



Report to Council

To: Mayor and Council
Date: September 8, 2026
From: Ally Campbell, Environmental Planner
Subject: Zoning Text (Liquor Store permitted use in CMUN Zone) Amendment Bylaw 6091

Purpose:

To update Zoning Bylaw 6000 as follows, Section 11.1 – CMUN: Commercial Mixed Use: Neighbourhood zone to include Liquor Store as a principal use.

Recommendation:

THAT Bylaw 6091, "Zoning Text (Liquor Store permitted use in CMUN Zone) Amendment Bylaw 6091, 2026" be read a first and second time;

AND FURTHER, that the public hearing be scheduled for Bylaw 6091 on September 28, 2026, at 5:30 pm in Council Chambers.

Background:

a. Rationale:

1. 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 (OCP), 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).

2. Zoning Bylaw 6000, defines the land uses of Liquor Store as follows:

Liquor Store means premises used for retail sale of packaged liquor for consumption off the premises. This use does not include Drive-Thru Services relating to food or liquor.

3. Proposed Bylaw Amendments:

- a) The proposed amendment would add Liquor Store as a permitted principal use within the Commercial Mixed Use: Neighbourhood (CMUN) Zone. Currently, liquor stores are only permitted within the Commercial Mixed Use: Business (CMUB), Commercial Mixed Use: Centre (CMUC), Resort Commercial Centre (RCC), and Light Industrial (INDL) zones.

Within the City of Vernon, staff have identified approximately one hundred and twenty (120) properties that are currently zoned CMUN. None of these properties currently have a Liquor Store operating as a primary use. Approximately five (5) CMUN zoned properties currently permit Food and Beverage uses, which allow for the sale and consumption of liquor on-site, subject to the applicable regulations.

The highest concentration of CMUN zoned properties is located within the western portion of the Downtown Neighbourhood. Many of these properties are currently developed with older single-family dwellings and some have been converted or redeveloped for commercial retail purposes. The remaining CMUN zoned properties are distributed throughout the City and are generally located on corner lots within residential areas, typically along collector or arterial roads.

Under the former Zoning Bylaw 5000, the Liquor Store use was permitted within the C3, C5, C6, C7, C8, C10, C11, RTC, and RTCA zones. With the adoption of Zoning Bylaw 6000, these former zones were transitioned to the CMUN, CMUB and CMUC zones.

The province of British Columbia has imposed a moratorium which is in effect until July 1, 2032, which prohibits the creation of a new Liquor Store primary license. This moratorium applies to all types of liquor store licenses, including License Retail Store (LRS), Wine Store, and Special Wine Store. The provincial government aims to minimize increased access to retail liquor, which benefits public health and community safety. The moratorium has been in place almost continuously since the 1990s and is supported by public health advocates and liquor industry representatives.

The CMUN Zone is intended to accommodate small-scale commercial uses that serve the daily needs of surrounding residential

neighbourhoods. A liquor store is considered a retail use that functions similarly to other convenience oriented commercial businesses, providing residents with local access to goods and services without requiring travel to larger commercial areas. The proposed amendment is also consistent with the OCP, which encourages neighbourhood commercial uses that enhance the availability of local services and support complete, walkable communities.

Allowing liquor stores within the CMUN Zone would increase flexibility for commercial development while maintaining compatibility with the intent of the zone. Expanding the range of permitted commercial uses aligns with the OCP’s objective of supporting vibrant neighbourhood commercial areas that meet the day-to-day needs of residents. Any proposed liquor store would continue to be subject to Provincial licensing requirements and applicable municipal regulations, including business licensing, parking, and building permit requirements, ensuring that potential impacts are appropriately addressed.

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

Official Community Plan Bylaw 6200

Chapter 5: Land Use Policies – Urban Neighbourhood

5.3.5 Objective: Neighbourhood commercial opportunities are close to home.	
Integration of neighbourhood commercial uses	Policy 5.3.5.1. Support small-scale commercial uses throughout neighbourhoods for day-to-day services, particularly on arterial and collector streets, such as convenience stores, restaurants, pet stores, childcare centres, and retail shops.
Integration of neighbourhood commercial uses	5.3.5.3. Support the conversion of existing residences, or portions of the residence, into commercial uses provided they do not have a negative impact on the peaceful enjoyment of neighbouring properties.

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.

c. Council's Strategic Plan Alignment:

- | | |
|---|--|
| ☐ Governance & Organizational Excellence | ☐ Livability |
| ☐ Recreation, Parks & Natural Areas | ☒ Vibrancy |
| ☐ Environmental Leadership | ☐ Not Applicable |

d. Committee Recommendations:

At its meeting on September 1st, 2026, the Advisory Planning Committee (APC) passed the following resolution:

THAT the Advisory Planning Committee recommend that Council support the Zoning Text Amendment to Zoning Bylaw 6000 to permit Liquor Store Use within the CMUN: Commercial Mixed Use: Neighbourhood zone.

Financial Implications:

N/A

Alternatives & Implications:

N/A

Communication:

N/A

Attachments:

Attachment 1 – Bylaw 6091 Zoning Text (Liquor Store Use)

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, Director, City Planning

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

Approved by: Carey Herd, Chief Administrative Officer

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6091

A bylaw to amend the City of Vernon Zoning
Bylaw 6000

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

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

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

1. This bylaw may be cited as "**Zoning Text (Liquor Store permitted use in CMUN Zone) Amendment Bylaw 6091, 2026**".
2. The City of Vernon Zoning Bylaw 6000 be, and is hereby amended, as follows:
 - (a) **AMEND Section 11.1 CMUN – Commercial Mixed Use: Neighbourhood** by adding Liquor Store to 11.1.2 Permitted Uses;
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
ADOPTED, this day of , 2026	

 Mayor

 Corporate Officer