

OVERVIEW

The following zones are best suited to the associated future land use designations marked with an ● and may be suitable for those marked with an ○. Contact the Planning Department for more information.

OCP and Zoning Comparison Table		Zoning Designation																	
		Commercial-Mixed Use			Housing					Resort		Agricultural			Industrial		Parks, Servicing & Community		
		CMUC	CMUB	CMUN	MSH	MUM	MHS	MUA	MUS	RCC	RTH	ALR	AGRL	AGRS	INDA	INDL	UTIL	CMTY	PANS
OCP Future Land Use Designation	Urban Centre	●	●		●													●	●
	Village Centre	○	●	●	●	●												●	●
	Urban Neighbourhood		○	●	●	●	○		●									●	●
	Suburban Neighbourhood			○		●	○	●	●									●	●
	Resort Tourism Neighbourhood									●	●							●	●
	Suburban Limited Neighbourhood							●	●									●	●
	Rural												●	●				●	●
	Agricultural Land Reserve											●						●	●
	Industrial														●	●	●	●	●
	Parks, Open Spaces, and Natural Areas																	●	●
Community																●	●	●	

SCENARIO 1: CMUB REZONING

Question

My property is **located** along a major street and designated as Urban Neighbourhood under the OCP. I want to rezone it to the CMUB zone and develop a 6-storey mixed use building. Would staff support this application?

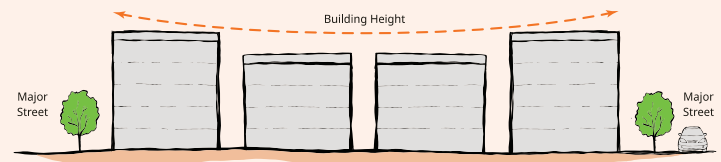
Answer

Yes. 6-storey CMUB zoned buildings are supportable in select areas of Urban Neighbourhoods, including along major streets (Policy 5.3.2.1).

Note that your project will still have to comply with other bylaw requirements and design guidelines to receive full staff support.

Official Community Plan Policy

- 5.3.2.1. Consider buildings up to 6 storeys in Urban Neighbourhoods that are located within 200 m of **major streets, transit corridors**, transit stops, parks, or multi-use paths, to support transit use, enhance the public realm, and provide sensitive transitions to adjacent lower density areas.



SCENARIO 2: CMUB REZONING

Question

My property is **not located** along a major street and designated as Urban Neighbourhood under the OCP. I want to rezone it to the CMUB zone and develop a 5-storey building. Would staff support this application?

Answer

No. 5-storey buildings in the CMUB Zone are supportable in select areas of Urban Neighbourhoods, but discouraged when away from major streets or corridors (Policy 5.3.2.2).

Staff would work with you to consider a more appropriate development that aligns with the vision and policies of the OCP.

Official Community Plan Policy

- 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 of **major streets, transit corridors**, transit stops, parks, or multi-use paths, to support a sensitive height transition.

SCENARIO 3: MHS REZONING

Question

My property is designated as Suburban Neighbourhood under the OCP. I want to rezone it to the MHS zone and develop a mobile home park. Would staff support this application?

Answer

It depends. Staff are always looking to encourage a variety of housing options, including mobile homes, to meet community housing needs as identified in the **2024 Housing Needs Report**. Contact the Planning Department to discuss more.

Official Community Plan Policy

- 4.1.4.3. Support the retention of mobile home parks as a source of rental housing and **affordable** ownership in the community.



To view the Official Community Plan and Zoning Bylaw please visit:
www.vernon.ca

Please send any comments or questions via email to:
planning@vernon.ca