

Public Notice

Notice of Rezoning Application

Notice is hereby given that City of Vernon Council is considering initial readings of the following Zoning Amendment Bylaw pursuant to the *Local Government Act*.

4900 Pleasant Valley Road Zoning Amendment Bylaw 6056, 2025

Property Location: 4900 Pleasant Valley Rd (see map to the right)

Legal Description: Lot 1, Plan 13821, Section 11, Township 8, ODYD, Except Plan E8442

Purpose: Bylaw 6056 is to rezone the property from MUA – Multi-Unit Acreage: Small Scale to MUS – Multi-Unit: Small Scale for a one lot subdivision around the existing home on-site and to allow for a future multi-family development on the lower portion of the subject property.

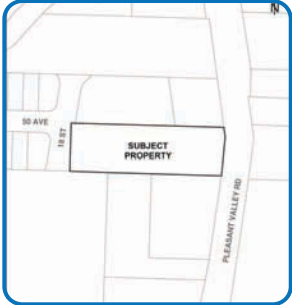
Present Zoning: MUA – Multi-Unit Acreage: Small Scale

Proposed Zoning: MUS – Multi-Unit: Small Scale

First Reading: Council will consider giving Bylaw 6056 first, second and third readings at the Regular Council meeting scheduled **Monday, November 24, 2025 at 1:30 p.m. in the City Hall Council Chamber** located at 3400 30th Street, Vernon, BC.

For questions about the proposed bylaw, please contact the **Planning and Community Services Division** at the Community Services Building, 3001 32nd Ave, Vernon, BC, or call 250-550-3634. Copies of the bylaw and related documents are available for review Monday to Friday, 8:30a.m. - 4:30p.m. (excluding statutory holidays) from July 3 to July 14, 2025. You can also view the documents online at vernon.ca/zoningamendments.

3400 30th Street, Vernon, BC V1T 5E6 | 250-550-1361 | vernon.ca



City

Nearly seven per cent tax hike proposed for Vernon

Roger Knox

Vernon residents could be looking at a more than 10 per cent tax hike in 2026.

Council received the proposed five-year financial plan (2026-30) at its regular meeting Monday, Nov. 10, a plan that proposes a 6.74 per cent operational tax increase to maintain service levels, and address inflationary and contractual cost pressures.

This is on top of the existing 3.5 per cent pre-approved hike for the Active Living Centre (ALC).

Director of financial services Elma Hamming's report shows the proposed operational tax increase is made up of the following:

- 2.88 per cent to maintain current service levels;
- 2.15 per cent to offset reduced investment income due to Bank of Canada interest rate changes;
- 1.35 per cent for RCMP contract and support costs;
- 0.36 per cent for council-approved service enhancements.

"Some items in the proposed 2026 budget remain under review and are open to public input and council's deliberations in December," said the city.

Within the 2026 budget, the ALC funding is a portion of the budget that has been previously approved as part of the 2022 voter-approved referendum.

This 3.5 per cent annual tax commitment is in place through 2027, reduced to approximately 2.8 per cent in 2028 to fund long-term project debt, and ease the financial impact on residents. This is required for the \$121 million ALC facility – a major community investment built into the city's long-term financial plan, said the city.

Additional tax revenue from new construction is not yet reflected in the draft budget.

Updated information from BC Assessment, anticipated later this month, will be presented to council in December and may help offset the proposed tax increase.

The City of Vernon is inviting the community to review the proposed financial plan and share their feedback before final decisions are made. Public engagement opportunities include:

- Online at engagevernon.ca/budget – Complete the survey from Nov. 10 to Nov. 24. Printed copies of the survey will also be available for pick up at city hall;
- In-person Open Houses for public input:
 - Nov. 18 at SilverStar Brewing (2933a-30th Ave.), 3 to 6 p.m.;
 - Nov. 19 at city hall, council chambers (3400-30th St.), 11 a.m. to 1 p.m.

The results of input received will be made public and shared with council ahead of the Dec. 1 meeting where council will deliberate on the 2026–2030 Financial Plan.



Public Hearing

Notice of Public Hearing

Notice is hereby given that City Council will hold a Public Hearing to hear representations of interested persons or persons who deem their interest in property affected by the below-mentioned bylaw at 5:30 p.m. on Monday, November 24, 2025 in Council Chambers, City Hall, 3400 30th Street, Vernon, B.C.:

Official Community Plan Bylaw 6200, 2025

Purpose: For Council to consider Official Community Plan Bylaw 6200, 2025, being a bylaw to implement a new 20-year Official Community Plan for the City of Vernon.

For questions about the proposed bylaw, please contact the **Planning and Community Services Division** at the Community Services Building, 3001 32nd Avenue, Vernon, BC or call 250-550-3634. Copies of the bylaw and related documents are available for review Monday to Friday, 8:30 a.m. - 4:30 p.m. (excluding statutory holidays) from **November 6 to November 24, 2025**. You can also view the documents online at www.vernon.ca/publichearings.

If you wish to make a written submission regarding this bylaw, please send it to the Corporate Officer at City of Vernon, 3400 30th Street, Vernon BC V1T 5E6, or by email at phearings@vernon.ca. Submissions received by November 24, 2025, at 3:00 p.m., will be shared with City Council. Please include your name and civic address. Written submissions will be distributed to Council at the Public Hearing and recorded in the Public Hearing minutes.

The November 24, 2025 Public Hearing will be livestreamed, recorded and available for viewing at www.vernon.ca/council-video.

No submissions will be accepted after the public hearing closes.

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Route 57 East Hill 81 Papers	Route 49 East Hill 74 Papers
Route 66 Mission Hill 74 Papers	Route 129 Bella Vista 88 Papers

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Call Circulation at **250.7901** or email circulation@vernonmorningstar.com

