

Chart of Proposed Text Amendments to Zoning Bylaw 6000 (Bylaw 6082, 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 Zoning Bylaw.

No.	Section	Current Wording	Proposed Wording	Rationale
1.	SECTION 2: Interpretation 2.3 General Definitions	<p>Landscaping means the preservation or modification of the natural features of a Site at the ground level through the placement or addition of any or a combination of the following: <i>(Bylaw 6012)</i></p> <ul style="list-style-type: none"> i. soft Landscaping elements such as trees, shrubs, ground covers, lawns, gardens, or ornamental plantings of perennials or annual flowers; ii. decorative Hard Surfacing elements in the form of patios, Pathways, and paths consisting of materials such as bricks, pavers, shale, crushed rock, or other suitable materials, excluding monolithic concrete and asphalt; and iii. Architectural Elements such as decorative fencing, walls, trellises, pergolas, permanent site furniture, or sculpture. <p>In all cases where a combination of soft landscaping, Hard Surfacing or Architectural Elements are used, Soft Landscaping must constitute a majority of the Landscaping area.</p>	<p>Landscaping means the preservation or modification of the natural features of a Site at the ground level through the placement or addition of any or a combination of the following: <i>(Bylaw 6012)</i></p> <ul style="list-style-type: none"> i. <u>Soft Landscaping</u> elements such as trees, shrubs, ground covers, lawns, gardens, or ornamental plantings of perennials or annual flowers; ii. decorative Hard Surfacing elements in the form of patios, Pathways, and paths consisting of materials such as bricks, pavers, shale, crushed rock, or other suitable materials, excluding monolithic concrete and asphalt; and iii. Architectural Elements such as decorative Fencing or walls, trellises, pergolas, permanent site furniture, or sculpture. <p>In all cases where a combination of Soft Landscaping, Hard Surfacing or Architectural Elements are used, Soft Landscaping must constitute a majority of the Landscaping area.</p>	To defer to the Soft Landscaping definition.

2.	SECTION 2: Interpretation 2.3 General Definitions	N/A	<u>Soft Landscaping means soil-based Landscaping and includes plants such as trees, shrubs, ground covers, lawns, gardens, or ornamental plantings of perennial or annual flowers. Soft Landscaping does not include areas without growing medium and plant materials, such as areas that are predominately rock, artificial turf, rubberized surfacing, decks, or Hard Surfacing such as pavers.</u>	To improve clarity in what constitutes Soft Landscaping.
3.	SECTION 2: Interpretation 2.3 General Definitions	N/A	<u>Retaining Wall means a Structure constructed to hold back, stabilize, or support soil or other earthen material.</u>	To improve clarity in what constitutes a Retaining Wall.
4.	SECTION 2: Interpretation 2.3 General Definitions	N/A	<u>Fence means a Structure made of wood, metal, masonry, or other material that is used as an enclosure or for screening purposes around all or part of a Lot.</u>	To improve clarity in what constitutes a Fence.
5.	SECTION 6: Landscape & Screening 6.1 Required Landscaping	6.1.1 The minimum level of Landscaping required in each zone along all Front, Rear and Side Yards shall be determined from the Minimum Landscape Buffer Schedule (Table 6.1) and Landscaping details entitled Minimum Landscape Buffer in Section 6.6, unless otherwise specified as a Landscape corridor in the <i>Official Community Plan</i> (Plan Vernon) or any bylaw replacing same.	6.1.1 The minimum level of Landscaping required in each zone shall follow minimum landscaping Landscaping area criteria standards of the zone, the M minimum Landscape Buffer criteria standards in Section 6.6,7 and Table 6.1. along all Front, Rear and Side Yards shall be determined from the Minimum Landscape Buffer Schedule (Table 6.1) and Landscaping details entitled Minimum Landscape Buffer in Section 6.6, unless otherwise specified as a Landscape corridor in the Official Community Plan (Plan Vernon) or any bylaw replacing same.	To simplify for clarity, and improve consistency in terminology.

6.	SECTION 6: Landscape & Screening 6.1 Required Landscaping	6.1.2 In cases where the Lot is to be developed in phases, Landscaping needs to be provided on all lands that are used for the development of a phase. This includes lands that have been graded or filled. Landscaping shall be required in subsequent phases on the remainder of the Lot at the time that these are developed.	6.1.2 In cases where the Lot is to be developed in phases, Landscaping needs to <u>shall</u> be provided on all lands that are used for the development of a phase. This includes lands that have been graded or filled. Landscaping shall be required in subsequent phases on the remainder of the Lot at the time that these are the <u>remainder is</u> developed.	To improve consistency in terminology.
7.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.1 All required Landscape areas and installations shall meet or exceed the Landscape Standards Bylaw No. 5015, and meet or exceed the <i>Canadian Landscape Standard, current edition, as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.</i>	6.2.1 All required Landscape areas and installations <u>shall be regularly maintained by property Owners to meet the Landscape Maintenance Bylaw No. 5015,</u> and meet or exceed the <i>Canadian Landscape Standard, current edition, as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.</i>	To synthesize policies 6.2.1 and 6.2.2.
8.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.2 All required Landscape areas and installations shall be regularly maintained by property Owners to meet the Landscape Maintenance Bylaw No. 5014, and meet or exceed the <i>Canadian Landscape Standard, current edition, as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.</i>	N/A	Incorporated into 6.2.1.
9.	SECTION 6: Landscape & Screening	6.2.3 In reference to 6.2.2 above, the Landscape maintenance requirements shall address and provide for the following items in regards to plant material: watering, mulching, pruning,	N/A	To remove redundancy. General property maintenance requirements referenced in Section 5.3 of the Good Neighbor Bylaw.

