



## Report to Council

To: Mayor and Council File No: 3900-02  
Date: June 22, 2026  
From: Craig Broderick, Approving Officer  
Subject: Zoning Text (Various Text Amendments) Amendment Bylaw 6083

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### Purpose:

To update various sections of Zoning Bylaw 6000 as part of Phase 2: Refine Implementation.

### Recommendation:

THAT Bylaw 6083, "Zoning Text (Various Text Amendments) Amendment Bylaw 6083, 2026", be read a first and second time;

AND FURTHER, that a public hearing be scheduled for Bylaw 6083 on July 20, 2026, at 5:30 pm in Council Chambers;

AND FURTHER, that final adoption of Bylaw 6083 be considered subsequent to the approval of the Ministry of Transportation and Transit.

### Background:

#### a. Rationale:

Zoning Bylaw 6000 was adopted on June 24, 2024, to repeal and replace the previous Zoning Bylaw 5000. The purpose of the replacement was to implement Provincial legislative amendments.

To meet the timelines set by the Province for the adoption of the new bylaw, a three phased approach was initiated:

- i. Design: Create Zoning Bylaw 6000 (completed June 24, 2024).
- ii. Refine: Update sections in the bylaw not covered by Provincial legislation, review feedback from the community, and correct potential errors or unintended outcomes (in progress).
- iii. Align: Update Zoning Bylaw 6000 after the adoption of the Official Community Plan, Transportation Plan, and Housing Needs Report, to ensure alignment between the bylaws and support the City's growth over the next 20 years (early 2027).

As part of Phase 2 of the implementation plan, Council adopted Zoning Text (General Updates) Amendment Bylaw 6012 in July 2025. The amendment bylaw captured general text refinement updates to improve clarity and consistency in bylaw application. After the General Updates amendment, Administration has undertaken a review of Section 6 – Landscape & Screening. That report and amendment (Bylaw 6082) is currently under review by Council.

Proposed Bylaw:

Bylaw 6083 presents amendments to a range of zoning bylaw sections: Projections into Yards, Slopes; Grades; Purpose; Access; and Airport land uses. The intent is to fine tune regulations to reduce the amount of unwarranted variance applications, zoning amendments, facilitate interpretation of the Zoning Bylaw and to improve alignment with the new Official Community Plan Bylaw 6200.

Administration has prepared a chart as an attachment to this report (Attachment 1) providing a detailed comparison of the current wording, proposed wording, and rationale for each proposed change. In addition, a copy of the proposed updated Section 6 of the bylaw has been included for consideration (Attachment 2).

The following summarizes the intent of the amendments for each topic.

Projections into Yards: To reduce variances, remain consistent with previous Zoning Bylaws and match construction standards (i.e. 0.6m = 2.0ft / 24 inches).

Slopes: To reduce variances. Hillside Development Permits, as per OCP, will have a more prominent role in governing development on steep slopes.

Grades: To reduce conflict with other bylaws. Regulations for driveway grades are in the Subdivision and Development Servicing Bylaw.

Purpose: For all the Purposed Statements in the zones, delete the reference to a Section number as purpose statement should only be a description of the zone.

Access: To reduce conflict with other bylaws. Regulations for access are in the Subdivision and Development Servicing Bylaw.

Airport land Uses: Delete 'Light Industrial' as a Principal Use in the INDA – Airport Industrial to preserve lands zones for airport related uses.

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

Official Community Plan City-Wide Policies (Chapter 4):

The city-wide policies in this Official Community Plan (OCP) work together to direct how the City will achieve balanced and sustainable growth and

development to 2045. The following list notes how the proposed bylaw updates align with specific OCP policies and objectives.

4.1.1 Objective: Streamline processes for development applications to deliver more homes, faster.

4.3 Economy, Employment, and Prosperity: The local economy thrives through policies that support and diversify business, tourism, and the agricultural industry, streamline regulatory processes, and encourage new investments and locally owned enterprises.

Section 7 Action and Implementation - Economy, Employment, and Prosperity

5. Regularly review and update land use policies and associated Zoning Bylaw regulations to continue to encourage new investments and job creation in Vernon. Bylaw, Policy, and/ or Plan Update.

