

Purpose

This bulletin is for information only and can change at any time.

To clarify the City of Vernon's bylaws and regulations as they pertain to the Zoning Bylaw Amendment (ZBA) process. Please refer to the [Zoning Bylaw](#) for complete regulatory information.

Zoning and Land Use

The [Official Community Plan](#) (OCP) reflects the long-term desired vision for land use in Vernon. This includes assigning land use designations, vision guidelines, and policies to properties across the City to guide the form of development which can take place.

The [Zoning Bylaw](#) builds upon these overarching land use designations by establishing a set of rules and regulations. These rules categorize each property into a specific zone with permitted uses, densities, siting and building forms.

Check out the online
[City of Vernon Map](#)

for interactive zoning and
land use designation
information.

What is a Zoning Bylaw Amendment?

A ZBA is the process of changing the zone of a property to facilitate a different land use or density.

The ZBA process enables the Planning Department to review applications and evaluate how potential changes in land use, density or building form may impact the community. This includes determining whether any municipal service and infrastructure upgrades are necessary for the proposed zone.

The OCP land use designation is also considered during ZBA review. If the proposed zoning change does not reflect what is envisioned under the land use designation, an OCP Amendment may be required. This includes considering public input to ensure the proposal will have a positive impact on the community.

What is required for a Zoning Bylaw Amendment Application?

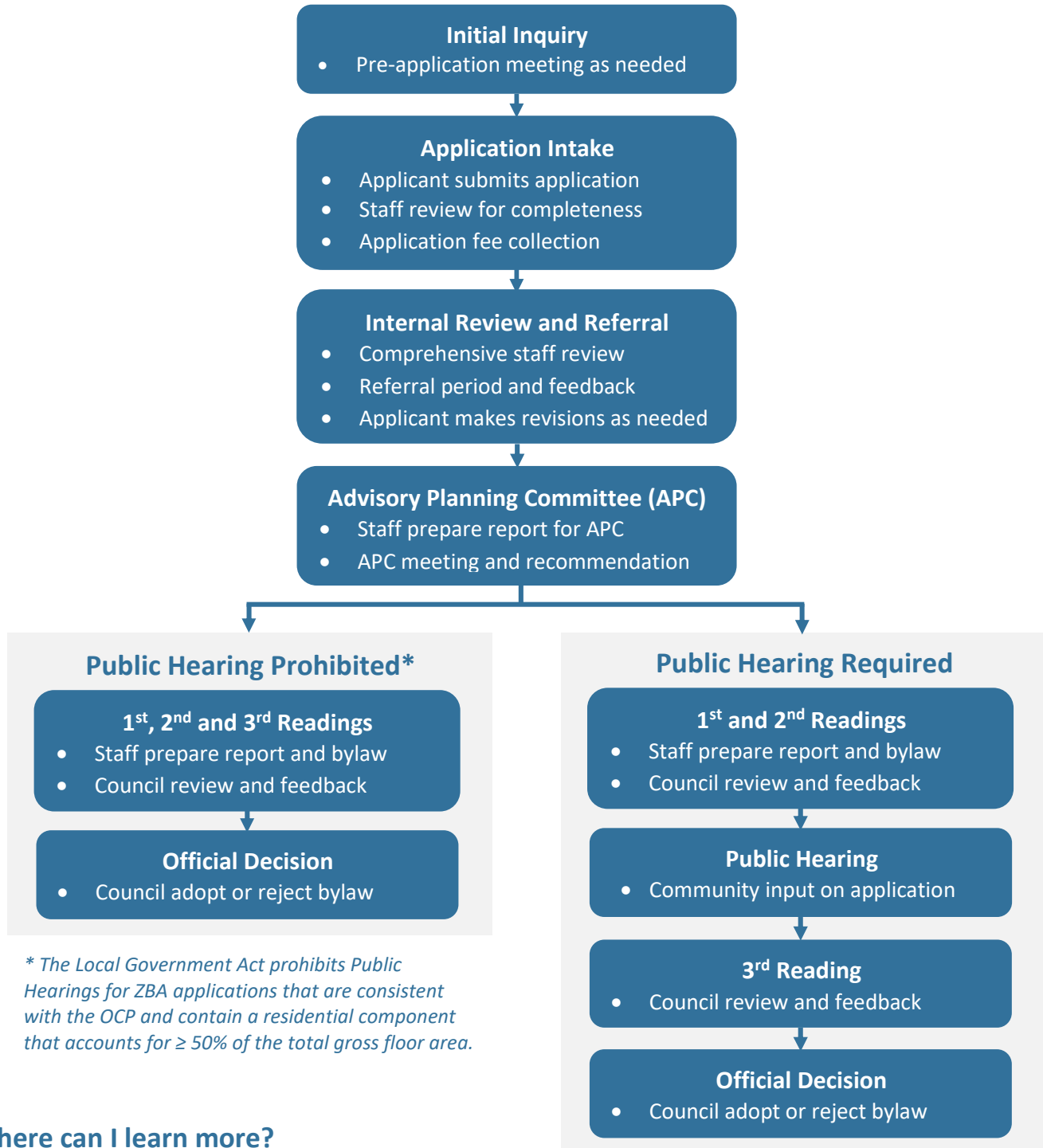
At minimum, ZBA applications require a completed application form, digital site plans, title documents, and a rationale statement. Additional information may be necessary depending on the application. Completed ZBA applications can be submitted via email to planning@vernon.ca or in person at the Community Services Building (3001 32nd Ave) during regular business hours.

What is the Advisory Planning Committee?

The Advisory Planning Committee (APC) is a sub-committee of Council that provides advice and recommendations on planning requests in the community. APC review is required prior to Council consideration for all ZBA applications.

What does the Zoning Bylaw Amendment process look like?

Below is the standard ZBA process. While the process typically takes several months to complete, including time for Council consideration and public feedback, this timeline may be extended if application documents are incomplete or the application is associated with other files.



Where can I learn more?

For more information, please contact Planning Department staff at 250-550-3634 or planning@vernon.ca. Staff are also available at the Community Services Building (3001 32nd Ave) during regular business hours.