	6.2 Landscaping Standards	fertilizing, liming and tree support, as well as weed, pest and disease control.		
10.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.4 In reference to 6.2.2 above, the Landscape maintenance requirements shall address and provide for the following items in regards to lawns and grass areas: watering, fertilizing, liming, mowing and trimming, edging, aeration and repairs (regarding, reseeding or resodding), as well as weed, insect and disease control.	N/A	To remove redundancy. General property maintenance requirements referenced in Section 5.3 of the Good Neighbor Bylaw.
11.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.5 The execution of the above-mentioned Landscape maintenance requirements shall take place on a regular basis to ensure a healthy, neat and orderly appearance throughout the year.	N/A	To remove redundancy. General property maintenance requirements referenced in Section 5.3 of the Good Neighbor Bylaw.
12.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.6 The above requirements for Landscape maintenance shall be enforced by the City, under Section 3 of this bylaw.	N/A	To remove redundancy within bylaw. General property maintenance requirements referenced in Section 5.3 of the Good Neighbor Bylaw.
13.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.7 Driveways and walkways shall be located in order to accommodate the required Landscape Buffers of Section 6.7. Required Landscape Buffers shall be continuous along the affected Lot boundaries, interrupted only by walkways,	6.2.2 Driveways and walkways shall be located in order to accommodate the required Landscape Buffers of Section 6.7. Landscape Buffers shall be continuous along the affected Lot boundaries, interrupted only by <u>required Pathways</u>	To simplify for clarity.

		Driveways and required utility service boxes.	walkways, Driveways accesses, and required utility service boxes.	
14.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.8 All Landscaped areas will be graded to meet the following criteria: .1 maximum 1:5 slope (20%) for lawn areas; .2 maximum 1:3 slope (33%) for shrub or ground cover area; .3 minimum 1:25 slope (4%) for cross slope for any Landscape area; .4 all Site grading will direct overland drainage along or away from any Landscape Buffer to collection points off-site away from Buildings ; .5 all areas in which the existing slope exceeds 30% are to be identified; and .6 all areas developed and Adjacent lands impacted by development with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the Site .	6.2.3 All Landscaped areas will shall be graded to meet the following criteria standards : .1 maximum 1:5 slope (20%) for lawn areas; .2 maximum 1:3 slope (33%) for shrub or ground cover area; .3 minimum 1:25 slope (4%) for cross slope for any Landscape area; .4 all Site grading will direct overland drainage along or away from any Landscape Buffer to collection points off-site away from Buildings ; .5 all areas in which the existing slope exceeds 30% are to be identified; and .6 all areas developed and Adjacent lands impacted by development with slopes greater than 30% shall be rehabilitated using indigenous native vegetation common to the Site .	To improve consistency in terminology.
15.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.9 All outdoor storage areas shall have a dust-free surface.	6.2.9 All e Outdoor storage areas shall have a dust-free surface.	To improve consistency in terminology.

16.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.10 All construction on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and Watercourses . This includes the provision of temporary fencing prior to and during construction.	6.2.10 All Construction on-site must shall occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and Watercourses . This includes the provision of temporary fencing Fencing prior to and during construction.	To improve consistency in terminology.
17.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.11 All required Landscape Buffer areas shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, Streets, Laneways, Alleys or Parking Areas shall be permitted.	6.2.6 All required Soft Landscape ing Buffer areas shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, Streets, Laneways, Alleys or Parking Areas shall be permitted.	To improve consistency in terminology.
18.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.12 Notwithstanding Section 6.2.6, the following areas are exempt from having permanent fully automatic irrigation systems: <ul style="list-style-type: none"> .1 existing areas of undisturbed native vegetation which have been accepted as Landscape Buffer or stream protection leave strips; .2 Landscape areas specifically designed as xeriscape or drought resistant natural species plantings, however temporary irrigation may be required; and .3 Landscape Buffers which are established with drought resistant species to return the area to a natural condition, however temporary irrigation may be required. 	6.2.7 Notwithstanding Despite Section 6.2.6, Soft Landscaping within the following areas are shall be exempt from having permanent fully automatic irrigation systems: <ul style="list-style-type: none"> .1 existing areas of undisturbed native vegetation which have been accepted as Landscape Buffer area or stream protection leave strips an environmentally sensitive area; and .2 Soft Landscaping areas specifically designed as xeriscape or with drought resistant natural species plantings vegetation, however temporary irrigation may be required; and . .3 Landscape Buffers which are established with drought resistant species to return the area to a natural condition, however 	To improve clarity in application and consistency in terminology used in the Official Community Plan.

			temporary irrigation may be required.	
19.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.13 Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.	N/A	To remove redundancy. Vegetation retention during construction governed through the Development Permit approval process.
20.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	6.2.14 New trees and shrubs shall follow a consistent lateral placement and be set back a minimum of 1.0 m from all underground utilities.	<u>6.2.8</u> New trees and shrubs shall follow a consistent lateral placement and be set back be planted a minimum of 1.0 m from all underground utilities.	To improve flexibility in vegetation placement and support local biodiversity.
21.	SECTION 6: Landscape & Screening 6.2 Landscaping Standards	N/A	<u>6.2.9 Landscaping, including Landscape Buffers, shall follow minimum wildfire-risk mitigation standards, as measured from the nearest Building or Structure attached to a Building (see Diagram 6.1):</u> .1 <u>Immediate Zone (0 – 1.5 m)</u> a. <u>No new combustible mulch including bark mulch, wood chips, or pine needles; and</u> b. <u>No new coniferous trees or coniferous shrubs. This includes Cedar and Juniper hedges.</u> .2 <u>Intermediate Zone (1.5 – 10.0 m)</u> a. <u>No new coniferous trees within 10.0 m, unless spaced a</u>	To incorporate wildfire-risk mitigation standards based on FireSmart guidance to improve community wildfire resiliency.