Zoning Bylaw 6000

- At its Regular Meeting of June 24, 2024, Council passed the following resolution:  
*THAT Bylaw 6000, "City of Vernon Zoning Bylaw 6000, 2024", a bylaw to manage the use of land within the corporate boundaries of the City of Vernon in accordance with Part 14 of the Local Government Act be adopted.*
- At its Regular Meeting of July 14, 2025, Council passed the following resolution:  
*THAT Bylaw 6012, "Zoning Text (General Updates) Amendment Bylaw 6012, 2025", a bylaw to amend Zoning Bylaw 6000, be adopted.*

c. 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 text amendments align with the ongoing efforts to review the development approval process, which is intended to improve efficiency, reduce processing times and streamline the overall approval process.

d. Committee Recommendations:

N/A

Financial Implications:

N/A

**Alternatives & Implications:**

N/A

**Communication:**

Following bylaw adoption, an information bulletin will be posted to the [Zoning & Land Use](#) webpage of the City website with physical copies made available at the Community Services Building.

**Attachments:**

Attachment 1 – Schedule A Detailed Changes

Attachment 2 – Zoning Text (Various Text Amendments) Amendment Bylaw 6083,  
2026

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, Director, City Planning

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

Approved by: Carey Herd, Chief Administrative Officer

**Chart of Proposed Text Amendments to Zoning Bylaw 6000 (Bylaw 6083, 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	Action/Rationale
1.	<b>SECTION 4:</b> Development Regulations  <b>4.2</b> Projection into Yards	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a <b>Building</b> , portions of a <b>Building</b> on a foundation or ornamental features may project into a <b>Setback</b> provided such projections do not exceed 0.5 m. No individual projection shall exceed 3.0 m in length or 30% of the length of the wall, whichever is the lesser. No two projections shall be closer than 1.5 m apart. (Bylaw 6012)  4.2.2 Unenclosed steps, eaves, <b>Awnings</b> , <b>Decks</b> , <b>Canopies</b> , <b>Balconies</b> , or porches may project into a <b>Setback</b> provided such projections do not exceed 0.5 m. In the case of a <b>Front</b> or <b>Flanking Side Yard Setback</b> , 1.0 m.	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a <b>Building</b> , portions of a <b>Building</b> on a foundation or ornamental features may project into a <b>Setback</b> provided such projections do not exceed <del>0.5</del> <u>0.6</u> m. No individual projection shall exceed 3.0 m in length or 30% of the length of the wall, whichever is the lesser. No two projections shall be closer than 1.5 m apart. (Bylaw 6012)  4.2.2 Unenclosed steps, eaves, <b>Awnings</b> , <b>Decks</b> , <b>Canopies</b> , <b>Balconies</b> , or porches may project into a <b>Setback</b> provided such projections do not exceed <del>0.5</del> <u>0.6</u> m. In the case of a <b>Front</b> or <b>Flanking Side Yard Setback</b> , 1.0 m.	Simplify. To reduce variances, remain consistent with previous Zoning Bylaws and match construction standards (i.e. 0.6m = 2.0ft / 24 inches).
2.	<b>SECTION 4:</b> Development Regulations  <b>4.9</b> Hillside Development Areas	4.9.1 No construction of a <b>Building</b> , <b>Structure</b> or swimming pool is permitted on any slope of 30% or greater.	<del>4.9.1 No construction of a <b>Building</b>, <b>Structure</b> or swimming pool is permitted on any slope of 30% or greater.</del>	Delete. To reduce variances. Hillside Development Permits, as per OCP, will govern development on steep slopes.

