



## Report to Council

**To:** Mayor and Council File No: 3900-20  
**Date:** April 27, 2026  
**From:** Trisa Atwood, Manager, Community Planning and Sustainability  
**Subject:** Official Community Plan General Text and Map Amendment Bylaw 6074, 2026

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### **Purpose:**

To undertake a housekeeping amendment to the Official Community Plan Bylaw 6200, including updates to Land Use Map 5.1 and general text revisions to improve clarity, consistency, and interpretation.

### **Recommendation:**

THAT Official Community Plan General Text and Map Amendment Bylaw 6074, 2026, be read a first and second time;

AND FURTHER, that a Public Hearing be scheduled at 5:30 pm on Monday, May 25, 2026 in the Council Chamber.

### **Background:**

Vernon's Official Community Plan Bylaw 6200 (OCP) was formally adopted on December 15, 2025, to meet the provincial deadline established under Bill 44 (Housing Statutes Amendment Act, 2023). Given the compressed timeline required to achieve compliance, staff advised Council that targeted post-adoption refinements would be both necessary and appropriate. These refinements include minor revisions and housekeeping updates to improve clarity, strengthen interpretation, and resolve any inconsistencies or errors ensuring the OCP operates as a clear, reliable, and effective policy framework.

Following adoption, Administration continued engagement with internal departments and private property owners and has identified a set of proposed map and text amendments, as outlined below:

### **Official Community Plan (OCP) Land Use Map Amendments:**

Administration is recommending adjustments to Official Community Plan Land Use Map 5.1 to improve readability, interpretation, and alignment with OCP Policy. These amendments are the result of a more comprehensive review of each property designated

Community, as well as opportunities for improvements to other map layers identified through early implementation. The proposed amendments are outlined in Attachment 1 – Proposed Map Amendments and are intended to:

- Refine the map legend and colour palette to improve visual clarity;
- Clarify the application of the Community Future Land Use Designation;
- Improve visual representation of riparian areas along Vernon Creek and BX Creek in alignment with OCP Policy 4.4.1.1; and
- Align land use designations for the properties known as “The Rise”, north of Okanagan Hills Boulevard, with the land use direction established in the 2013 Official Community Plan.

These changes are not intended to introduce new policy direction, but rather to ensure the Land Use Map 5.1 clearly reflects the Council-approved land use intent in the OCP and can be consistently interpreted by applicants, the public, and staff.

#### Official Community Plan (OCP) Text Amendments:

Administration is also recommending targeted amendments to the OCP text, as outlined in Attachment 2 – Proposed Text Amendments, to improve consistency, interpretation, and to support effective implementation. These recommendations are a result of early implementation of OCP policy. The proposed text amendments are intended to:

- Align wording in Section 5.7 – Community with the updated Land Use Map 5.1;
- Improve clarity and interpretation of select policies and objectives; and
- Address minor clerical and formatting items identified through early use of the OCP.

These updates are focused on clarity and alignment and do not alter the overall vision, growth strategy, or policy direction of the OCP.

#### Development Permit Area Regulatory Guidelines (Appendix B):

As part of early implementation of the OCP, Administration has reviewed the Development Permit Area (DPA) Regulatory Guidelines in Appendix B, related to DPA1 – Aquatic and DPA2 – Terrestrial. The proposed changes are intended to:

- Improve clarity for applicants and members of the public;
- Allow for Development Permit exemptions for properties that are highly disturbed and no longer contain ecological value due to structures, landscaping, and paving;
- Reduce the administrative process associated with Development Permit applications; and
- Support more efficient application processes while maintaining environmental protection objectives.

The proposed refinements, detailed in Attachment 2, are intended to improve the usability of the guidelines without changing the intent of the Development Permit Areas.

Summary:

The proposed General Text and Map Amendment Bylaw 6074 is intended to improve clarity, consistency, and implementation of the OCP following adoption. The amendments reflect technical refinements and alignment work identified through early implementation and do not represent a change to the OCP's overall policy direction.

a. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

- [Local Government Act Part 14](#)
- [Riparian Areas Protection Act](#)
- [Official Community Plan Bylaw 6200](#)

b. Council's Strategic Plan Alignment:

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

Governance & Organizational Excellence: The proposed map and text amendments align with the strategic focus area of Sound Internal Processes, working to support effective and efficient service delivery by improving clarity, consistency, and interpretation of the adopted OCP

c. Committee Recommendations:

N/A

**Financial Implications:**

N/A

**Alternatives & Implications:**

N/A

**Communication:**

N/A

**Attachments:**

- Attachment 1 – Chart of Proposed Map Amendments
- Attachment 2 – Chart of Proposed Text Amendments
- Attachment 3 – Bylaw 6074 – OCP General Amendments
  - Schedule A – Official Community Plan Land Use Map 5.1
  - Schedule B – Official Community Plan Text Amendments

Reviewed by: Roy Nuriel, Director, City Planning

Reviewed by: Terry Barton, General Manager, Planning and Community Services

Reviewed by: Sue Wood, Director, Corporate Services

Approved by: Carey Herd, Chief Administrative Officer

### Chart of Proposed Changes to Official Community Plan Map 5.1 Future Land Use (Bylaw 6074, 2026)

No.	Civic Address	PID	Current OCP Future Land Use	Proposed OCP Future Land Use	Purpose
1.	3445 43 Ave	023-327-944	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.
2.	N/A	008-547-327	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.
3.	1316 Mission Rd	003-491-013	CMTY – Community	SN – Suburban Neighbourhood	To better designate property with appropriate OCP Future Land Use designation.
4.	30 Ave	012-828-432	CMTY – Community	N/A	To remove Future Land Use Designation from right-of-way.
5.	30 Ave & 37 St	012-308-421	CMTY – Community	N/A	To remove Future Land Use Designation from right-of-way.
6.	31 Ave	009-009-981	CMTY – Community	N/A	To remove Future Land Use Designation from right-of-way.
7.	3000 Gateby Pl	003-214-923 024-305-782	CMTY – Community	UN – Urban Neighbourhood	To better designate property with appropriate OCP Future Land Use designation.
8.	3505 30 Ave	024-734-799	CMTY – Community	UN – Urban Neighbourhood	To better designate property with appropriate OCP Future Land Use designation.
9.	3800 33 St	031-563-228	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.
10.	3300 33 St	026-127-601	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.

11.	3500 33 St	026-127-610	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.
12.	3401 35 Ave	026-127-636	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.
13.	3501 43 Ave	032-146-078	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.
14.	250 Allen Brooks Way	005-515-670	CMTY – Community	PAR – Parks, Open Spaces, and Natural Areas	To better designate property with appropriate OCP Future Land Use designation.
15.	2501 14 Ave	023-397-357	CMTY – Community	UN – Urban Neighbourhood	To better designate property with appropriate OCP Future Land Use designation.
16.	1400 Mission Rd	004-858-166	CMTY – Community	SN – Suburban Neighbourhood	To better designate property with appropriate OCP Future Land Use designation.
17.	2950 15 Ave (DND Lands)	005-299-888	CMTY – Community	CMTY – Community & PAR – Parks, Open Spaces, and Natural Areas	To correct mapping error that was identified during the 2025 OCP adoption process.
18.	1451 Mission Rd (DND Lands)	N/A	CMTY – Community	CMTY – Community & PAR – Parks, Open Spaces, and Natural Areas	To correct mapping error that was identified during the 2025 OCP adoption process.
19.	Various addresses north of Okanagan Hills Blvd (The Rise)	Multiple Properties	Varies	Varies	To correct mapping error that was identified during the 2025 OCP adoption process.
20.	Vernon Creek and BX Creek, Riparian Buffer	Multiple Properties	Varies	PAR – Parks, Open Spaces, and Natural Areas	To align the mapping of Vernon Creek and BX Creek with OCP Policy 4.4.1.1. regarding riparian dedications.

## Chart of Proposed Text Amendments to Official Community Plan Bylaw 6200 (Bylaw 6074, 2026)

Text proposed to be removed is identified with a ~~strikethrough~~.

Text proposed to be added is identified with an underline.

Text in **bold** is a glossary term defined within the Official Community Plan.

No.	Section	Page Number	Current Wording	Proposed Wording	Rationale
1.	3 – Growth Management	32	The FGA identifies lands that have access to transit, and are currently serviced by community sewer and water services, within a 10-minute fire response time, and ideal for medium- to high-density growth, employment, and investment.	The FGA identifies lands that have access to transit, <del>and are currently serviced by</del> community sewer and water services, <u>are</u> within a 10-minute fire response time, and <u>are</u> ideal for medium- to high-density growth, employment, and investment.	To improve interpretation as some properties are not currently connected but are eligible to do so.
2.	4 - City-Wide Policies	61	8. Develop a policy and reporting strategy to measure greenhouse gas emissions specifically related to climate action programs, such as vehicle kilometres travelled compared to transit ridership, to collect data and track progress on climate action goals.	8. Develop a policy <del>and reporting strategy</del> <u>and a metric</u> to measure greenhouse gas emissions <del>specifically related to climate action programs</del> , such as vehicle kilometres travelled <del>compared to transit ridership</del> , to collect data and track progress on climate action goals.	To match the generalized wording provided elsewhere in the Official Community Plan.
3.	5 – Land Use Policies	125	5.3.2.4 In accordance with Policy 5.3.2.3, generally discourage buildings greater than 3 storeys that are not within 200 m <b>major streets, transit corridors</b> , transit stops, parks, or multi-use paths, to support a sensitive height transition (Figure 5.5).	5.3.2.4 In accordance with Policy 5.3.2.3, generally discourage buildings greater than 3 storeys that are not within 200 m <u>of major streets, transit corridors</u> , transit stops, parks, or multi-use paths, to support a sensitive height transition (Figure 5.5).	To correct clerical error.
4.	5 – Land Use Policies	143	Parks, Open Spaces, and Natural Area uses are places that support physical and mental health and well-being, social connections, and environmental	Parks, Open Spaces, and Natural Area uses are places that support physical and mental health and well-being, social connections, and environmental	To improve clarity of intended future land uses considering ownership, current