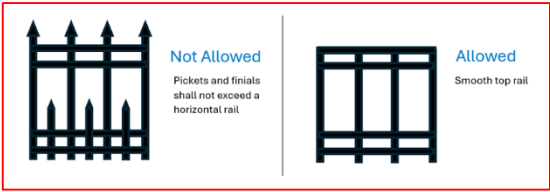
			<p><u>minimum of 6.0 m from the nearest Building with non-combustible exterior finishes and other coniferous trees, and lower branches are pruned to a minimum of 2.0 m in height; and</u></p> <p>b. <u>No new coniferous shrubs. This includes Cedar and Juniper hedges.</u></p> <p>.3 <u>Extended Zone (10.0 – 30.0 m)</u></p> <p>a. <u>New coniferous trees and shrubs shall be spaced to ensure a minimum horizontal separation of 3.0 m at maturity.</u></p>	
22.	<p>SECTION 6: Landscape & Screening</p> <p>6.2 Landscaping Standards</p>	N/A	<p><i>Diagram 6.1 – FireSmart Zones</i></p>	To clarify the wildfire-risk mitigation standards referenced in 6.2.9.
23.	<p>SECTION 6: Landscape & Screening</p> <p>6.3 Refuse and Recycling Bins</p>	6.3.2 All Site refuse and recycling bins in zones other than agricultural zones, including all other large receptacles used for the Temporary Storage of materials, require opaque screening from Adjacent Lots and Streets .	6.3.2 All Above-ground-Site refuse and recycling bins in zones other than agricultural zones , including all other large receptacles used for the Temporary Storage of materials, require opaque screening from Adjacent Lots and Streets , except in agricultural zones .	To improve consistency in terminology, and to remove screening requirements for in-ground refuse and recycling bins which have a lesser visual impact compared to above-ground bins.
24.	<p>SECTION 6: Landscape & Screening</p>	6.3.3 All screening will be a minimum of 2.0 m in Height to a maximum Height that is equivalent to the Height of the refuse or recycling bin.	6.3.3 All s Screening will shall be a minimum of 2.0 m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.	To improve consistency in terminology. Height definition in bylaw refers to buildings, so it is not applicable here.

	6.3 Refuse and Recycling Bins			
25.	SECTION 6: Landscape & Screening 6.3 Refuse and Recycling Bins	6.3.4 All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in Height .	6.3.4 All ^s Sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in Height-height .	To improve consistency in terminology. Height definition in bylaw refers to buildings, so it is not applicable here.
26.	SECTION 6: Landscape & Screening 6.3 Refuse and Recycling Bins	6.3.8 All refuse and recycling bins should be sited as far away from Watercourses as possible.	6.3.7 All ^r Refuse and recycling bins should shall be sited as far away from Watercourses as possible.	To improve consistency in terminology.
27.	SECTION 6: Landscape & Screening 6.4 Public Amenity Areas	6.4.1 Public Amenity Areas , when permitted pursuant to Section 6.6, must be solely for pedestrian Use and accessible to the public from both the Street and from the development.	6.4.1 Public Amenity Areas , when permitted pursuant to Section 6.6 Table 6.1 , must shall be solely for pedestrian Use and accessible to the public from both the Street and from the development.	To improve consistency in terminology.
28.	SECTION 6: Landscape & Screening 6.4 Public Amenity Areas	6.4.4. For any Public Amenity Area in lieu of a Landscape Buffer , the following are minimum requirements: .1 all Hard Surface areas shall use a decorative paving surface; .1 a minimum of two benches for public seating shall be provided;	6.4.4 For any Public Amenity Areas in lieu of a Landscape Buffer , the following are minimum requirements shall include, at minimum: .1 all Hard Surface areas shall use a decorative paving surface <u>for all Hard Surface areas;</u> .2 a minimum of two benches for public seating shall be provided;	To simplify bylaw requirements and align minimum tree sizing with sizing noted elsewhere in the bylaw.

		<p>.2 a minimum of 3 trees, with minimum 65 mm Caliper and rootball of 900 mm, shall be provided; and</p> <p>.3 pedestrian and decorative lighting must be provided.</p>	<p>.3 a minimum of 3 Shade trees, with minimum 65 mm Caliper and rootball of 900 mm, shall be provided <u>a Caliper of 40 mm and a clear stem height of 1.5 m</u>; and</p> <p>.4 <u>Decorative lighting and a minimum of two benches for public seating</u> pedestrian and decorative lighting must be provided.</p>	
29.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	<p><u>6.5 Fencing and Retaining Walls</u></p>	<p><u>6.5 Fencing and Retaining Walls</u></p>	To separate fencing and retaining wall regulations for clarity.
30.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	<p>6.5.1 Subject to traffic sight lines, the following Height limitation shall apply to fences, and walls in all housing and mixed-use zones:</p> <p>.1 1.2 m (4.0 ft) if situated along the Lot Lines or within the Setback abutting a Street;</p> <p>.2 2.0 m (6.4 ft) if situated behind the Setback abutting a Street; (<i>Bylaw 6012</i>)</p> <p>.3 2.0 m (6.4 ft) if situated along a Lot Line not abutting a Street.</p> <p>Notwithstanding 6.5.1.1 One gate for pedestrian access may be 2.0 m in height with a maximum width of 1.0 m in situated along the Lot Lines or within the Setback abutting a Street. (<i>Bylaw 6012</i>)</p>	<p>6.5.1 Subject to traffic sight lines, the following Height limitation shall apply to fences, and walls in all housing and mixed-use zones <u>Fence height measured from Natural Grade shall not exceed:</u></p> <p>.1 1.2 m (4.0 ft) if situated along the Lot Lines or within the Setback abutting a Street;</p> <p>.2 2.0 m (6.4 ft) if situated behind the Setback abutting a Street; (Bylaw 6012)</p> <p>.3 2.0 m (6.4 ft) if situated along a Lot Line not abutting a Street.</p> <p>.1 <u>1.2 m in housing, resort, community, and commercial mixed-use zones.</u></p> <p>.2 <u>2.4 m in industrial and servicing zones.</u></p> <p><u>Notwithstanding Despite Section 6.5.1.1:</u></p> <p>.3 <u>The maximum Fence height may increase to 2.0 m if situated behind the Setback</u></p>	To improve clarity in interpretation, including where height is measured from and for which zones fence height limitations apply.