3.	<p><b>SECTION 7.2:</b> Development Standards <b>7.2.8</b> Grades</p>	<p>7.2.8 <b>Parking Areas</b> and <b>Drive Aisles</b> may be constructed at <b>Grades</b> up to 8%. <b>Driveways</b> and ramps within a <b>Parkade</b> may be constructed at <b>Grades</b> up to 15%, except within 6.0 m of a <b>Front Lot Line</b>, where the <b>Grades</b> must comply with the <i>Subdivision and Development Servicing Bylaw</i>.</p>	<p><del>7.2.8 <b>Parking Areas</b> and <b>Drive Aisles</b> may be constructed at <b>Grades</b> up to 8%. <b>Driveways</b> and ramps within a <b>Parkade</b> may be constructed at <b>Grades</b> up to 15%, except within 6.0 m of a <b>Front Lot Line</b>, where the <b>Grades</b> must comply with the <i>Subdivision and Development Servicing Bylaw</i>.</del></p>	<p>Delete. To reduce conflict with other bylaws. Regulations for driveway grades are in the <i>Subdivision and Development Servicing Bylaw</i>.</p>
4.	<p><b>SECTION:</b> 8.1.1, 8.2.1, 8.3.1, 9.1.1, 9.2.1, 9.3.1, 9.4.1, 9.5.1, 10.1.1, 10.2.1, 11.1.1, 11.2.1, 11.3.1, 12.1.1, 12.2.1, 13.1.1, 13.2.1, 14.1.1, 15.6.1, and 16.1.1  <b>x.1.1</b> Purpose</p>	<p>8.1.1 To preserve and promote agricultural practices in accordance with the Agricultural Land Commission Act and all other relevant legislation. The ALR zone is designed to encourage and facilitate the continuation and growth of agriculture in Vernon while protecting the City's valuable agricultural resources for future generations. Matters not regulated in this zone may be subject to the Agricultural Land Commission Act, Agricultural Land Reserve Use Regulation, Agricultural Land Reserve General Regulation, and orders of the Agricultural Land Commission.</p> <p>8.2.1 To allow for agricultural and rural Uses on large parcels of land in a rural setting outside of ALR boundaries where high natural amenity exists and urban services are limited.</p> <p>8.3.1 To allow for agricultural and rural Uses on smaller parcels of land in a rural setting outside of ALR boundaries where high natural amenity exist and urban services are limited.</p> <p>9.1.1 To allow for a range of small-scale housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots under 4,050 m2 (1 ac). This zone has Site and</p>	<p><del>8.1.1</del> To preserve and promote agricultural practices in accordance with the Agricultural Land Commission Act and all other relevant legislation. The ALR zone is designed to encourage and facilitate the continuation and growth of agriculture in Vernon while protecting the City's valuable agricultural resources for future generations. Matters not regulated in this zone may be subject to the Agricultural Land Commission Act, Agricultural Land Reserve Use Regulation, Agricultural Land Reserve General Regulation, and orders of the Agricultural Land Commission.</p> <p><del>8.2.1</del> To allow for agricultural and rural Uses on large parcels of land in a rural setting outside of ALR boundaries where high natural amenity exists and urban services are limited.</p> <p><del>8.3.1</del> To allow for agricultural and rural Uses on smaller parcels of land in a rural setting outside of ALR boundaries where high natural amenity exist and urban services are limited.</p> <p><del>9.1.1</del> To allow for a range of small-scale housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots under 4,050 m2 (1 ac). This zone has Site and</p>	<p>Delete just the number/section as purpose statement should only be descriptive and not a Section in the <i>Zoning Bylaw</i>.</p>