			<p>stewardship. The designation includes City-owned parks, natural areas, sports fields, and trails; provincial parks; and privately-owned natural areas and golf courses.</p> <p>Growth is intended to be limited to temporary structures that preserve the land for generations to come and reduce climate impacts due to growth and development. The policies in this Chapter supplement the city-wide Parks policies (Chapter 4.4).</p> <p><b>Community Uses</b> is an overlay designation that indicates a property is used for civic purposes, such as a school, <b>active park</b>, government building, or recreation centre (Figure 5.10).</p>	<p>stewardship. The designation includes City-owned <del>parks-recreation areas</del>, natural areas, <del>sports fields</del> <b>active parks</b>, and trails; provincial parks; and privately-owned natural areas and golf courses.</p> <p>Growth is intended to be limited to <del>temporary structures that</del> preserve the land for generations to come and reduce climate impacts due to growth and development. The policies in this Chapter supplement the city-wide Parks policies (Chapter 4.4).</p> <p><b>Community Uses</b> is an <del>overlay</del> designation that indicates a property is used for civic purposes, such as a school, <del>active park</del>, government building, or <del>recreation centre</del> <b>community hall</b> (Figure 5.10).</p>	<p>uses, potential future uses, and surrounding land use designations.</p>
5.	6 – Development Permits Areas	149	<p>The development permit application will be subject to the requirements of each applicable DPA.</p>	<p>The development permit application will be subject to the requirements of each applicable DPA, <b>including the provision of a performance security for 125% of the estimate cost of prescribed works. The security may be utilized to fulfill permit conditions, correct an unsafe conditions, or correct damage to the natural environment resulting from a contravention to the permit.</b></p>	<p>To provide clarity for applicants and staff. To be incorporated into the Development Applications Procedure Bylaw at a later date.</p>
6.	Glossary	172	<p><b>Focused Growth Area:</b> A defined area within the Urban Containment Boundary where the City will focus public investment into transportation and infrastructure, parks, and amenities. It includes lands that have access to transit, are currently serviced by community sewer and water, are within a 10-minute fire response time,</p>	<p><b>Focused Growth Area:</b> A defined area within the Urban Containment Boundary where the City will focus public investment into transportation and infrastructure, parks, and amenities. It includes lands that have access to transit, <del>are currently serviced by</del> community sewer and water, are within a 10-minute fire response time, and are ideal</p>	<p>To provide clarity in interpretation as some properties are not currently connected but are eligible to do so.</p>

			and are ideal for medium- to high-density growth and employment.	for medium- to high-density growth and employment.	
7.	Appendix B	B-2	1. Renovations for which the building footprint is not extended beyond 50 m <sup>2</sup> and <b>environmentally sensitive areas</b> (ESAs) are protected from any new disturbance.	1. Renovations <u>or other construction within a previously disturbed area where for which</u> the <u>existing</u> building footprint is not extended beyond 50 m <sup>2</sup> and <b>environmentally sensitive areas</b> (ESAs) are protected from any new disturbance.	To improve clarity for applicants and staff, and to streamline applications.
8.	Appendix B	B-2		<u>4. Development on historically highly disturbed lands that do not contain significant habitat features or ESAs, as determined by the City or confirmed through a written statement by a Qualified Environmental Professional to the satisfaction of the City.</u>	To improve clarity for applicants and staff, and to streamline applications.
9.	Appendix B	B-2	1.1.4.	<u>1.1.45</u> (and onwards)	To correct clerical error.
10.	Appendix B	B-4		<u>6. Development outside the Riparian Assessment Area that will not encroach into, alter, or impact a stream, watercourse, or riparian area, as determined by the City.</u>	To improve clarity for applicants and staff, and to streamline applications.
11.	Appendix B	B-4	1.1.3.	<u>1.1.34</u> (and onwards)	To correct clerical error.
12.	Appendix C	C-1	Development Permit Guidelines	Development Permit <u>Area Regulatory</u> Guidelines	To correct clerical error.
13.	Appendix C	C-7	Other scenarios as determined by the Director of Planning and Community Services where the exemption could be waived in the public interest (e.g. supportive housing, cultural initiatives, provincial agencies).	Other scenarios as determined by the <u>Director of Planning and Community Services City</u> where the exemption could be waived in the public interest (e.g. supportive housing, cultural initiatives, provincial agencies).	To update for clarity as role titles change from time to time.
14.	Appendix C	C-18 - C-24	3.1.2.h	<u>3.1.2.ha</u> (and onwards)	To correct clerical error.
15.	Appendix C	C-23	3.1.4.h.iii Limiting the number, size, and placement of signs to reduce visual clutter and improve visibility	3.1.4.h.iii Limiting the number, size, and placement of signs to reduce visual clutter and improve visibility.	To correct clerical error.

16.	Appendix C	C-31	ii. Controlling sightlines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening	ii. Controlling sightlines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.	To correct clerical error.
17.	Appendix C	C-31	iv. Consider <b>CPTED</b> _principles, with doors and windows oriented toward the courtyard to promote natural surveillance and safety.	iv. Consider <b>CPTED</b> – principles, with doors and windows oriented toward the courtyard to promote natural surveillance and safety.	To correct clerical error.
18.	Appendix C	C-39	5. Frame streets and open spaces positively, using design elements like landscaping, gates, and thoughtful articulation to enhance the rhythm and connection between buildings and the street,	5. Frame streets and open spaces positively, using design elements like landscaping, gates, and thoughtful articulation to enhance the rhythm and connection between buildings and the street.	To correct clerical error.

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6074

A bylaw to amend the City of Vernon's Official  
Community Plan Bylaw 6200

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WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the "Official Community Plan Bylaw 6200, 2025";

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 "**Official Community Plan General Text and Map Amendment Bylaw 6074, 2026**".
2. That Official Community Plan Bylaw 6200 be, and is hereby amended, as follows:
  - (a) **REPLACING** Official Community Plan **Land Use Map 5.1** with Schedule 'A' Official Community Plan **Land Use Map 5.1** attached to and forming part of this bylaw.
3. That Official Community Plan Bylaw 6200 be, and is hereby amended, as follows:
  - (b) **AMENDING Section 3 – Growth Management, Section 4 – City-wide Policies, Section 5 – Land Use Policies, Section 6 – Development Permit Areas, Glossary, Appendix B – Development Permit Area Regulatory Guidelines (Natural Environment and Hazardous Conditions), and Appendix C – Form and Character Development Permit Guidelines**, as shown in **red** on Schedule 'B' attached to and forming part of this bylaw;

BYLAW 6074  
PAGE 2

4. Official Community Plan Bylaw 6200 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
ADOPTED this day of \_\_\_\_\_, 2026.

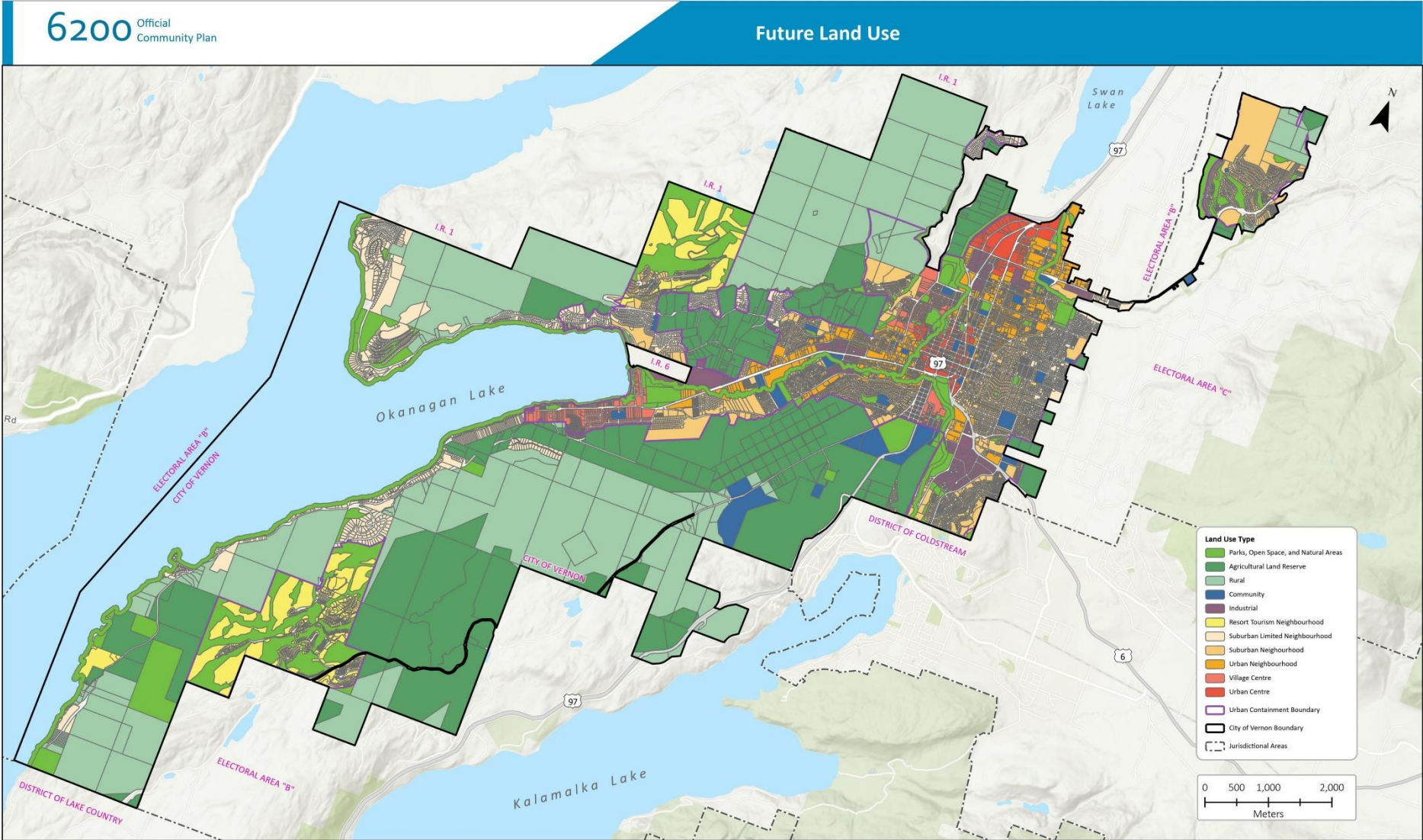
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Mayor

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Corporate Officer

**SCHEDULE 'A'**  
**Attached to and Forming Part of Bylaw 6074**  
**"Official Community Plan General Text and Map Amendment Bylaw 6074, 2026"**



Date: 2026-04-20

This map is for general information only. The City of Vernon does not guarantee its accuracy. All information should be verified.



# 3

## GROWTH MANAGEMENT

*Vernon has a vision. Our growth strategy is based on shared values.*



 POLSON PARK

### 3.3.1 Urban Containment Boundary

The **Urban Containment Boundary (UCB)** (Figure 3.2 and Map 1.2) is the City's principal tool for limiting sprawl, growing sustainably, and supporting a robust economy. It links efficient land use planning with sustainable transportation planning to reduce greenhouse gas emissions and foster resilience to climate change. Reducing the distances between where people live, work, and play, can also help create jobs and retain skilled employees.