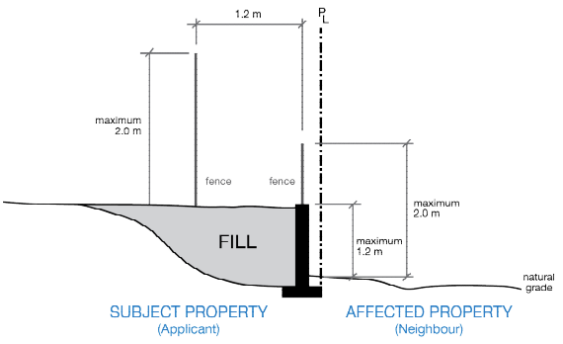
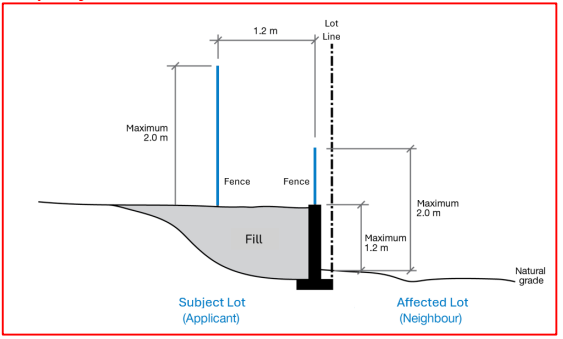
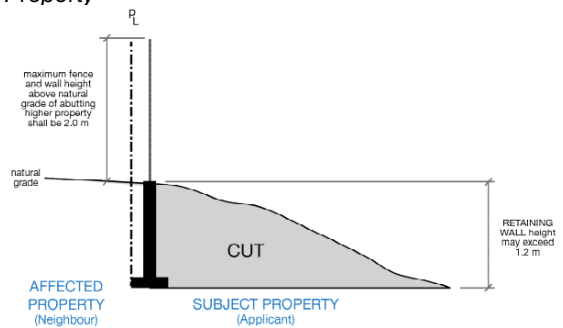
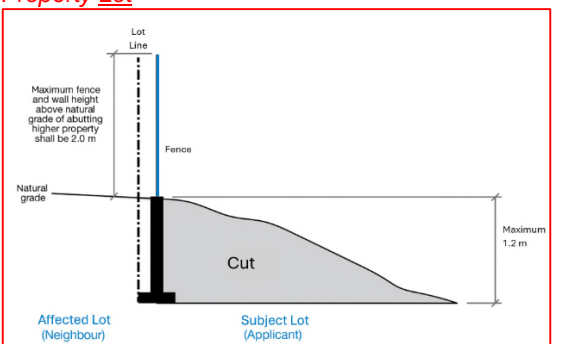
			<p><u>abutting a Street, or along a Lot Line not abutting a Street;</u></p> <p>.4 <u>The maximum Fence height may increase to 2.4 m where abutting an agricultural or industrial zone; and</u></p> <p>.5 One gate for pedestrian access may be 2.0 m in height with a maximum width of 1.0 m if situated along the Lot Lines or within the Setback abutting a Street.</p>	
31.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	6.5.2 Screen fences shall be consistent with the quality of Building design and materials of the Principal Building .	N/A	To simplify bylaw requirements. Fencing material is a development permit consideration that is covered under the Design Guidelines within the Official Community Plan.
32.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	6.5.3 Screening fences required for outdoor storage areas for Temporary Shelter Services shall be a combination of opaque and translucent or lattice design to ensure nature surveillance is permitted into the space. Screen fences and walls shall complement Building design and materials.	N/A	To simplify bylaw requirements. Screening requirements for Temporary Shelter Services are covered under 5.10.1.2.
33.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	6.5.4 Fencing type may be established in neighbourhood plans, building schemes or by precedent from Adjacent Lots .	N/A	To simplify bylaw requirements.

34.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.5 Wood fences shall be designed to a high level of finish with materials of lumber grade standard or better. Wood posts shall be treated against rotting to provide for the longevity of the fence. Fences shall be constructed with all components of sufficient size, materials, and strength to prevent sagging and to minimize rot. Along sloping ground, the top of wood fences shall be horizontal with vertical drops at the posts.	N/A	To simplify bylaw requirements.
35.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.6 Screening fences shall be opaque double-sided construction. Where screen fences are allowed or required by this bylaw, they shall be of an opaque or a combination of opaque, translucent or lattice design.	N/A	Incorporated into 6.5.3.
36.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.7 No fence constructed at the Natural Grade in housing zones, shall exceed 2.0 m in Height , except where abutting an agricultural or commercial zone the maximum Height is 2.4 m. No fence shall have pickets or finials extending above a horizontal rail that may pose a danger to wildlife.	6.5.3 No fence constructed at the Natural Grade in housing zones, shall exceed 2.0 m in Height, except where abutting an agricultural or commercial zone the maximum Height is 2.4 m. No fence shall have pickets or finials extending above a horizontal rail that may pose a danger to wildlife. <u>No Fence shall have pickets or finials extending above a horizontal rail that may pose a danger to wildlife (see Diagram 6.2).</u>	To improve understanding of what fence types may pose a danger to wildlife. Height requirements incorporated into 6.5.1.

