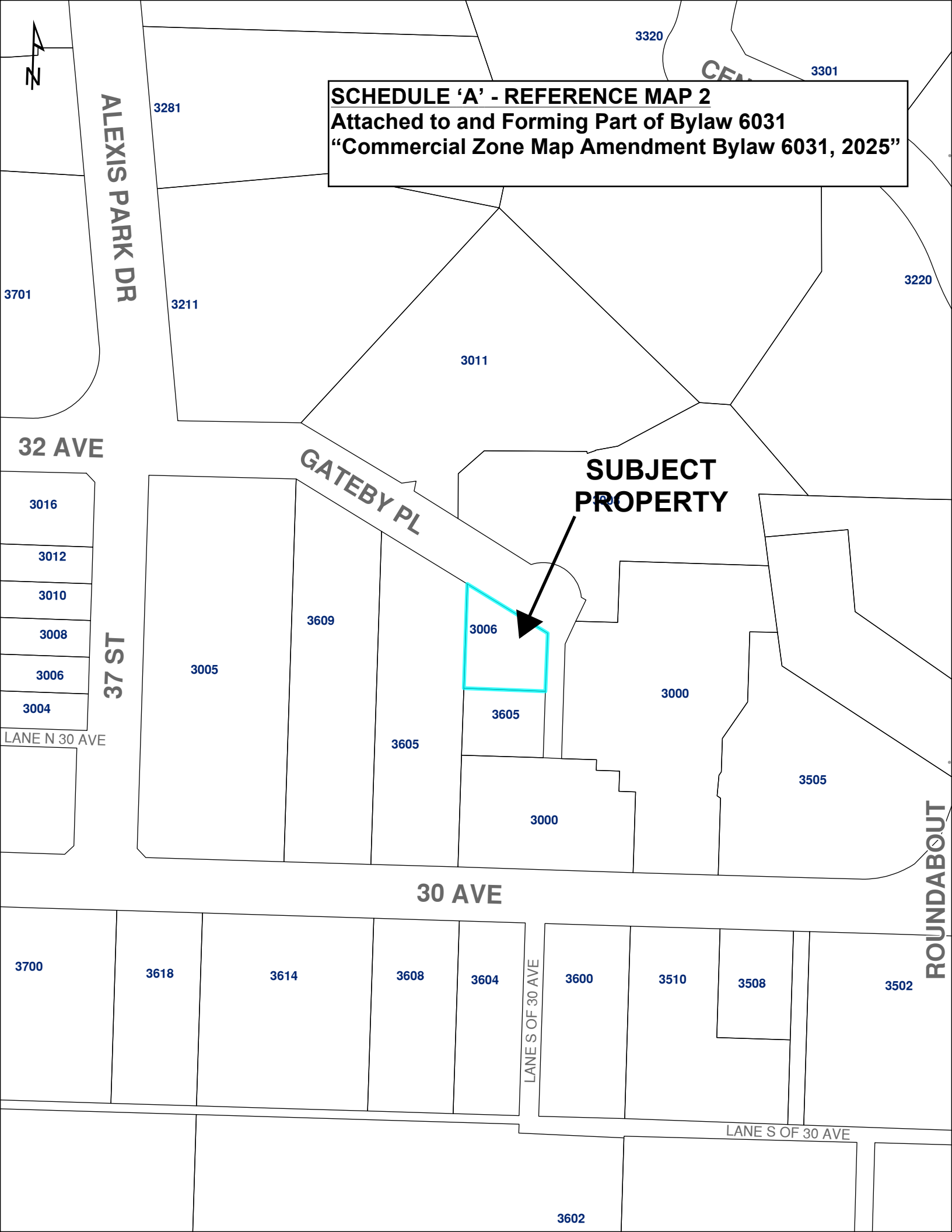
LANE N 18 AVE (E OFF 31S ST)

LANE S OF 16 AVE (E OF 31A ST)