Lands within the UCB are earmarked for growth at a variety of densities, from low to high, depending on existing and planned infrastructure. Areas outside the UCB are constrained by challenging topographies, sensitive environmental areas, lack of servicing, the **Rural Protection Boundary (Map 1.1)**, and the **Agricultural Land Reserve (Chapter 5.5)**. The City will continue to work with the Regional District of North Okanagan on alignment between the UCB and the **Rural Protection Boundary** through the implementation of Vernon's Growth Strategy and the Regional Growth Strategy.

Within the UCB, high-density growth will be encouraged in the **Focused Growth Area (FGA)** (Figure 3.2 and Map 1.3), where the City will direct the majority of public investment into transportation and infrastructure, parks, and amenities. The FGA identifies lands that have access to transit, ~~and are currently serviced by~~ community sewer and water services, are within a 10-minute fire response time, and are ideal for medium- to high-density growth, employment, and investment.

Within the FGA, density is directed to primary and secondary areas (Urban and Village Centres) and along **transit corridors** and **major streets**. These locations are foundational to balanced and smart growth that promotes sustainable, efficient, and livable communities across the city while reducing greenhouse gas emissions.

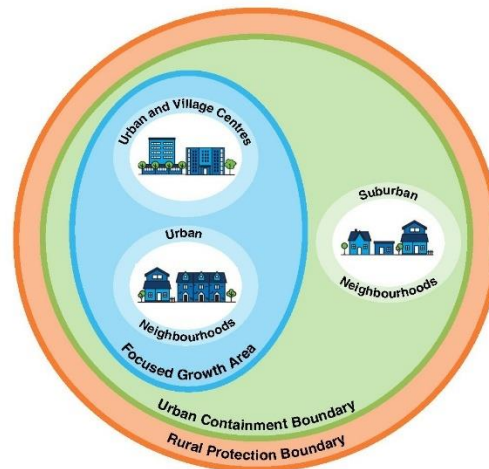
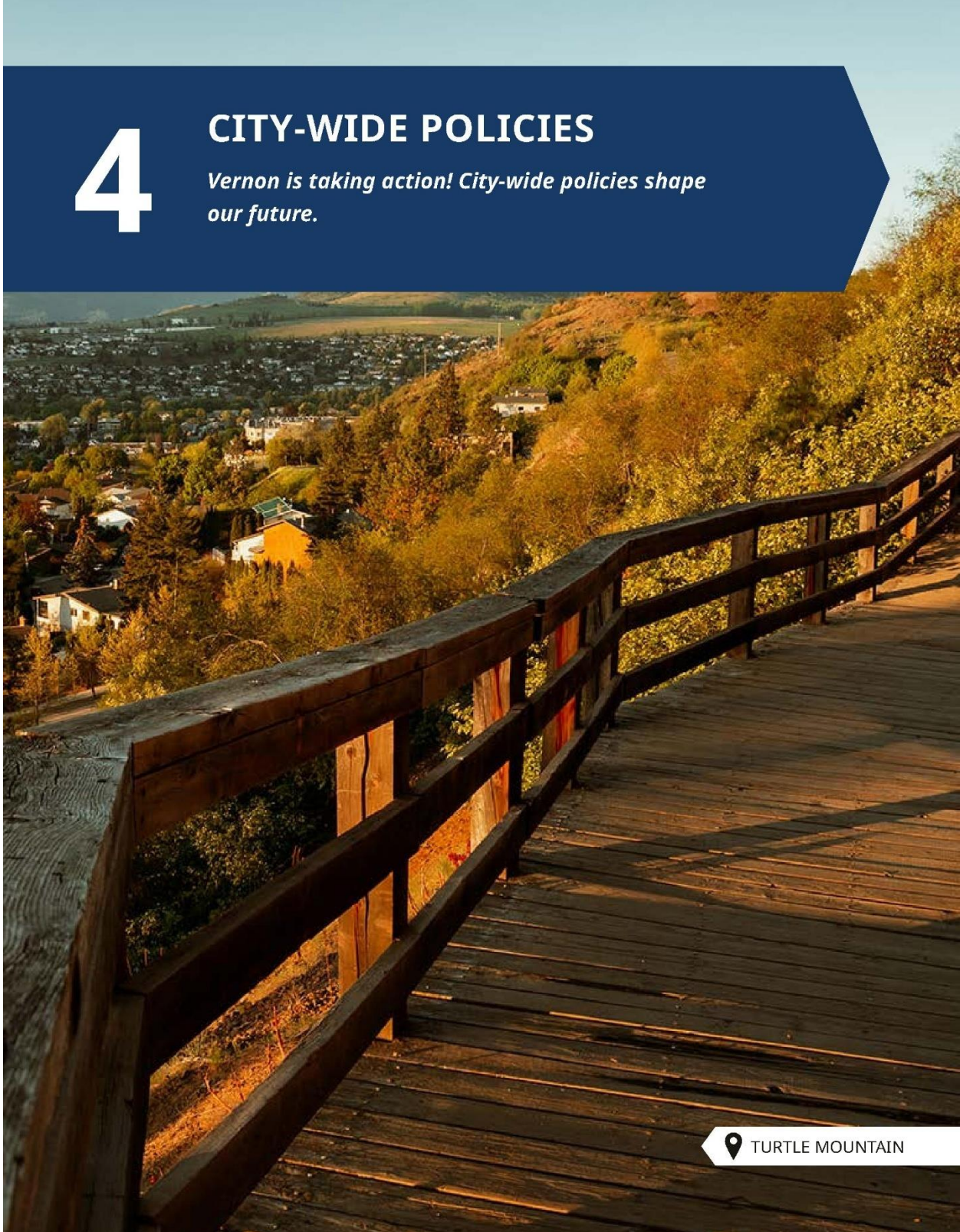


Figure 3.2 Urban Containment Boundary concept, with Focused Growth Area.

# 4

## CITY-WIDE POLICIES

*Vernon is taking action! City-wide policies shape our future.*



TURTLE MOUNTAIN

**SCHEDULE 'B'**

**Attached to and Forming Part of Bylaw 6074**  
**“Official Community Plan General Text and Map Amendment Bylaw 6074, 2026”**

CITY-WIDE POLICIES / CLIMATE AND ENVIRONMENT

7. Implement and maintain a Natural Asset Management Plan, to ensure the community benefits of natural assets are reflected in planning and resource management decisions, and the need for built infrastructure is minimized.
8. Develop a policy ~~and reporting strategy and a metric~~ to measure greenhouse gas emissions ~~specifically related to climate action programs~~, such as vehicle kilometres travelled ~~compared to transit ridership~~, to collect data and track progress on climate action goals.

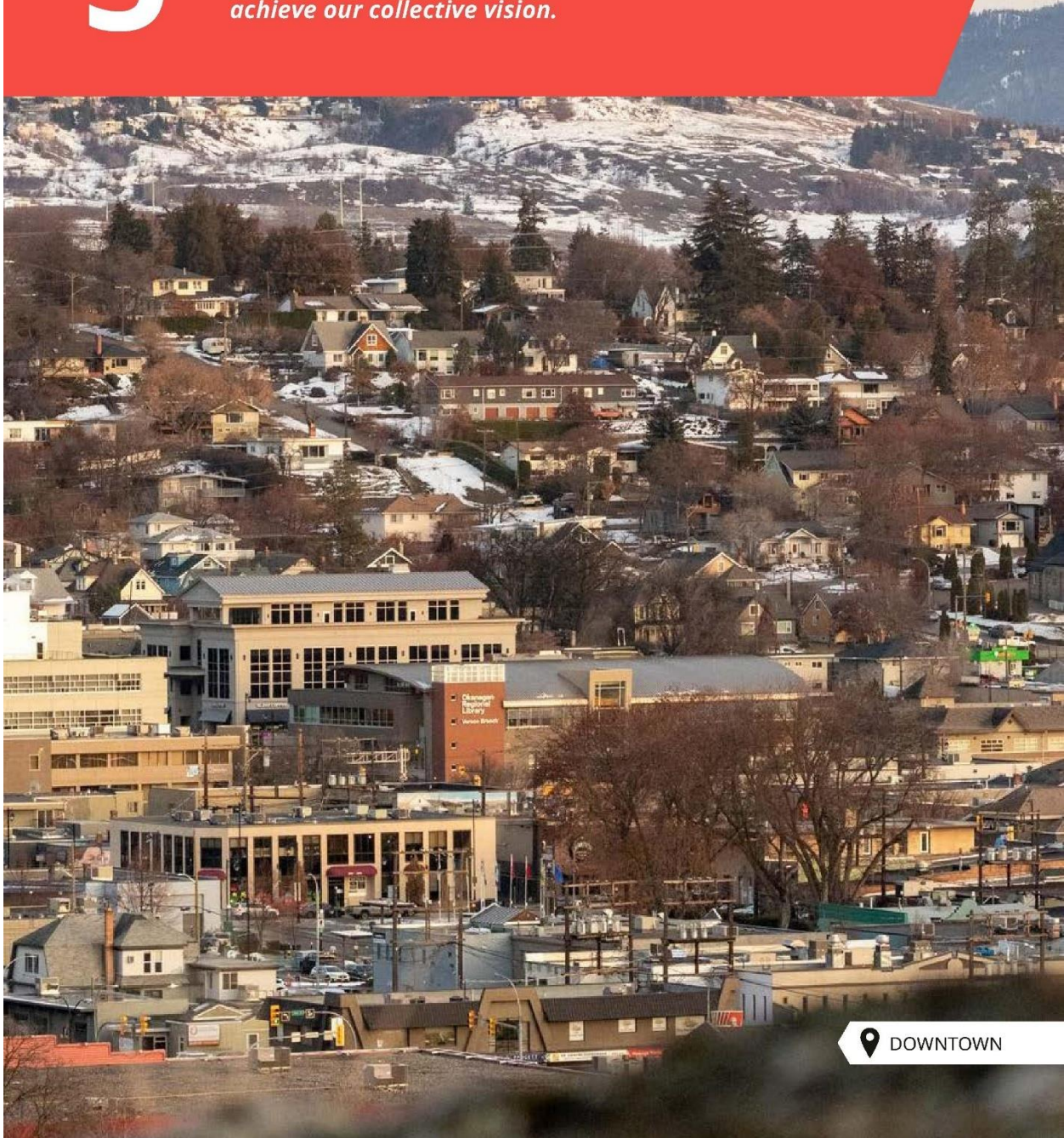
See [Table 7.1](#) for the type and prioritization of City actions.