37.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	N/A	<p><i>Diagram 6.2 — Fencing Types</i></p> 	To improve understanding of what fence types may pose a danger to wildlife.
38.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.8 No fence in a commercial or industrial zone shall exceed 2.4 m.	6.5.8 No fence in a commercial or industrial zone shall exceed 2.4 m	Incorporated into 6.5.1.
39.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.9 Industrial zones are to have an opaque 2.4 m high fence along all Lot Lines abutting non-industrial zones and around Wrecking Yards that are visible from a Street abutting the Lot .	<u>6.5.2</u> Industrial zones are to shall have an opaque 2.4 m high Fence along all Lot Lines abutting non-industrial zones and around outdoor Vehicle Storage facilities or Wrecking Yards that are visible from a Street abutting the Lot .	To improve consistency in terminology.
40.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.10 No barbed wire or electrified Fencing shall be allowed except: <ul style="list-style-type: none"> .1 in ALR, AGRL, and AGRS zones for use in livestock enclosures; and .2 in CMTY zone where the Site is used for a Detention Facility. Razor wire Fences shall not be permitted in any zone.	<u>6.5.4</u> No barbed wire or electrified Fencing shall be allowed, except: <ul style="list-style-type: none"> .1 in ALR, AGRL, and AGRS agricultural zones for use in livestock enclosures; and .2 in CMTY community zones where the Site is used for a Detention Facility. Razor wire Fences shall not be permitted in any zone.	To improve consistency in terminology.

41.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	N/A	<u>6.6. Retaining Walls</u>	To add an independent section for retaining walls for clarity.
42.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.11 Retaining walls on all housing-based Lots , except those required as a condition of subdivision approval, must not exceed a Height of 1.2 m measured from Grade on the lower side, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.	6.6.1 Retaining walls on all housing-based Lots, except those required as a condition of subdivision approval, must not exceed a Height of 1.2 m measured from Grade on the lower side, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them. <u>Retaining Wall height, measured from Natural Grade on the lower side of the wall, shall not exceed 1.2 m, except for retaining walls required as a condition of subdivision approval.</u>	To simplify bylaw requirements, spacing consideration moved to 6.6.2.
43.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	N/A	6.6.2 At least 1.2 m horizontal separation shall be provided between Retaining Wall tiers.	To improve clarity.
44.	SECTION 6: Landscape & Screening 6.5 Fencing and Retaining Walls	6.5.12 In the case of a retaining wall constructed in accordance with Section 6.5.11, the combined Height of a fence on top of a retaining wall at the Lot Line or within 1.2 m of the Lot Line shall not exceed 2.0 m, measured from Natural Grade at the Lot Line (see Diagram 6.1)	6.6.3 In the case of a retaining wall constructed in accordance with Section 6.5.11, the combined Height of a fence on top of a retaining wall at the Lot Line or within 1.2 m of the Lot Line shall not exceed 2.0 m, measured from Natural Grade at the Lot Line (see Diagram 6.1)	To improve clarity.

			<p><u>Where the subject Lot is higher than the affected Lot, the combined height of a Fence and Retaining Wall at the Lot Line or within 1.2 m of the Lot Line shall not exceed 2.0 m, measured from Natural Grade at the Lot Line (see Diagram 6.3).</u></p>	
45.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	<p>6.5.13 Notwithstanding Section 6.5.11, a retaining wall may be higher than 1.2 m, measured from Grade, where the Natural Grade of the subject Lot is lower than the abutting Lot (see Diagram 6.2).</p>	<p>6.6.4 Notwithstanding Section 6.5.11, a retaining wall may be higher than 1.2 m, measured from Grade, where the Natural Grade of the subject Lot is lower than the abutting Lot (see Diagram 6.2).</p> <p><u>Where the subject Lot is lower than the affected Lot, the combined height of a Fence and the portion of the Retaining Wall that extends above the Natural Grade of the affected Lot shall not exceed 2.0 m, measured from the Natural Grade at the Lot Line (see Diagram 6.4).</u></p>	To improve clarity.
46.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	<p>6.5.14 In the case of a retaining wall constructed in accordance with Section 6.5.13, the maximum Height of a fence, or portion of retaining wall extending above the Natural Grade of the abutting higher Lot, or combination thereof, shall be 2.0 m, measured from the Natural Grade of the abutting higher property (see Diagram 6.2).</p>	N/A	Incorporated into 6.6.2.

47.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	<p>6.5.15 Notwithstanding Section 6.5.14, where an affected property remains at Natural Grade and the subject Lot constructs a retaining wall and a fence within 1.2 m of the Lot Line, the maximum Height for a fence on the affected Lot shall be no greater than 1.8 m above the Height of the retaining wall or 2.0 m whichever is less (see Diagram 6.1).</p>	N/A	Incorporated into 6.6.3.
48.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	<p><i>Diagram 6.1 – Retaining Wall on Higher Subject Property</i></p> 	<p><i>Diagram 6.1-3 – Retaining Wall on Higher Subject Property Lot</i></p> 	To improve consistency in terminology.
49.	<p>SECTION 6: Landscape & Screening</p> <p>6.5 Fencing and Retaining Walls</p>	<p><i>Diagram 6.2 – Retaining Wall on Lower Subject Property</i></p> 	<p><i>Diagram 6.2 4 – Retaining Wall on Lower Subject Property Lot</i></p> 	To improve consistency in terminology.