		<p>Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. <i>(Bylaw 6012)</i></p> <p>9.2.1 To allow for a range of small-scale lowdensity housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots greater than 4,050 m2 (1 ac) in Lot Area. This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. <i>(Bylaw 6012)</i></p> <p>9.3.1 A zone to accommodate Mobile Homes on individual Mobile Home Sites including within a Mobile Home Park setting.</p> <p>9.4.1 To allow for a range of small to medium scale housing development up to 4 Storeys in Height, in the form of low-rise Single Stair Egress Apartment Buildings, Apartment Housing, Stacked Townhouses, and Townhouses and multi-unit housing in developing and redeveloping areas. Detached Housing, Duplex Housing and Semi-Detached Housing development is not intended in this zone unless it forms part of a Medium Scale Multi-Unit Housing development. <i>(Bylaw 6012)</i></p> <p>9.5.1 To allow for a range of medium to large scale housing development up to 6 Storeys in Height, in the form of Apartment Housing, Single Stair Egress Apartment Buildings, and Stacked Townhouses on individual lots and land assemblies. Detached Housing,</p>	<p>Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. <i>(Bylaw 6012)</i></p> <p><del>9.2.1</del> To allow for a range of small-scale lowdensity housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots greater than 4,050 m2 (1 ac) in Lot Area. This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. <i>(Bylaw 6012)</i></p> <p><del>9.3.1</del> A zone to accommodate Mobile Homes on individual Mobile Home Sites including within a Mobile Home Park setting.</p> <p><del>9.4.1</del> To allow for a range of small to medium scale housing development up to 4 Storeys in Height, in the form of low-rise Single Stair Egress Apartment Buildings, Apartment Housing, Stacked Townhouses, and Townhouses and multi-unit housing in developing and redeveloping areas. Detached Housing, Duplex Housing and Semi-Detached Housing development is not intended in this zone unless it forms part of a Medium Scale Multi-Unit Housing development. <i>(Bylaw 6012)</i></p> <p><del>9.5.1</del> To allow for a range of medium to large scale housing development up to 6 Storeys in Height, in the form of Apartment Housing, Single Stair Egress Apartment Buildings, and Stacked Townhouses on individual lots and land assemblies. Detached Housing,</p>	
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		<p>12.1.1 To allow for light industrial and a variety of small commercial businesses that may carry out a portion of their operation outdoors or require outdoor storage areas. <i>(Bylaw 6012)</i></p> <p>12.2.1 A zone for the development and operation of an airport and associated industrial services.</p> <p>13.1.1 To provide a zone for community Uses including civic services, outdoor recreation, indoor and outdoor entertainment, and Accessory commercial Uses. <i>(Bylaw 6012)</i></p> <p>13.2.1 To allow for development and protection of infrastructure, systems and facilities that provide a public benefit.</p> <p>14.1.1 To provide a zone primarily for the preservation and enhancement of natural space, for the protection of sensitive or endangered species habitat and identified cultural sites, and outdoor recreation and with limited facilities.</p> <p>15.6.1 This Zone is intended to enable a cohesive and integrated small lot residential neighbourhood with a mix of ground oriented single family housing types and a small neighbourhood mixed use commercial node.</p> <p>16.1.1 Overlays provide for additional development regulations to be superimposed on specific areas of the zoning map that supersede or add to the development regulations of the underlying zone. Overlays are used to authorize</p>	<p><del>12.1.1</del> To allow for light industrial and a variety of small commercial businesses that may carry out a portion of their operation outdoors or require outdoor storage areas. <i>(Bylaw 6012)</i></p> <p><del>12.2.1</del> A zone for the development and operation of an airport and associated industrial services.</p> <p><del>13.1.1</del> To provide a zone for community Uses including civic services, outdoor recreation, indoor and outdoor entertainment, and Accessory commercial Uses. <i>(Bylaw 6012)</i></p> <p><del>13.2.1</del> To allow for development and protection of infrastructure, systems and facilities that provide a public benefit.</p> <p><del>14.1.1</del> To provide a zone primarily for the preservation and enhancement of natural space, for the protection of sensitive or endangered species habitat and identified cultural sites, and outdoor recreation and with limited facilities.</p> <p><del>15.6.1</del> This Zone is intended to enable a cohesive and integrated small lot residential neighbourhood with a mix of ground oriented single family housing types and a small neighbourhood mixed use commercial node.</p> <p><del>16.1.1</del> Overlays provide for additional development regulations to be superimposed on specific areas of the zoning map that supersede or add to the development regulations of the underlying zone. Overlays are used to authorize</p>	
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		<p>additional Use(s) or alter the Density authorized on a specific Lot.</p> <p>16.2.1 Modifiers provide for alterations to development regulations of an underlying zone on a specific Lot or in specific areas of the City. Typical examples include Height modifier, Setback modifier, Lot Area modifier and Lot Width modifier.</p>	<p>additional Use(s) or alter the Density authorized on a specific Lot.</p> <p><del>16.2.1</del> Modifiers provide for alterations to development regulations of an underlying zone on a specific Lot or in specific areas of the City. Typical examples include Height modifier, Setback modifier, Lot Area modifier and Lot Width modifier.</p>	
5.	<p><b>SECTION:</b>  9.1.7.3,  9.2.7.3,  9.3.5.4,  9.4.7.5,  9.5.7.5,  10.1.7.3,  10.2.7.2,  11.1.7.3,  11.2.7.3,  11.3.7.3,  12.1.7.3,  13.1.7.3, and  13.2.7.3</p>	<p>x.x.x.x Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. One Vehicle access per Site shall be permitted, or as determined by the Director of Planning &amp; Community Services. (<i>Bylaw 6012</i>)</p>	<p>x.x.x.x Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. <del>One Vehicle access per Site shall be permitted, or as determined by the Director of Planning &amp; Community Services. (<i>Bylaw 6012</i>)</del></p>	<p>Simplify. To reduce conflict with other bylaws. Regulations for access are in the <i>Subdivision and Development Servicing Bylaw</i>.</p>