**FireSmart** refers to a set of principles established by FireSmart Canada (BC) to help minimize the negative impacts of wildfire by increasing community resilience through measures such as the use of non-combustible building materials or thinning and spacing of vegetation around buildings.

# 5

## LAND USE POLICIES

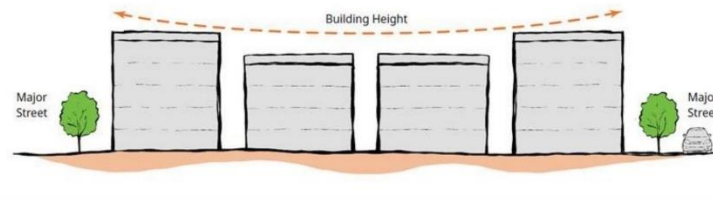
*Vernon is diverse. Objectives and policies help us achieve our collective vision.*



 DOWNTOWN

**SCHEDULE 'B'**  
**Attached to and Forming Part of Bylaw 6074**  
**“Official Community Plan General Text and Map Amendment Bylaw 6074, 2026”**

LAND USE POLICIES



*Figure 5.5 Sensitive building height transition.*

- 5.3.2.2. In accordance with Policy 5.3.2.1, generally discourage buildings greater than 3 storeys that are not within 200 m **major streets**, **transit corridors**, transit stops, parks, or multi-use paths, to support a sensitive height transition ([Figure 5.5](#)).

**Building heights–Suburban Neighbourhood**

- 5.3.2.3. Consider buildings up to 4 storeys in Suburban Neighbourhoods that are located within 200 m of **major streets**, **transit corridors**, transit stops, parks, or multi-use paths, where they support transit use, enhance the public realm, and provide sensitive transitions to adjacent lower density areas.
- 5.3.2.4. In accordance with Policy 5.3.2.3, generally discourage buildings greater than 3 storeys that are not within 200 m of **major streets**, **transit corridors**, transit stops, parks, or multi-use paths, to support a sensitive height transition ([Figure 5.5](#)).

**Building heights–Resort Tourism Neighbourhood**

- 5.3.2.5. Consider building heights that sensitively integrate into existing Resort Tourism Neighbourhoods while meeting the unique needs of tourist-oriented development.

**5.3.3 Objective: Resort Tourism areas provide short-term rental options and are integrated into hillsides.**

**Tourism and short-term accommodation**

- 5.3.3.1. Support mixed-use development that includes accommodation for stays of 1 to 90 days in Resort Tourism Neighbourhoods, to support tourism.

## 5.7 Institutional Lands

### Parks, Open Spaces, Natural Areas, and Community Uses

Parks, Open Spaces, and Natural Area uses are places that support physical and mental health and well-being, social connections, and environmental stewardship. The designation includes City-owned ~~parks-recreation areas~~, natural areas, ~~active parks sports fields~~, and trails; provincial parks; and privately-owned natural areas and golf courses.

Growth is intended to be limited to ~~temporary~~

~~structures that~~ preserve the land for generations to come and reduce climate impacts due to growth and development. The policies in this Chapter supplement the city-wide Parks policies ([Chapter 4.4](#)).

**Community Uses** is an ~~overlay~~ designation that indicates a property is used for civic purposes, such as a school, ~~active park~~, government building, or ~~community hall recreation-centre~~ ([Figure 5.10](#)).



**Institutional Building**

*Figure 5.10 Community use building form (example).*

#### LIVE

How community members are housed and experience the community.

### 5.7.1 Encourage the incorporation of community services within other land uses.

#### Community services conversions

- 5.7.1.1. Support community services in homes as home-based businesses, or by converting a portion or all of an existing dwelling into a community service facility, such as a childcare centre, community hall, or housing care centre.

# 6

## DEVELOPMENT PERMIT AREAS

*Vernon is developing. Development Permit Areas ensure sensitive areas are protected and everyone stays safe.*



THE OUTBACK

## 6. DEVELOPMENT PERMIT AREAS

Development Permit Areas (DPAs) provide regulatory guidelines to protect people and the natural environment; regulate the form and character of intensive residential development; commercial, industrial, or multi-family residential development; and promote energy conservation, water conservation, and the reduction of greenhouse gas emissions.

This Chapter provides the planning purpose, justification, and objectives for each of Vernon's DPAs, aligned with all requirements of the *Local Government Act* (LGA). See:

- [Table 6.1](#) for the sections of the LGA that apply to each DPA.
- [Appendix B](#) for the regulatory guidelines for DPAs 1 to 5, including any permit exemptions.
- [Appendix C](#) for the regulatory guidelines for DPA 6 (Form and Character).
- [Map 6.1](#), [Map 6.2](#), [Map 6.3](#), and [Map 6.4](#) for the defined boundaries of each DPA.

### Development and Building Permits

If land is within a DPA, any alteration or improvement, such as subdivision, vegetation removal, land clearing, or construction, may require an approved development permit before work can occur.

If construction is planned for the site, a separate building permit is also required.

If land is subject to more than one DPA, a single, combined development permit application is required.

The development permit application will be subject to the requirements of each applicable DPA, including the provision of a performance security for 125% of the estimated cost of prescribed works. The security may be utilized to fulfill permit conditions, correct an unsafe condition, or correct damage to the natural environment resulting from a contravention of the permit.



*Middleton Mountain*

# GLOSSARY



**Farm home plating principles:** Guidelines from the BC Agricultural Land Commission that encourage confining all residential uses on agricultural lands to a designated area (the Farm Home Plate) to preserve soil quality. The designated area should be close to a road, have limited size and depth, and can include residential homes, garages, swimming pools, patio areas, yards, and septic systems.

**Focused Growth Area:** A defined area within the Urban Containment Boundary where the City will focus public investment into transportation and infrastructure, parks, and amenities. It includes lands that have access to transit, ~~are currently serviced by~~ community sewer and water, are within a 10-minute fire response time, and are ideal for medium- to high-density growth and employment.

**Healthy housing:** Housing that is affordable, high-quality, safe, stable, free of hazards, and in a location that supports health and well-being.

**Heritage Revitalization Agreement:** A formal, voluntary agreement between a property owner and a local government that allows variances to density, land use, and/or development regulations in exchange for the conservation and long-term protection of a heritage property; adopted through a City bylaw.

**Hillside Neighbourhoods:** An area or neighbourhood outside of the Urban Containment Boundary that is not suitable for intensive residential growth due to challenging topographies with 30% slopes, limited or no transit, sometimes lacking community water and sewer services, and the presence of substantial environmentally sensitive areas.

**FireSmart:** A set of principles established by FireSmart BC to help minimize the negative impacts of wildfire by increasing community resilience; measures include the use of non-combustible building materials and the thinning and spacing of vegetation around buildings.

**Gentle density:** An approach to increasing density in existing neighbourhoods by building smaller and more affordable homes than may be typical, and in a way that is compatible with an existing neighbourhood; includes accessory dwelling units such as carriage houses, secondary suites, and infill such as duplex, triplexes, and fourplexes.

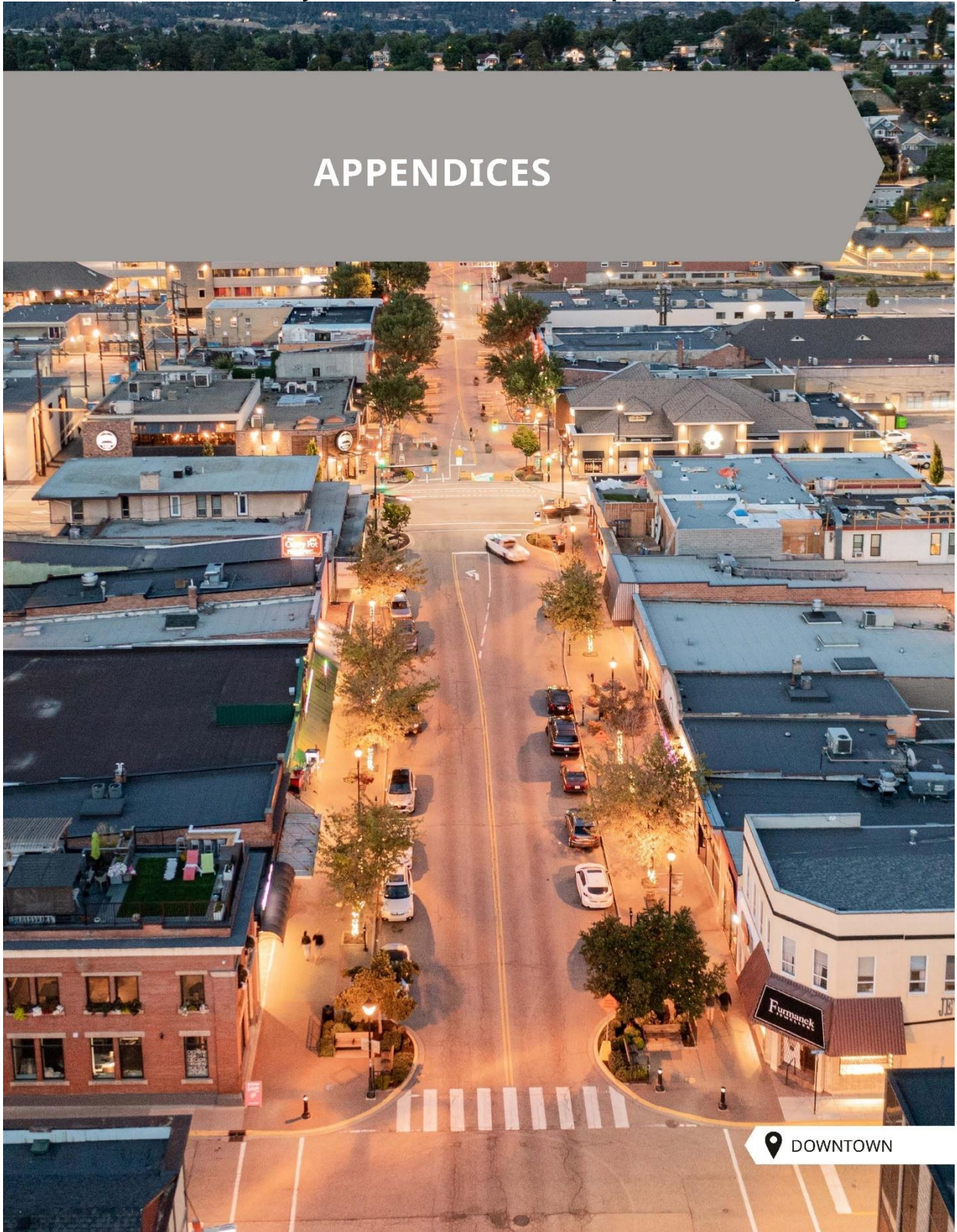
**Missing middle housing:** A range of multi-unit or clustered housing types, typically with front door entrances at ground level, which are compatible in scale and form with single family homes. They are intended to “fill the gap” in size and affordability between single detached dwellings and block-style apartment buildings.