50.	SECTION 6: Landscape & Screening 6.6 Minimum Landscape Buffers	<u>6.6 Minimum Landscape Buffers</u>	6.67 Minimum Landscape Buffers	To correct numbering.
51.	SECTION 6: Landscape & Screening 6.6 Minimum Landscape Buffers	6.6.1 Landscape Buffers , of a design as shown on the Minimum Landscape Buffer Treatment Drawings (Levels 1 through 5), for the Front Yard , Side Yards , and Rear Yard depending upon the zone as indicated by Section 6.6.5, are as follows: <ul style="list-style-type: none"> .1 Level 0: no specific guidelines for the design of the Landscape Buffer; .2 Level 1: a minimum 1.5 m Landscape Buffer is required and will consist of a vegetative buffer only, unless a fence is required for other reasons; .3 Level 2: a minimum 1.5 m vegetative Landscape Buffer combined with a fence is required; .4 Level 3: a minimum 2.0 m vegetative Landscape Buffer combined with a fence is required; .5 Level 4: a minimum 3.0 m Landscape Buffer is required; and .6 Level 5: a Landscape Buffer is required for all land abutting ALR land where non-farm Uses exist. The minimum buffer shall meet the 	6.7.1 Landscape Buffers, of a design as shown on the Minimum Landscape Buffer Treatment Drawings (Levels 1 through 5), for the Front Yard, Side Yards, and Rear Yard depending upon the zone as indicated by Section 6.6.5, are as follows: <ul style="list-style-type: none"> .1 Level 0: no specific guidelines for the design of the Landscape Buffer; .2 Level 1: a minimum 1.5 m Landscape Buffer is required and will consist of a vegetative buffer only, unless a fence is required for other reasons; .3 Level 2: a minimum 1.5 m vegetative Landscape Buffer combined with a fence is required; .4 Level 3: a minimum 2.0 m vegetative Landscape Buffer combined with a fence is required; .5 Level 4: a minimum 3.0 m Landscape Buffer is required; and .6 Level 5: a Landscape Buffer is required for all land abutting ALR land where non-farm Uses exist. The minimum buffer shall meet the 	To improve clarity. Most buffer specifications have been incorporated into Table 6.1.

		<p>guidelines in the Landscape Buffer Specifications document prepared by the Agricultural Land Commission.</p>	<p>guidelines in the Landscape Buffer Specifications document prepared by the Agricultural Land Commission</p> <p><u>Landscape Buffers shall follow Table 6.1 – Minimum Landscape Buffer Schedule, except:</u></p> <ol style="list-style-type: none"> <u>.1 all lands Adjacent to provincial highways, shall have a 3.0 m Landscape Buffer Adjacent to the highway unless superseded by development permit area guidelines;</u> <u>.2 Comprehensive development zones shall specify the Landscape Buffer for the comprehensive development Site; and</u> <u>.3 Land with non-farm Use that abuts Agricultural Land Reserve shall have a Landscape Buffer that meets the Ministry of Agriculture's <i>Guide to Edge Planning</i>.</u> 	
52.	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	<p>6.6.2 Trees shall be spaced, on average, to the dimensions specified in the approved drawings. The equivalent of 1 tree per 10.0 lineal metre of required Landscape Buffer, including walkways, Driveways and required utility boxes, shall be planted on the subject property. Deciduous trees shall have a minimum Caliper of 60 mm with a minimum clearstem Height of 1.5 m. Conifers shall be a minimum of 2.5 m high. Irrigated No. 2 pot shrubs are to be placed at a maximum spacing of 1.0 m on center with 10 cm ground cover at a maximum spacing of 0.5 m on center. The</p>	<p>6.7.3 Trees shall be spaced, on average, to the dimensions specified in the approved drawings. The equivalent of 1 tree per 10.0 lineal metre of required Landscape Buffer, including walkways, Driveways and required utility boxes, shall be planted on the subject property. Deciduous trees shall have a minimum Caliper of 60 mm with a minimum clearstem Height of 1.5 m. Conifers shall be a minimum of 2.5 m high. Irrigated No. 2 pot shrubs are to be placed at a maximum spacing of 1.0 m on center with 10 cm ground cover at a maximum spacing of 0.5 m on center. The equivalent of 1 shrub per 1 linear</p>	<p>To improve clarity. Shrub specifications incorporated in 6.7.4.</p>

		<p>equivalent of 1 shrub per 1 linear metre of required Landscape Buffer, including walkways, Driveways, and required utility boxes, shall be planted on the subject Lot. The shrubs shall be irrigated No. 2 pot shrubs and are to be placed at a maximum spacing of 1.0 m on centre.</p>	<p>metre of required Landscape Buffer, including walkways, Driveways, and required utility boxes, shall be planted on the subject Lot. The shrubs shall be irrigated No. 2 pot shrubs and are to be placed at a maximum spacing of 1.0 m on centre.</p> <p><u>Trees in the Landscape Buffer shall meet the following minimum standards:</u></p> <ol style="list-style-type: none"><u>.1 the equivalent of 1 tree per 10 linear meters of Landscape Buffer, including required Pathways, Driveway accesses, and utility boxes, shall be planted and/or retained on the subject property. The linear metre calculation is used to determine the minimum number of trees to be planted and/or retained not the minimum spacing;</u><u>.2 trees shall be planted in a soil volume capable of supporting tree health at maturity;</u><u>.3 trees shall be spaced to maximize shading to sidewalks and other pedestrian Pathways;</u><u>.4 deciduous trees shall have a minimum Caliper of 40 mm with a minimum clear stem height of 1.5 m;</u><u>.5 conifers shall be a minimum of 2.5 m high;</u><u>.6 when existing trees that are retained in a Landscape Buffer have a minimum Caliper of 150 mm, they may count double</u>	
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			<p><u>towards meeting these standards; and</u></p> <p><u>.7 when existing trees that are retained in a Landscape Buffer have a minimum Caliper of 250 mm, they may count triple towards meeting these standards.</u></p>	
53.	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	<p>6.6.3 In order to provide heritage trees for future generations, trees required according to Section 6.6.3 shall include legacy trees. One out of every ten trees required according to Section 6.6.3 shall be designated as a legacy tree and accordingly located and identified on approved drawings. A minimum of 1 legacy tree shall be provided.</p>	N/A	To improve clarity. Heritage trees are not referenced elsewhere in bylaw.
54.	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	N/A	<p><u>6.7.4 Shrubs in the Landscape Buffer shall meet the following minimum standards:</u></p> <p><u>.1 the equivalent of 1 shrub per 1 linear meters of Landscape Buffer, including required Pathways, Driveway accesses, and utility boxes, shall be planted and/or retained on the subject property. The linear metre calculation is used to determine the minimum number of shrubs to be planted and/or retained not the minimum spacing; and</u></p> <p><u>.2 shrubs shall be no. 2 pot size.</u></p>	To improve clarity.