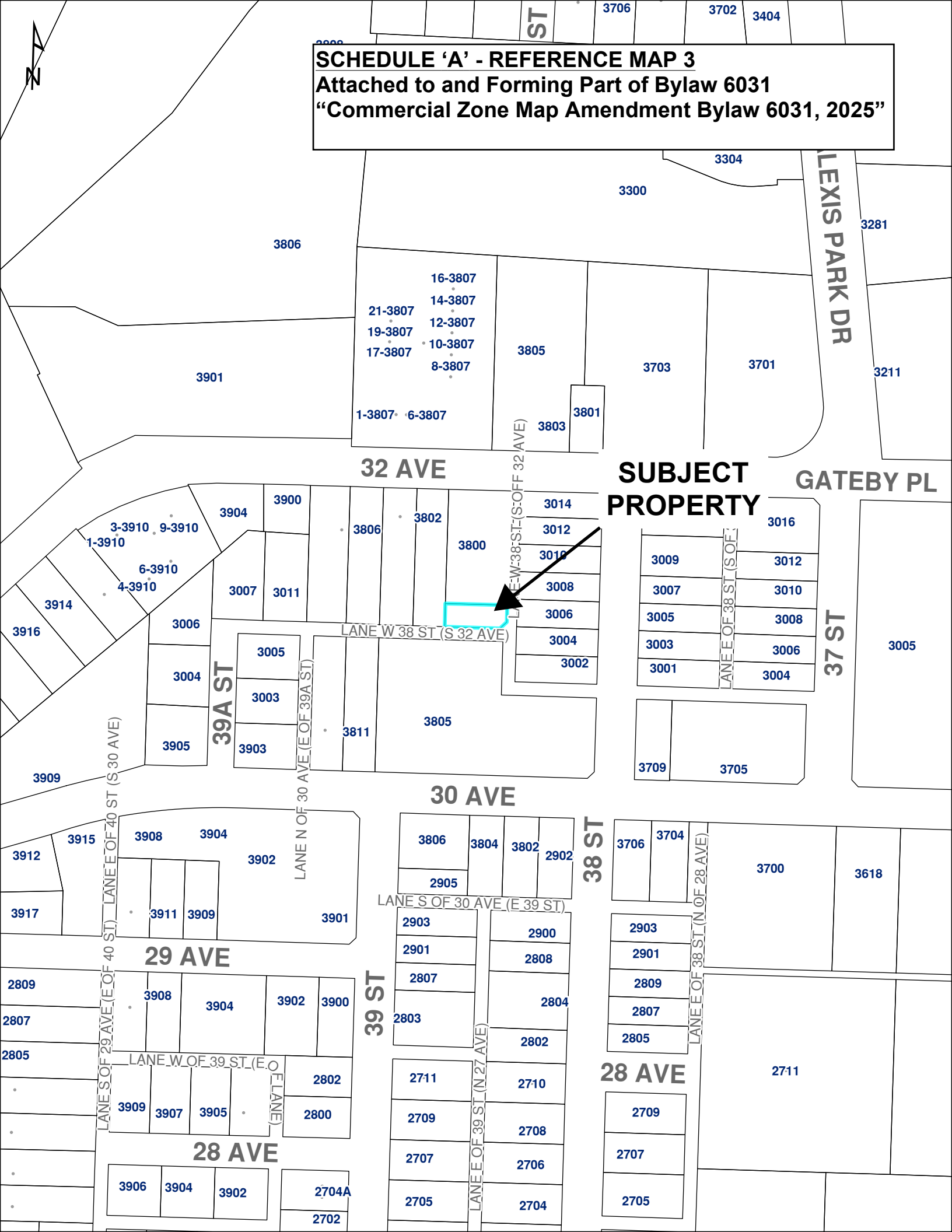
31A ST



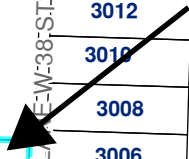
SCHEDULE 'A' - REFERENCE MAP 2
Attached to and Forming Part of Bylaw 6031
"Commercial Zone Map Amendment Bylaw 6031, 2025"



SCHEDULE 'A' - REFERENCE MAP 3
Attached to and Forming Part of Bylaw 6031
"Commercial Zone Map Amendment Bylaw 6031, 2025"



**SUBJECT
PROPERTY**



LANE S OF 29 AVE (E OF 40 ST) LANE E OF 40 ST (S 30 AVE)

29 AVE

28 AVE

30 AVE

LANE S OF 30 AVE (E 39 ST)

28 AVE

39 ST

38 ST

LANE E OF 39 ST (N 27 AVE)

LANE E OF 38 ST (N OF 28 AVE)

39A ST

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

LANE W 38 ST (S OFF 32 AVE)

LANE W 38 ST (S 32 AVE)

LANE E OF 38 ST (S OF 30 AVE)

37 ST

LEXIS PARK DR

GATEBY PL



Zoning Legend:

Bylaw 5000:

R2 – Large Lot Residential

RH2 – Stacked Row Housing Residential

RH3 – Highrise Apartment Residential

Bylaw 6000:

MUS – Multi-Unit: Small Scale

MUM – Multi-Unit: Medium Scale

MSH – Medium Scale Housing

CMUN – Commercial Mixed Use: Neighbourhood

Civic	Bylaw 5000	Current Zone	New Zone	Reference Map	Rationale
1600 32 Street	R2	MUM	CMUN	1	The City's business licensing records show the property has operated as a commercial business dating back to 2004 (the beginning of our digital records), even though the property was zoned residential. Administration recommends assigning the CMUN zone to align with the historical and current use of the property.
1602 32 Street	R2	MUM	CMUN	1	The City's business licensing records show the property has operated as a commercial business dating back to 2004 (the beginning of our digital records), even though the property was zoned residential. Administration recommends assigning the CMUN zone to align with the historical and current use of the property.
3006 Gateby Place	RH3	MSH	MUS	2	The property owner has requested the zone assigned in Zoning Bylaw 6000 be reviewed as the size of the property does not lend to the form and density envisioned in the zone. Administration has reviewed the property and recommends assigning the MUS zone to align with the constraints of the subject property.
39A Street (No Civic Address)	RH2	MSH	MUS	3	The property owner has requested the zone assigned in Zoning Bylaw 6000 be reviewed as the size of the property does not lend to the form and density envisioned in the zone. Administration has reviewed the property and recommends assigning the MUS zone to align with the constraints of the subject property.