**Major streets:** A type of road that can accommodate larger traffic volumes and transit; classified as Arterial or Collector Streets in the Transportation Plan and in [Map 4.1](#).

**No net loss:** An environmental principle that ensures any negative impacts on ecosystems or biodiversity from development are mitigated through measures that restore, enhance, or protect equivalent ecological value elsewhere. When used as a planning term, it refers to ensuring that redevelopment does not result in a reduction of the total square footage of

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**APPENDICES**



**SCHEDULE 'B'**

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## **DPA 1 – Terrestrial Ecosystem Guidelines**

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### **1.1 Application**

A Major Development Permit is required prior to any proposed development in DPA 1 – Terrestrial Ecosystem of the Official Community Plan, excluding:

1. Renovations or other construction within a previously disturbed area where ~~for which~~ the existing building footprint is not extended beyond 50 m<sup>2</sup> and environmentally sensitive areas (ESAs) are protected from any new disturbance.
2. Properties for which a Development Permit has already been registered on title identifying the ESA, the conditions of the permit have been met, and the existing permit protects the entire identified ESA.
3. Properties for which a covenant has been registered on title which effectively protects the entire ESA, and all of the conditions of the covenant have been met, and the proposed development will not affect any portion of the ESA.
4. Development on historically highly disturbed lands that do not contain significant habitat features or ESAs, as determined by the City or confirmed through a written statement by a Qualified Environmental Professional to the satisfaction of the City.
5. Normal farm practices in accordance with the *Farm Practices Protection Act*.
6. Actions necessary to prevent immediate threats to life and property to the discretion of the City.
7. Works undertaken by the City of Vernon, Regional District of North Okanagan, provincial or federal government, or their authorized agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines.

A Minor Development Permit is required for development proposed within DPA 1 – Terrestrial Ecosystem of the Official Community Plan that does not satisfy the above exemptions nor requires a subsequent building permit.

### **1.2 Criteria**

Where disturbance within a Terrestrial Ecosystem Development Permit Area cannot be avoided, the following information must be provided to support the DPA 1 Development Permit application in order to ensure habitat protection, connectivity, and functionality through mitigation, compensation, and restoration of project impacts:

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- d. Consideration for wildlife corridor connectivity and buffers between development and ESAs shall be prioritized to facilitate habitat linkages.
- e. Identification of tree stands and individual trees with environmental value, including mechanism for protection during and post development shall be provided.
- f. The registration of a Section 219 covenant on the title shall be considered as necessary to ensure long-term protection of the ESA.

**Regulatory Flexibility**

- 1.2.5. Varying other bylaw requirements (e.g. building setbacks or height) may be considered to facilitate safeguarding an ESA, particularly where it can facilitate development on the remainder of the lot while avoiding ESA disturbance.

**DPA 2 – Aquatic Ecosystem Guidelines**

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**2.1 Application**

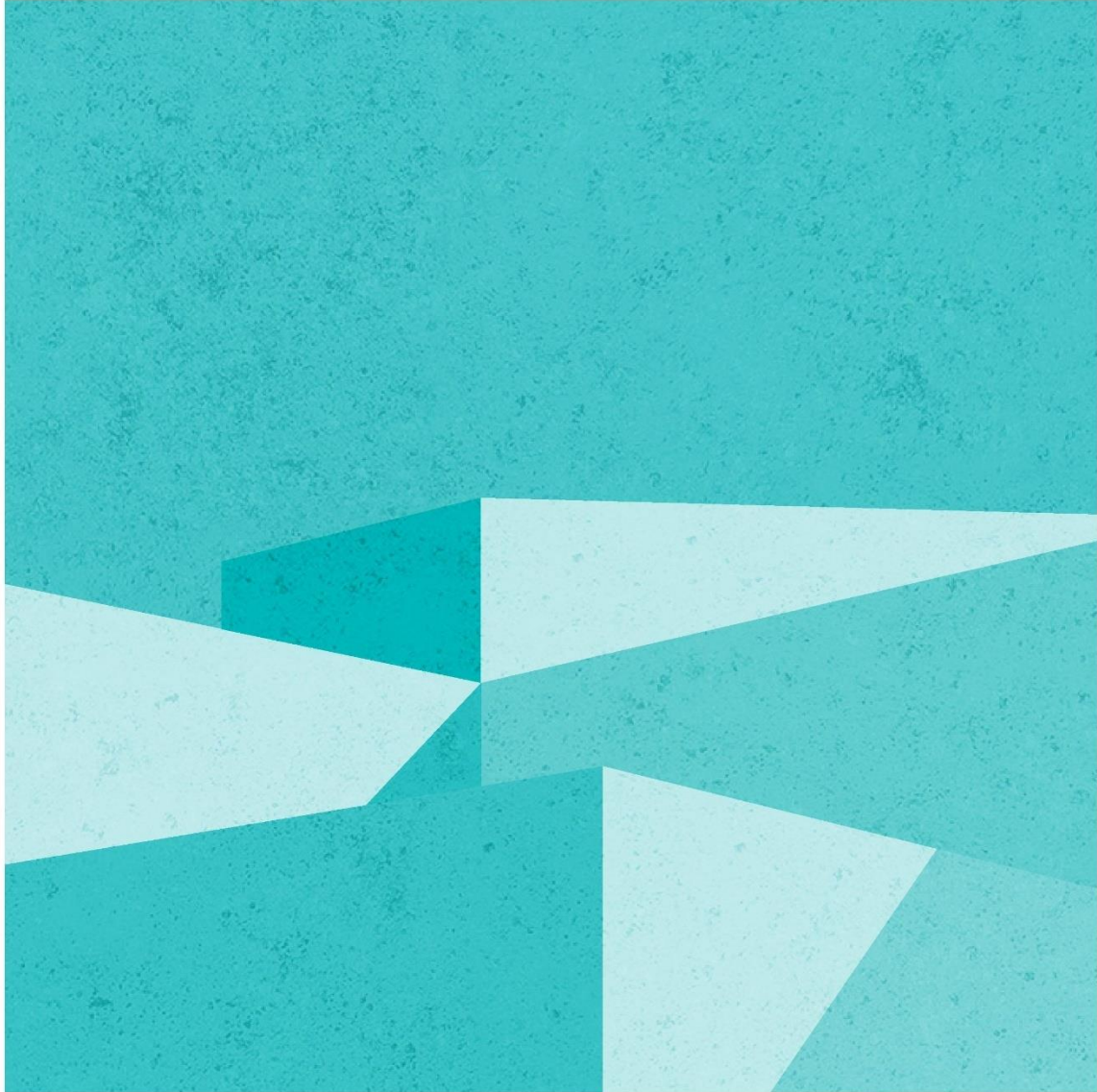
A Major Development Permit is required prior to any proposed development in DPA 2 – Aquatic Ecosystem of the Official Community Plan, excluding:

1. Non-structural renovations for which the building footprint is not altered and the Streamside Protection and Enhancement Area (SPEA) is protected from any new disturbance.
2. Properties for which a Development Permit has already been registered on title reflecting the extent of proposed disturbance, the conditions of the permit have been met, and the existing permit protects the entire identified SPEA.
3. Development outside the Riparian Assessment Area that will not encroach into, alter, or impact a stream, watercourse, or riparian area as determined by the City.
4. Actions necessary to prevent immediate threats to life and property to the discretion of the City.
5. Normal farm practices in accordance with the *Farm Practices Protection Act*.
6. Development associated with an authorization under Section 35(2)(b) or (c) of the *Fisheries Act*.
7. Works undertaken by the City of Vernon, Regional District of North Okanagan, provincial or federal government, or their authorized agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines.

A Minor Development Permit is required for development proposed within DPA 2 – Aquatic Ecosystem of the Official Community Plan which does not satisfy the above exemptions nor requires a subsequent building permit.



APPENDIX C  
**FORM AND CHARACTER**  
DEVELOPMENT PERMIT **AREA**  
**REGULATORY** GUIDELINES



# **INTRODUCTION**

**SCHEDULE 'B'**

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INTRODUCTION

### 1.5 Exemptions

A Form and Character Permit will not be required for:

- Residential developments with 4 or fewer dwelling units per site.
- An addition or alteration to an existing principal or accessory building which will not be visible from an adjacent public street or laneway, adjacent park, or adjacent residential property with existing structures that are two storeys in height or less, and does not require approval from a provincial ministry.
- Construction, addition, or alteration not to exceed 35 m<sup>2</sup> for a single-storey principal or accessory structure.
- Construction, addition, or alteration not to exceed 50 m<sup>2</sup> for a two-storey principal or accessory structure.
- Replacement, alteration, or addition to a principal or accessory building such as new siding, roofing, doors, trim, awnings, paint colours, or windows where it does not negatively impact the overall form and character of the building and existing trees, amenity space, or access provisions.
- Interior renovations.
- Replacement of a building that has been destroyed by natural causes, provided that the replacement building is identical to the original in both form and character.
- Other scenarios as determined by the ~~Director of Planning and Community Services~~ City where the exemption could be waived in the public interest (e.g. supportive housing, cultural initiatives, provincial agencies).