6.	<b>SECTION 12.2: Airport Industrial</b>  <b>12.2.2 Permitted Uses</b>	<table border="1"> <thead> <tr> <th>Use</th> <th>Principal</th> <th>Accessory</th> </tr> </thead> <tbody> <tr><td colspan="3"><i>Housing</i></td></tr> <tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Commercial</i></td></tr> <tr><td>Accessory Parking</td><td></td><td>●</td></tr> <tr><td>Bar</td><td></td><td>●</td></tr> <tr><td>Commercial Storage</td><td></td><td>●</td></tr> <tr><td>Food and Beverage Service</td><td></td><td>●</td></tr> <tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr> <tr><td>Light Manufacturing</td><td></td><td>●</td></tr> <tr><td>Minor Fuel Station</td><td></td><td>●</td></tr> <tr><td>Office</td><td></td><td>●</td></tr> <tr><td>Outdoor Vending</td><td></td><td>●</td></tr> <tr><td>Temporary Storage</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Industrial</i></td></tr> <tr><td>Aerospace Research and Development</td><td>●</td><td></td></tr> <tr><td>Aircraft Services</td><td>●</td><td></td></tr> <tr><td>Airport Terminal and Navigation Facilities</td><td>●</td><td></td></tr> <tr><td>Light Industrial</td><td>●</td><td></td></tr> <tr><td>Major Fueling Station</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Community</i></td></tr> <tr><td>Special Event</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Basic Services</i></td></tr> <tr><td>Emergency Services</td><td>●</td><td></td></tr> <tr><td>Essential Utility</td><td></td><td>●</td></tr> <tr><td>Minor Utility Services</td><td></td><td>●</td></tr> <tr><td>Transit Facility</td><td></td><td>●</td></tr> </tbody> </table>	Use	Principal	Accessory	<i>Housing</i>			Security or Operator Dwelling Unit		●	<i>Commercial</i>			Accessory Parking		●	Bar		●	Commercial Storage		●	Food and Beverage Service		●	Indoor Sales and Service		●	Light Manufacturing		●	Minor Fuel Station		●	Office		●	Outdoor Vending		●	Temporary Storage		●	<i>Industrial</i>			Aerospace Research and Development	●		Aircraft Services	●		Airport Terminal and Navigation Facilities	●		Light Industrial	●		Major Fueling Station		●	<i>Community</i>			Special Event		●	<i>Basic Services</i>			Emergency Services	●		Essential Utility		●	Minor Utility Services		●	Transit Facility		●	<table border="1"> <thead> <tr> <th>Use</th> <th>Principal</th> <th>Accessory</th> </tr> </thead> <tbody> <tr><td colspan="3"><i>Housing</i></td></tr> <tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Commercial</i></td></tr> <tr><td>Accessory Parking</td><td></td><td>●</td></tr> <tr><td>Bar</td><td></td><td>●</td></tr> <tr><td>Commercial Storage</td><td></td><td>●</td></tr> <tr><td>Food and Beverage Service</td><td></td><td>●</td></tr> <tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr> <tr><td>Light Manufacturing</td><td></td><td>●</td></tr> <tr><td>Minor Fuel Station</td><td></td><td>●</td></tr> <tr><td>Office</td><td></td><td>●</td></tr> <tr><td>Outdoor Vending</td><td></td><td>●</td></tr> <tr><td>Temporary Storage</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Industrial</i></td></tr> <tr><td>Aerospace Research and Development</td><td>●</td><td></td></tr> <tr><td>Aircraft Services</td><td>●</td><td></td></tr> <tr><td>Airport Terminal and Navigation Facilities</td><td>●</td><td></td></tr> <tr><td><del>Light Industrial</del></td><td>●</td><td></td></tr> <tr><td>Major Fueling Station</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Community</i></td></tr> <tr><td>Special Event</td><td></td><td>●</td></tr> <tr><td colspan="3"><i>Basic Services</i></td></tr> <tr><td>Emergency Services</td><td>●</td><td></td></tr> <tr><td>Essential Utility</td><td></td><td>●</td></tr> <tr><td>Minor Utility Services</td><td></td><td>●</td></tr> <tr><td>Transit Facility</td><td></td><td>●</td></tr> </tbody> </table>	Use	Principal	Accessory	<i>Housing</i>			Security or Operator Dwelling Unit		●	<i>Commercial</i>			Accessory Parking		●	Bar		●	Commercial Storage		●	Food and Beverage Service		●	Indoor Sales and Service		●	Light Manufacturing		●	Minor Fuel Station		●	Office		●	Outdoor Vending		●	Temporary Storage		●	<i>Industrial</i>			Aerospace Research and Development	●		Aircraft Services	●		Airport Terminal and Navigation Facilities	●		<del>Light Industrial</del>	●		Major Fueling Station		●	<i>Community</i>			Special Event		●	<i>Basic Services</i>			Emergency Services	●		Essential Utility		●	Minor Utility Services		●	Transit Facility		●	Delete Light Industrial as Principal Use in the INDA – Airport Industrial zone to preserve airport property to be used for airport related uses.
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THE CORPORATION OF THE CITY OF VERNON