55.	SECTION 6: Landscape & Screening 6.6 Minimum Landscape Buffers	6.6.4 Trees or shrubs higher than 0.6 m shall not be located in the visual triangle indicated on the drawings and specified by the City of Vernon Traffic Bylaw No. 5600.	6.7.5 Trees or shrubs higher than 0.6 m shall not be located in the visual triangle indicated on the drawings and specified by the City of Vernon Traffic Bylaw No. 5600 (see Diagram 6.5).	To improve clarity.
56.	SECTION 6: Landscape & Screening 6.6 Minimum Landscape Buffers	6.6.5 Where a visual screen is required, it may consist of either vegetation or decorative fence or wall. The minimum Height of the screen is 1.2 m for Level 3 (at maturity for vegetation, planted at a minimum of 1.0 m high on an maximum spacing of 1.0 m on center), 1.5 m for Level 4, and 1.8 m for Level 5.	N/A	To simplify bylaw requirements.
57.	SECTION 6: Landscape & Screening 6.6 Minimum Landscape Buffers	6.6.6 Notwithstanding Section 6.6.1, buffer widths may be reduced to the width of the actual Setback of the Building or Structure if the actual Setback of the Building or Structure is narrower than the buffer specified in Section 6.6.1.	6.7.2 Notwithstanding Section 6.6.1 Despite Section 6.7.1, Landscape Buffer widths may be reduced to the width of the actual Setback of the Building or Structure if the actual Setback of the Building or Structure is narrower than the buffer Landscape Buffer specified in Section 6.6.1 Table 6.1 .	To correct numbering.
58.	SECTION 6: Landscape & Screening 6.6 Minimum Landscape Buffers	6.6.7 Notwithstanding Section 6.6.1, parking lots abutting major roads as identified on Map 4 of <i>Official Community Plan</i> , require an additional Landscape Buffer of a minimum of 3.0 m.	N/A	To simplify bylaw requirements. Enhanced landscape buffer criteria for properties adjacent to provincial highways are covered in 6.7.1.
59.	SECTION 6: Landscape & Screening	6.6.8 Notwithstanding any other provisions in this bylaw, where leave strips are required along stream corridors in accordance with the <i>Official Community</i>	N/A	To simplify bylaw requirements. <i>Riparian Areas Protection Regulation</i> requirements are addressed through the DPA 2 -

	<p>6.6 Minimum Landscape Buffers</p>	<p><i>Plan</i>, the land and vegetation shall remain undisturbed. In the case of leave strips along Okanagan Lake, land is to remain in its natural condition or be Landscaped in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred. Retaining walls along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property.</p>		<p>Aquatic Ecosystem Development Permit process.</p>
<p>60.</p>	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	<p>6.6.9 In addition to the minimum Landscape Buffer treatment levels above:</p> <ul style="list-style-type: none"> .3 all lands adjacent to provincial highways, except those in agricultural zones and within Town Centres, are required to have Level 4 Landscape Buffer treatment unless superceded by development permit area guidelines; .4 <i>(Deleted – Bylaw 6012)</i> .5 all industrial zone properties shall have a Level 3 buffer zone when Adjacent to non-industrial zone properties; .6 all commercial zoned properties shall have a Level 3 buffer zone when Adjacent to non-commercial and non-industrial properties; .7 CD zones shall specify Landscape Buffer treatment for the CD Site; 	<p>N/A</p>	<p>To simplify bylaw requirements. Applicable portions have been incorporated into 6.7.1.</p>

		<p>.8 all non-secondary surface parking Lots in a commercial zone shall have a Level 3 buffer zone;</p> <p>.9 required Landscape islands in parking areas shall have the same level of Landscaping as a Level 1 buffer zone; and</p> <p>.10 Recreational Vehicle parking compounds in housing zones shall have a Level 4 buffer zone.</p>		
61.	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	6.6.10 Notwithstanding Section 6.6.1, all landscape areas should reflect the character and intent of the <i>Official Community Plan</i> .	N/A	To simplify bylaw requirements.
62.	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	6.6.11 Where a Side Yard Landscape Buffer treatment is required and an opaque barrier is included in the Landscape Buffer Treatment Design, the opaque barrier may be located at the Lot Line .	N/A	To simplify bylaw requirements.
63.	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	6.6.12 Landscape Buffer treatments for School Sites may be amended from the standards indicated in Table 6.1 - Minimum Landscape Buffer Schedule. Where changes to the standards are proposed, supporting documentation from a registered Landscape architect must be provided that contains that the following objectives have been met:	6.7.6 Landscape Buffers treatments for School Sites may be amended from the standards indicated in Table 6.1— Minimum Landscape Buffer Schedule . Where changes to the standards are proposed, supporting documentation from a registered Landscape a Architect must—shall be provided that contains that confirm the following objectives have been met:	To improve consistency in terminology.