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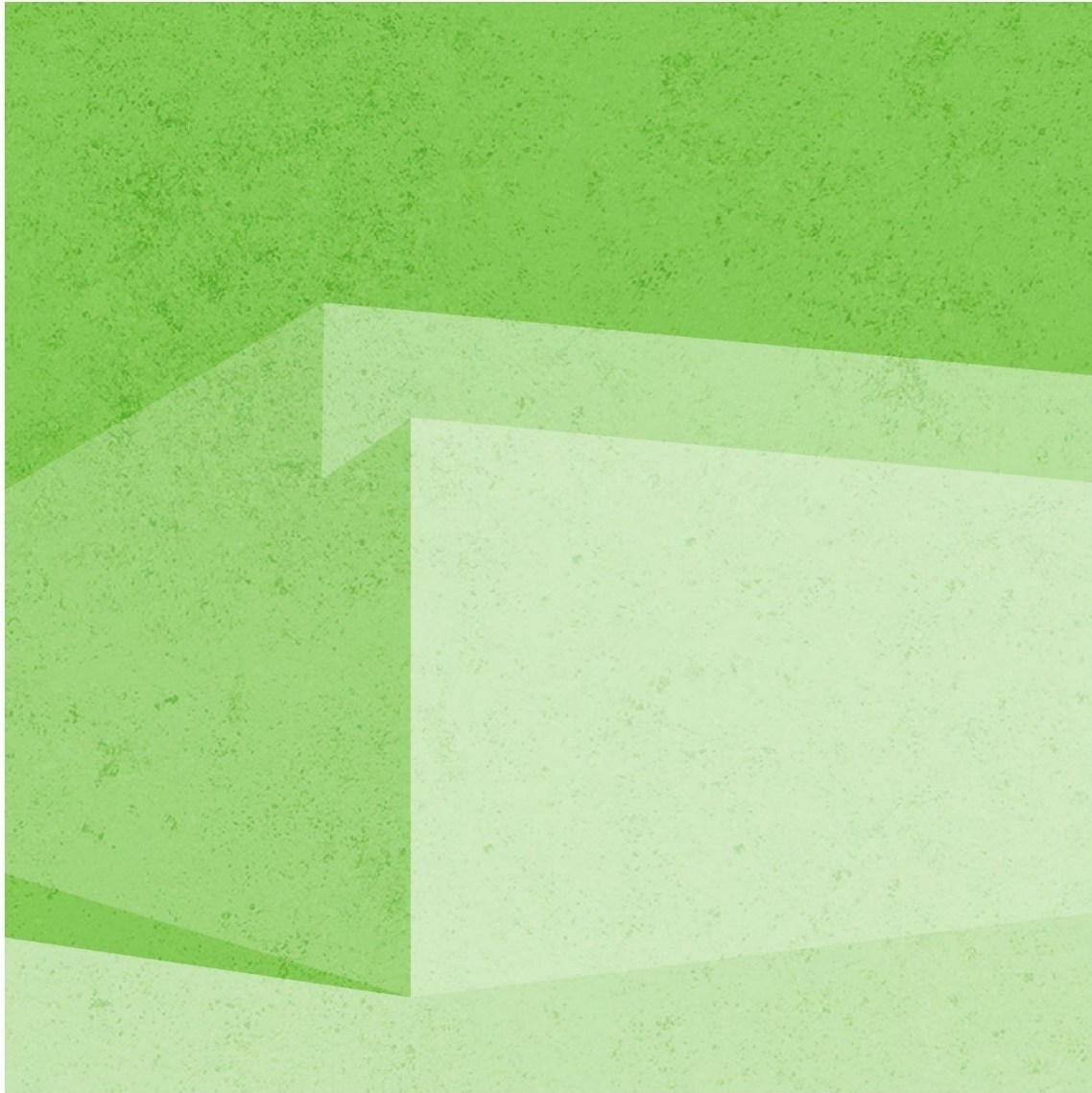
### 1.6 Minor Development Permit

A minor form and character development permit may be considered for:

- Signs.
- Landscape and parking alterations such as adding EV chargers to a site.
- Other scenarios as determined by the Director of Planning and Community Services.

### 1.7 Regulatory Flexibility

Varying other bylaw requirements (e.g. building setbacks or site coverage) may be considered as part of a form and character development permit where it can facilitate development that aligns with the objectives and guidelines of the Form and Character DPA, such as preserving and working with natural features.



# 03

## GENERAL DESIGN GUIDELINES

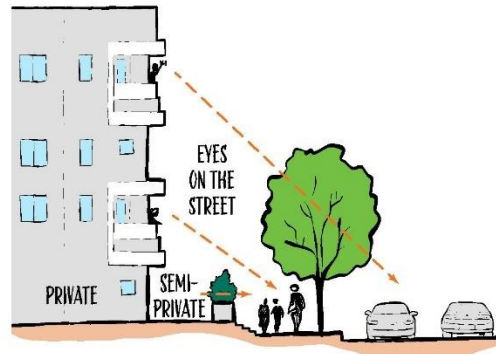
### 3.1.2 Street-Facing Design

#### **Design Intent**

Site and design buildings to enhance and activate streets and public open spaces.

#### **Guidelines**

- a. Orient primary building **facades** and main entrances toward the street or open space to define the street edge, encourage activity, and ensure direct sightlines from the street (see [Figure 5](#)).
- b. Encourage frequent commercial storefronts in mixed-use buildings to create visual interest for pedestrians.
- c. Provide well defined main residential entrances to assist with wayfinding through architectural treatment, colour, or unique signage.
- d. On corner lots, design buildings to face and activate both streets, with consistent **facade** treatment and entrances that engage each frontage (see [Figure 6](#)).



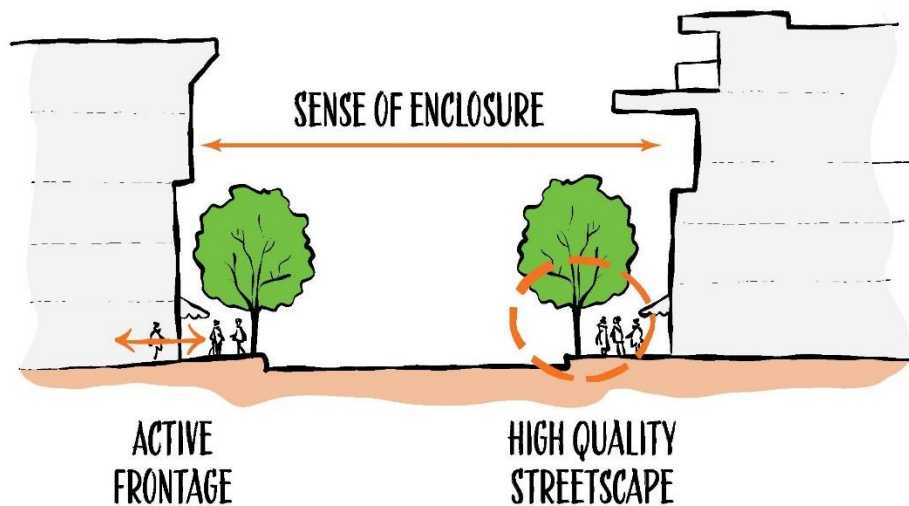
*Figure 5: Orient primary building facades and main entrances toward the street or open space to define the street edge, encourage activity, and ensure direct sightlines from the street.*



*Figure 6: On corner lots, design buildings to face and activate both streets, with consistent facade treatment and entrances that engage each frontage.*

GENERAL DESIGN GUIDELINES

- e. Minimize the distance between the building and the sidewalks (or property line) and maintain a consistent **street wall** height that is generally two to three storeys to reinforce street definition, and create an inviting atmosphere and a sense of enclosure for pedestrians (see [Figure 7](#)).
- f. Locate windows, balconies, and street-level uses to create active frontages and natural surveillance with additional glazing and articulation on primary building **facades**.
- i. Avoid sliding patio doors as the main entrance of a dwelling unit.
- g. Design all street- and public-facing **facades** to include windows, articulation, or other architectural features that provide visual interest and natural surveillance. Avoid blank or inactive walls that diminish the pedestrian experience.
- h. Use building setbacks and frontage changes to create sunny, sheltered spaces that feel comfortable for walking, sitting, and outdoor uses year-round.
- i. Ensure commercial entrances connect smoothly to the sidewalk, with level access that works year-round and stays safe in snow and ice.



*Figure 7: Reinforce street definition, create an inviting atmosphere and a sense of enclosure for pedestrians.*

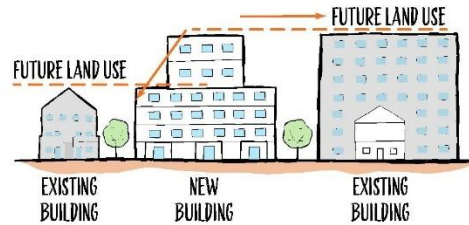
### 3.1.3 Building Size and Shape

#### **Design Intent**

Ensure buildings complement the existing neighbourhood and provide a context-sensitive transition in scale to existing and future buildings, parks, and open spaces.

#### **Guidelines**

- a. Transition building heights gradually from taller to shorter structures within and around the site, considering future land use directions and policies (see [Figure 8](#)).
  - i. Place taller buildings on the north side of streets to prevent excessive shadowing on sidewalks, patios, and outdoor areas.
  - ii. Vary building heights along the block to help lower ground-level wind speeds.
- b. Arrange buildings and outdoor spaces to maximize sun exposure while considering shade or trees for extreme heat.
- c. Design buildings to create a consistent rhythm along the street, using techniques like recessed entries, balconies, material changes, and slight **facade** projections or recesses.
  - i. Reduce the perceived mass of large buildings by incorporating visual breaks in **facades**.
- d. Step back upper storeys and arrange building massing to (see [Figure 9](#)).
  - i. Minimize shadowing on adjacent buildings, sidewalks, plazas, and open spaces.
  - ii. Maximize sunlight for outdoor spaces of ground-floor units and street trees.
  - iii. Create a pedestrian-scaled **street wall** and massing.



*Figure 8: Transition building heights gradually from taller to shorter structures within and around the site, considering future land use directions and policies.*



*Figure 9: Step back upper storeys and arrange building massing.*

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GENERAL DESIGN GUIDELINES

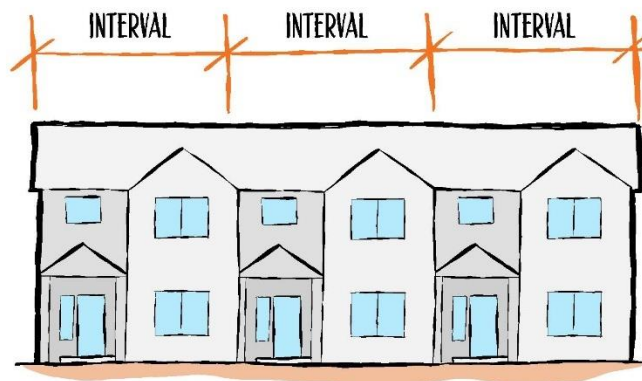
**3.1.4 Building Form and Materials**

***Design Intent***

Enhance livability, visual interest, identity, wayfinding, and sense of place through thoughtful building form, architectural composition, and material selection.