BYLAW 6083

A bylaw to amend the City of Vernon Zoning  
Bylaw 6000

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WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon "Zoning Bylaw 6000";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be notified on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "**Zoning Text (Various Text Amendments) Amendment Bylaw 6083, 2026**".
2. The City of Vernon Zoning Bylaw 6000 be, and is hereby amended, as follows:
  - (a) **AMEND Section 4.2 Projection into Yards** from ~~0.5 m~~ to **0.6 m**;
  - (b) **DELETE 4.9.1** from **Section 4: Development Regulations**;  
~~4.9.1 No construction of a Building, Structure or swimming pool is permitted on any slope of 30% or greater.~~
  - (c) **DELETE 7.2.8 Grades** from **Section 7: Vehicle Parking, Loading, and Bike Parking**;  
~~7.2.8 Parking Areas and Drive Aisles may be constructed at Grades up to 8%. Driveways and ramps within a Parkade may be constructed at Grades up to 15%, except within 6.0 m of a Front Lot Line, where the Grades must comply with the Subdivision and Development Servicing Bylaw.~~
  - (d) **REMOVE** numbering from purpose statements throughout;
  - (e) **AMEND Development Regulations** in sections 9.1.7.3, 9.2.7.3, 9.3.5.4, 9.4.7.5, 9.5.7.5, 10.1.7.3, 10.2.7.2, 11.1.7.3, 11.2.7.3, 11.3.7.3, 12.1.7.3, 13.1.7.3 and 13.2.7.3 throughout as shown in **red**:

Vehicle access must be from an abutting Laneway where a Laneway is available. Where no Laneway is available, access shall be from the lower classification of road. ~~One Vehicle access per Site shall be permitted, or as determined by the Director of Planning & Community Services. (Bylaw 6042)~~

(f) **DELETE** Light Industrial as a Principal Use in **Section 12.2: INDA - Airport Industrial**.

3. If any section, subsection, paragraph, clause or phrase, of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
4. Zoning Bylaw 6000 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

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

for Minister of Transportation & Transit

ADOPTED, this day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor

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