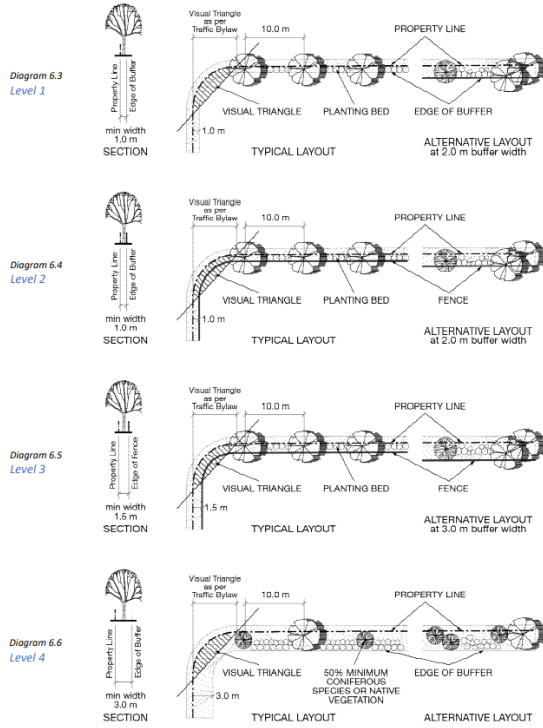
		<p>.1 that sufficient screening to Adjacent housing-based Lots has been achieved;</p> <p>.2 that adequate Landscaping has been provided to provide shade for Buildings and play areas;</p> <p>.3 Driveway entrances and Parking Areas have been appropriately Landscaped for optimization of screening and vehicular Site lines; and</p> <p>.4 Landscaping around active play areas ensures safety to children on the School grounds.</p> <p>Where perimeter Landscaping cannot be provided due to any of the above noted objectives, the School District will be required to provide or upgrade boulevard trees on all abutting Streets.</p>	<p>.1 that sufficient screening to Adjacent housing-based Lots has been achieved;</p> <p>.2 that adequate Landscaping has been provided to provide shade for Buildings and play areas;</p> <p>.3 Driveway entrances <u>accesses</u> and Parking Areas have been appropriately Landscaped for optimization of screening and vehicular Site lines; and</p> <p>.4 Landscaping around active play areas ensures safety to children on the School grounds.</p> <p>Where perimeter Landscaping cannot be provided due to any of the above noted objectives, the School District will <u>shall</u> be required to provide or upgrade boulevard trees on all abutting Streets.</p>	
64.	<p>SECTION 6: Landscape & Screening</p> <p>6.6 Minimum Landscape Buffers</p>	Table 6.1 – Minimum Landscape Buffer Schedule (see below)	Table 6.1 – Minimum Landscape Buffer Schedule (see below)	<p>To rework the existing table to improve clarity.</p> <p>Landscape buffer criteria threshold changed from 5+ units to 3+ units to reflect the need for buffering between properties as infill development occurs.</p> <p>Public amenity areas permitted in MUS (3+ units), MUA, MHS, MUM, and RTH zones in recognition that plazas at corners and similar public spaces foster social inclusion.</p>

65.

SECTION 6:
Landscape &
Screening

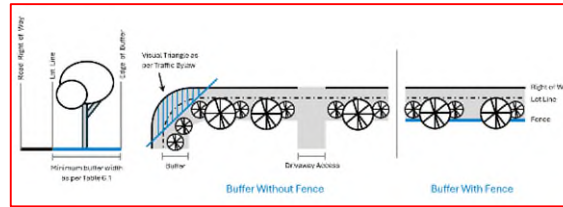
6.6 Minimum Landscape Buffers

Minimum Landscape Buffer Treatment



Minimum Landscape Buffer Treatment

Diagram 6.5 – Example Landscape Buffer



To improve clarity in interpretation.

Table 6.1— Minimum Landscape Buffer Schedule

Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted
ALR, AGRL, AGRS				
	0	0	0	NO
<i>Housing Zones</i>				
MUS (4 units or less) <i>(Bylaw 6012)</i>	0	0	0	NO
MUS (5 units or more) <i>(Bylaw 6012)</i>	1	1	1	NO
MUA, MHS	1	1	1	NO
MUM	1	2	1	NO
MSH	1	2	2	YES
<i>Commercial and Resort Zones</i>				
CMUN, CMUC	1	1	1	YES
CMUB	1	2	2	YES
RTH	1	1	1	NO
RCC	1	2	2	YES
<i>Industrial Zones</i>				
INDL, INDA	4	3	3	NO
<i>Community & Parks Zones</i>				
PANS	0	0	0	N/A
CMTY	1	1	1	YES
UTIL	3	1	1	NO

Table 6.1— Minimum Landscape Buffer Schedule

Location	<u>Minimum Landscape Buffer Required</u>	<u>Fence Required in Landscape Buffer (min. fence height 1.2 m)</u>	Public Amenity Area Permitted
<i>Agricultural Zones</i>			
ALR, AGRL, AGRS	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<i>Housing Zones</i>			
MUS (4-2 units or less) <i>(Bylaw 6012)</i>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
MUS (5-3 units or more) <i>(Bylaw 6012)</i> , MUA, MHS, MUM, MSH	<u>Abutting Street, housing-based Lot, or non-housing-based Lot: 1.5 m</u>	<u>No</u>	<u>Yes</u>
<i>Commercial and Resort Zones</i>			
CMUN, CMUC, CMUB	<u>Abutting Street or non-housing-based Lot: 1.5 m</u> <u>Abutting a housing-based Lot: 2 m</u> <u>Surface parking lots: 2 m</u>	<u>Yes, for Rear Yard and Side Yard when abutting a housing-based lot</u>	<u>Yes</u>
RTH, RCC	<u>Abutting Street or non-housing-based Lot: 1.5 m</u> <u>Abutting a housing-based Lot: 2 m</u>	<u>No</u>	<u>Yes</u>
<i>Industrial Zones</i>			
INDL, INDA	<u>Abutting Street: 3.0 m</u>	<u>Yes, for Rear Yard and Side Yard when abutting a housing-based lot</u>	<u>No</u>

		<u>Abutting a housing-based Lot or non-housing-based Lot: 2.0 m</u>		
<i>Community & Parks Zones</i>				
	PANS	<u>N/A</u>	<u>N/A</u>	N/A
	CMTY	<u>Abutting Street, housing-based Lot, or non-housing-based Lot: 1.5 m</u>	<u>No</u>	Yes
	UTIL	<u>Abutting Street: 2.0 m</u> <u>Abutting a housing-based Lot or non-housing-based Lot: 1.5 m</u>	<u>Yes, for Rear Yard and Side Yard when abutting a housing-based lot</u>	No