***Guidelines***

- a. Create a unified architectural concept that incorporates variations in **facade** treatments while considering the impact of massing and articulation on energy performance (see [Section 3.2](#)). Strategies may include (see [Figure 10](#)):
  - i. Articulating **facades** by stepping back or extending portions to create intervals or breaks.
  - ii. Repeating window patterns on each stepped-back or extended section.
  - iii. Adding elements like porches, patios, decks, covered entries, balconies, or bay windows to each interval.
  - iv. Varying the roofline with dormers, stepped roofs, gables, or other elements to reinforce each interval.
  - v. Using colour to provide accents and distinction for building elements and to assist with wayfinding.
- b. Design buildings to ensure adequate visual privacy for adjacent residential properties by positioning windows and balconies to minimize direct sightlines into neighbouring units and provide protection from light trespass and noise.
- c. Design buildings so that they create **human scale** and interest and ensure their form and architectural style reflect their internal function and use.



*Figure 10: Create a unified architectural concept that incorporates variations in facade treatments.*

**Materials**

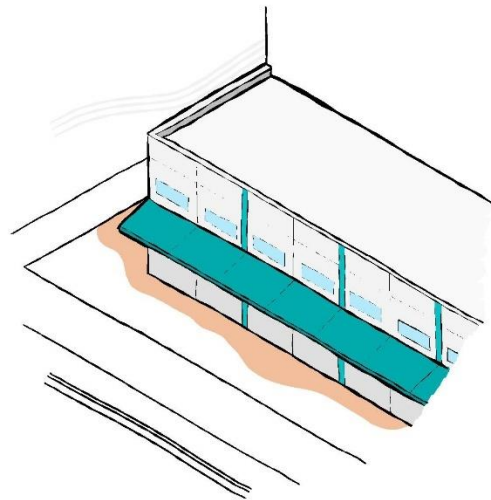
- d. Incorporate high quality, natural materials like wood, stone, and masonry into building **facades**, while maintaining FireSmart principles (see [Figure 11](#)).
- i. Where possible, use materials that complement and harmonize with the colours and tones of the natural landscape, and use accent colours to provide distinction and assist with wayfinding.
- ii. Highlight the natural beauty of timber by exposing structural elements such as beams, columns, and ceilings where possible.
- iii. Consider using innovative, recyclable, renewable, or building materials that feature new technology for durability, longevity, and reduced environmental impact.



*Figure 11: Incorporate high quality, natural materials like wood, stone, and masonry into building facades, while maintaining FireSmart principles.*

**Weather Protection**

- e. Provide continuous weather protection along building frontages wherever possible, including over main entrances, ramps, and stairs (e.g. canopies and arcades that shield from wind, snow, and ice). Weather protection may extend over the public sidewalk or project into a setback, provided it is in accordance with Zoning Bylaw regulations. (see [Figure 12](#)).
- f. Design roofs to safely handle snow and ice by preventing buildup over entrances and pathways, maximizing sunlight into buildings and outdoor areas, and using durable materials like metal roofing with snow guards to manage shedding.
- g. Incorporate **barrier-free design** principles, considering seasonal conditions like snow or ice accumulation.



*Figure 12: Provide continuous weather protection along building frontages wherever possible.*

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GENERAL DESIGN GUIDELINES

**Signage**

- h. Use pedestrian-oriented signage such as projecting signs, awning or canopy signs, and window signs (see [Figure 13](#)).
- i. Design signage to support building identity and improve wayfinding by:
  - i. Illuminating signage after sunset and adjust brightness as the sky darkens.
  - ii. Using clear fonts and contrasting colours to enhance visibility and visual appeal.
  - iii. Limiting the number, size, and placement of signs to reduce visual clutter and improve visibility.
  - iv. Creating a comprehensive sign plan for buildings with multiple uses or tenants to create architectural cohesion.
- j. Design signage for home-based businesses and neighbourhood commercial uses to match the residential character in size, scale, and placement, with minimal lighting.
- k. Align signage on heritage buildings with the architectural style and detailing of the building (see [Figure 13](#)).
- l. Place commercial signage at street level to complement the [streetscape](#) and avoid upper-storey placement.
- m. Avoid large freestanding signs (or multiple), rooftop signs, inflatable signs, LED signs, flashing signs, moving signs, and audible signs.



*Figure 13: Use pedestrian-oriented signage and align signage on heritage buildings with the architectural style and detailing of the building.*

**Heritage**

- n. Encourage retention and revitalization of heritage buildings by (see [Figure 14](#)):
  - i. Encouraging adaptive reuse of heritage buildings into community uses, multi-family, commercial, or mixed-use projects.
  - ii. Incorporating existing historical **facades** into new developments.
  - iii. Where heritage preservation or revitalization is not possible, incorporating materials or character elements from the original heritage building into the new development.
- o. Encourage adding residential density on underutilized areas of properties with existing heritage buildings that is designed to be (see [Figure 15](#)):
  - i. **Contemporary**: Reflecting the design themes of today, rather than mimicking fake heritage with modern materials.
  - ii. **Complementary**: Incorporating the heritage character of the property by designing complementary building elements such as matching roof pitches, similar window designs and **fenestration**, similar material and colour selection.
  - iii. **Subordinate**: The new build should be subordinate to the existing heritage building in terms of scale, massing, and height.
- p. Development on properties with heritage buildings should consider and follow the *Standards and Guidelines for the Conservation of Historic Places in Canada*.



*Figure 14: Encourage retention and revitalization of heritage buildings.*



*Figure 15: Encourage adding residential density on underutilized areas of properties with existing heritage buildings.*

GENERAL DESIGN GUIDELINES

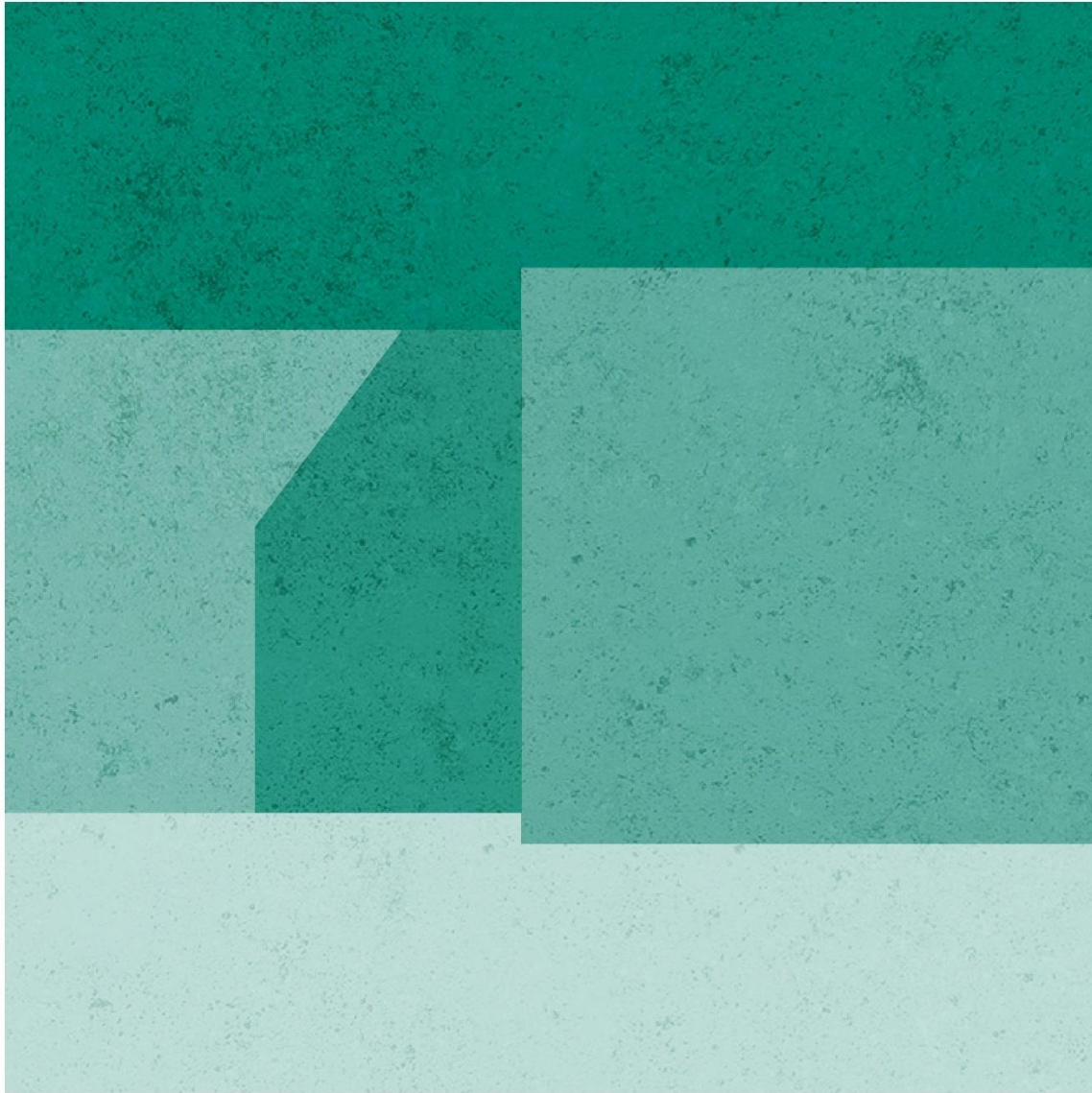
- i. Limiting sightlines from residential units overlooking outdoor amenity spaces through the use of pergolas or covered areas where privacy is desired.
- ii. Controlling sightlines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.
- m. Design internal roadways to serve as additional shared space (e.g. vehicle access, pedestrian and bicycle access, open space) using strategies such as (see [Figure 27](#)):
  - i. High quality pavement materials (e.g. permeable pavers).
  - ii. Usable spaces for sitting, gathering and playing.
  - iii. On-site pedestrian circulation that is distinct, identified through paving pattern, from car circulation.
- n. Design internal courtyards to (see [Figure 28](#)):
  - i. Include amenities such as play areas, barbecues, communal gardens, dog runs, and seating where appropriate.
  - ii. Provide a balance of hardscape and softscape areas to meet the needs of surrounding residents and other users.
  - iii. Be easily accessible for all residents of the development.
  - iv. Consider **CPTED** principles, with doors and windows oriented toward the courtyard to promote natural surveillance and safety.



