



# ZONING BYLAW 6000

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Consolidated for Convenience

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**THE CORPORATION OF THE CITY OF VERNON**  
**BYLAW NUMBER 6000**  
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*.

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

READ A FIRST TIME this            27th day of May, 2024

READ A SECOND TIME this        27th day of May, 2024

PUBLIC HEARING held this        10th day of June, 2024

READ A THIRD TIME this         day of June, 2024

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this 12 day of June, 2024

Minister of Transportation & Infrastructure  
eDas 2024-02443

For the approval of rezoning bylaws and text  
amendments under the *Transportation Act*.

(Senior District Development Technician,  
District Development Technician and Area  
Development & Operations Technician)

ADOPTED this 24 day of June, 2024.

'V. Cumming'

Mayor:

'S. Wood'

Corporate Officer:

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# SECTION 1: General Administration

## ▲ 1.1 Title

This bylaw shall be referred to as the *City of Vernon Zoning Bylaw No. 6000 (2024)*.

## ▲ 1.2 Zoning Map

1.2.1 The City of Vernon is hereby divided into the following zones:

### *Agricultural & Rural*

ALR Agricultural Land Reserve (ALR)  
 AGRL Agriculture & Rural: Large Block (Non-ALR)  
 AGRS Agriculture & Rural: Small Block (Non-ALR)

### *Housing*

MUS Multi-Unit: Small Scale  
 MUA Multi-Unit Acreage: Small Scale  
 MHS Mobile Home Site  
 MUM Multi-Unit: Medium Scale  
 MSH Medium Scale Housing

### *Resort*

RTH Resort Tourist Housing  
 RCC Resort Commercial Centre

### *Commercial*

CMUN Commercial Mixed Use: Neighbourhood  
 CMUB Commercial Mixed Use: Business  
 CMUC Commercial Mixed Use: Centre

### *Industrial*

INDL Light Industrial  
 INDA Airport Industrial

### *Community & Servicing*

CMTY Community  
 UTIL Utilities

### *Parks*

PANS Parks & Natural Space

### *Comprehensive Developments*

CD6 Comprehensive Development Area 6

1.2.2 The boundaries of those zones including any sub-areas designated within zones are shown on the zoning map which is attached as Schedule 'A' to this bylaw.

1.2.3 In this bylaw, reference to zones by letters or letters and numbers shall be deemed to refer to the zone whose full title is set out in 1.2.1.



## 1.3 Transit Oriented Development Areas

1.3.1 The following areas are designated as **Transit Oriented Development Areas (TOD Areas)**:

- .1 Downtown Exchange (bus exchange)
- .2 Village Green Centre Exchange (bus exchange)

1.3.2 The boundaries of the **TOD Areas** are shown on the **TOD Area Maps** which are attached as Schedule 'B' to this bylaw.

## 1.4 Uses and Regulations

1.4.1 No land, **Building**, or **Structure**, within the City shall be developed, **Used**, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this bylaw.

1.4.2 This bylaw does not apply in the following situations:

- .1 alterations, maintenance and repair to any **Building** or **Structure**, provided that such work does not involve **Structural Alterations**; and does not change the **Use** or intensity of **Use** of the **Building** or **Structure**;
- .2 the **Use** of a **Building**, or part thereof, as a temporary polling station, election official's headquarters, candidate's campaign office, and any other temporary **Use** in connection with a federal, provincial, or municipal election, referendum, or census;
- .3 the **Use** of a **Building**, or part thereof, as a constituency **Office** for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in a commercial, industrial or community zone. Any signage for the constituency **Office** must meet the requirements of the *City of Vernon Sign Bylaw No. 4489* for the zoning of the **Lot**;
- .4 a temporary **Structure** which is incidental to the erection, maintenance, alteration, or sales of a **Building**, **Structure**, or utility for which a building or development permit has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit, whichever is earliest;
- .5 the **Use** of non-housing or non-agricultural zones for activities such as carnivals, religious gatherings, and music festivals for less than 7 days provided a valid license has been issued under the *City of Vernon Business License Bylaw No. 5480* or a special event permit issued by Council;
- .6 railways, pipelines, irrigation ditches, conduits, flumes, and pump houses;
- .7 utility services underground or within statutory rights-of-way and utility poles and anchors;