*Figure 27: Design internal roadways to serve as additional shared space.*



*Figure 28: Internal courtyards.*



# 04

## **GROUND-ORIENTED RESIDENTIAL GUIDELINES**

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GROUND-ORIENTED RESIDENTIAL GUIDELINES

KEY GUIDELINES



- 1** Design buildings to connect with the street and **public realm**. Avoid walled or gated developments that are visually or physically cut off. Use low fencing, landscaping, or other permeable edges to support visibility, safety, and social interaction.
- 2** Orient unit entries towards the street with a visible and accessible design, including a semi-private transition zone between public and private spaces, which enhances safety and social interaction while offering privacy.
- 3** Provide safe, comfortable, and convenient on-site pedestrian circulation and access points, mitigating the impacts of vehicular circulation and servicing.
- 4** Design buildings to fit with the surrounding environment through thoughtful building form, orientation, and integration with natural features.
- 5** Frame streets and open spaces positively, using design elements like landscaping, gates, and thoughtful articulation to enhance the rhythm and connection between buildings and the street.
- 6** For projects with multiple buildings, design the site with spaces between buildings to allow for view corridors, pedestrian through-connections, and amenity spaces.



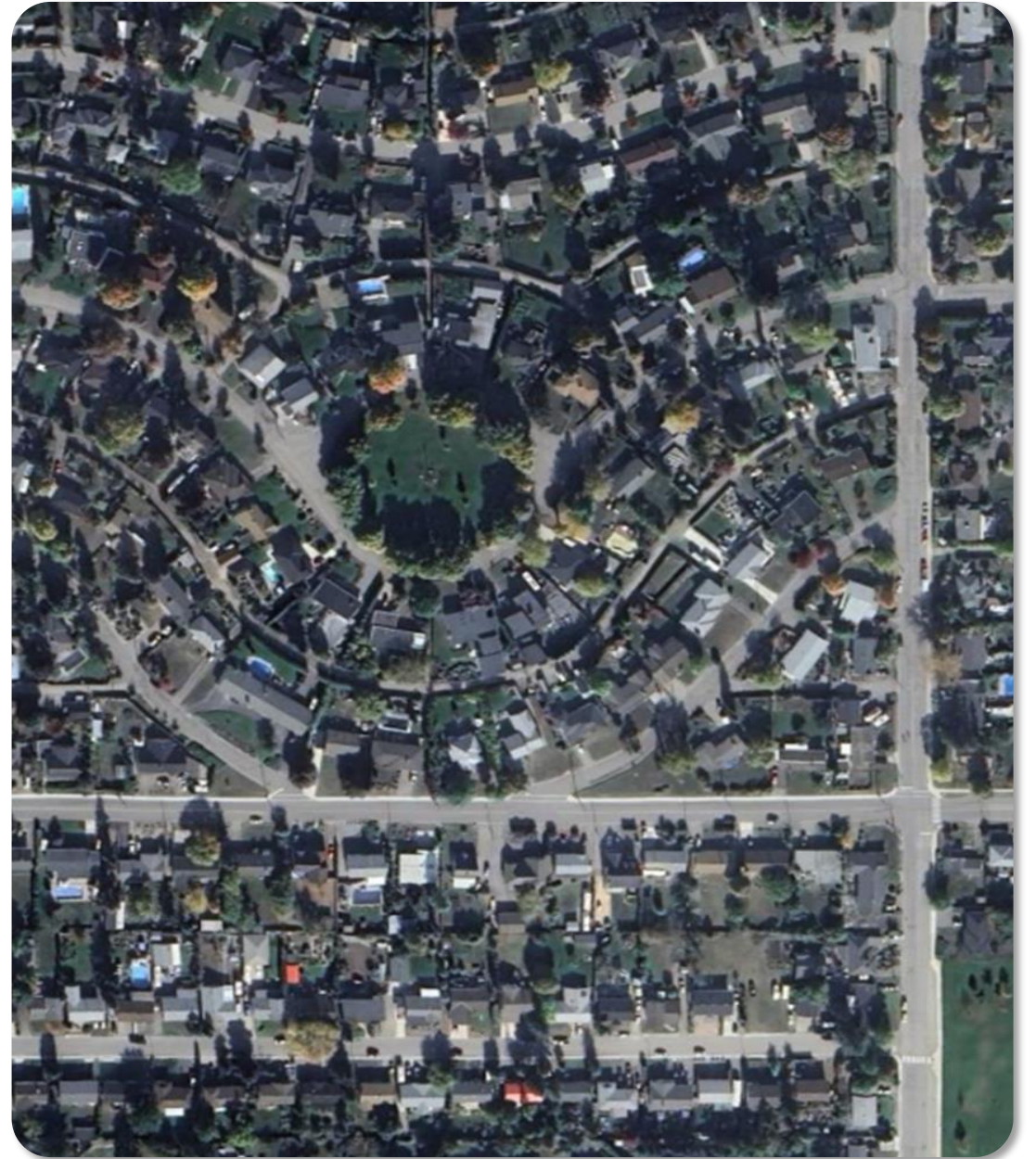
# Official Community Plan

Housekeeping  
Amendments Bylaw 6074



# Purpose

To undertake a housekeeping amendment to the Official Community Plan Bylaw 6200, including updates to Land Use Map 5.1 and general text revisions to improve clarity, consistency, and interpretation.



# OCP Background

- OCP Adopted December 15, 2025
- Long-term vision, growth strategy, policy framework
- Two-years of engagement with public, Council, committees
- Identified areas for further review, clean up, improvement
- Time constraint for adoption under Bill 44

Accuracy

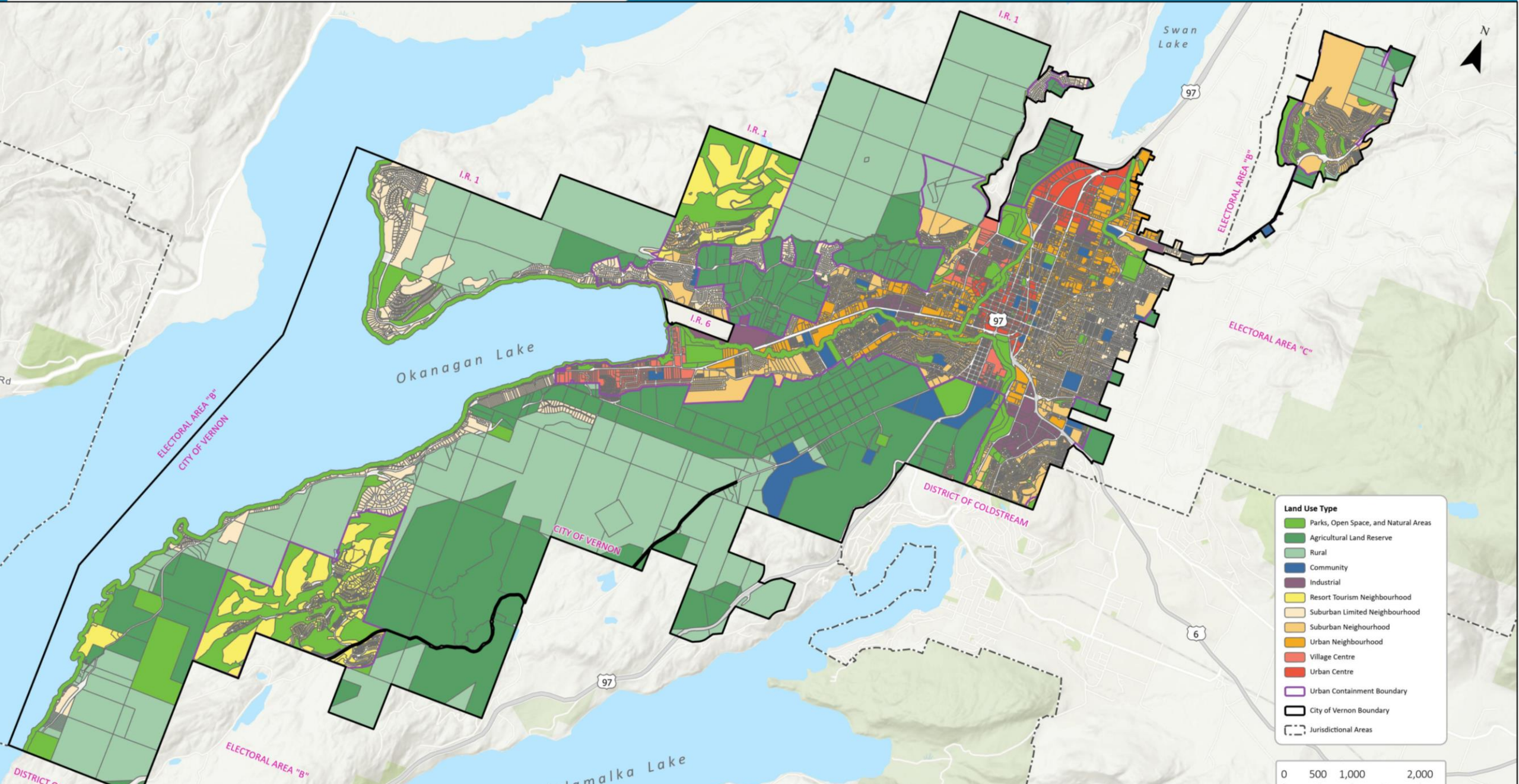
Clarity

Interpretation

# Map 5.1

## Amendments

- Refine map legend and colour palette
- Clarify application of Community Future Land Use Designation
- Improve visual representation of riparian areas along Vernon Creek and BX Creek
- Align land uses for “The Rise” with 2013 OCP land use direction
- Ensure Land Use Map clearly reflects land use intent and policy



**Land Use Type**

- Parks, Open Space, and Natural Areas
- Agricultural Land Reserve
- Rural
- Community
- Industrial
- Resort Tourism Neighbourhood
- Suburban Limited Neighbourhood
- Suburban Neighbourhood
- Urban Neighbourhood
- Village Centre
- Urban Centre
- Urban Containment Boundary
- City of Vernon Boundary
- Jurisdictional Areas



# Text Amendments

- Align wording in Section 5.7 (Community) with updated Land Use Map
- Improve clarity and interpretation of select policies
- Address minor clerical and formatting items
  
- Focus on clarity and alignment, do not alter overall vision or policy direction of OCP

# Development Permit Area Regulatory Guidelines

- Refine exemption language for properties with no ecological value
- Improve clarity for applicants and public
- Reduce administrative process
- Support more efficient application processes while maintaining environmental protection objectives
- Improve useability of regulatory guidelines, without changing intent of Development Permit Areas

# Summary

- Map amendments to align with existing policy
- Technical refinements of text
- Do not change overall policy direction

Clarity

Consistency

Implementation

# Recommendation

THAT Official Community Plan General Text and Map Amendment Bylaw 6074 be read a first and second time; and that a Public Hearing be scheduled for May 25.