- .8 lands within the boundaries of Indian Reserve 6;
- .9 **Landscaping**, where the existing **Grade** and surface drainage pattern is not materially altered, except where required by Section 6; and
- .10 **Construction**, maintenance and repair of private walkways, **Pathways** and **Driveways**.

## ▲ 1.5 Compliance with other Regulation

- 1.5.1 Regulations in the *City of Vernon Regional Airport Zoning Regulation Bylaw No. 4578 (2000)*, may also apply to the **Use** of land and construction of **Buildings** and **Structures** that are regulated by this bylaw, and in the event of any inconsistency the more restrictive provisions apply.

## ▲ 1.6 Repeal

- 1.6.1 The *City of Vernon Zoning Bylaw No. 5000 (2004)* is hereby repealed.

## ▲ 1.7 Applications in Process

- 1.7.1 A development will be processed in accordance with *City of Vernon Zoning Bylaw No. 5000*, as the bylaw read on the date of repeal, provided a development permit, development variance permit, or board of variance order was issued or a complete building permit application was submitted for the development prior to the date of repeal.
- 1.7.2 A building permit for any development processed in accordance with *City of Vernon Zoning Bylaw No. 5000* must be issued or rejected within 12 months of the effective date of this bylaw, and if rejected, any future development must comply with this bylaw.
- 1.7.3 Complete subdivision applications submitted and applicable subdivision fee paid prior to the effective date of this bylaw will be processed in accordance with *City of Vernon Zoning Bylaw No. 5000*, as the bylaw read on the date of repeal, for a period of 12 months after the effective date of this bylaw unless the applicant agrees in writing that this bylaw should have effect with respect to the subdivision. Such applications shall be approved or rejected within 12 months of this bylaw coming into effect and, if rejected, any future development must comply with this bylaw.
- 1.7.4 All other development must comply with this bylaw.

## ▲ 1.8 Land Dedication and Setbacks

- 1.8.1 Where a **Lot** is reduced in size as a result of a taking for public **Use** by the City, Provincial or Federal Government, an Improvement or Irrigation District, the Board of Education, or a Public Utility by dedication, expropriation, or purchase, the **Lot**, **Buildings** and **Structures** thereon are deemed to conform with the provisions of this bylaw. For the purpose of further developments, the **Lot** shall be considered to exist as it did prior to the taking but only if the taking is for road dedication, providing such taking:
- .1 does not exceed 20% of the original **Lot Area**;
  - .2 in agricultural and rural zones, does not reduce the **Lot** to less than 0.2 ha (0.5 ac); or
  - .3 does not reduce a **Front**, **Flanking Side**, **Side**, or **Rear Setback** below 1.5 m unless this bylaw does not require such **Setback**.

## ▲ 1.9 Undersized Lots

- 1.9.1 Principal and/or **Accessory Use(s)** is(are) permitted on a **Lot** that is less than the minimum **Lot Area** in that zone, provided that the **Lot** was created before adoption of this bylaw and the development otherwise complies with all the regulations of this bylaw.

## ▲ 1.10 General Interpretation

- 1.10.1 When a word or phrase in this bylaw are capitalized, blue in colour and are written in bold font, it indicates a defined term in this bylaw. Words that are not capitalized, blue in colour and written in bold font should be given their plain and ordinary meaning as the context requires.
- 1.10.2 The Schedules attached to this bylaw form part of this bylaw.

## ▲ 1.11 Interpreting Conflicts

- 1.11.1 In the case of any conflict between the text of this bylaw and any maps, photos, diagrams, or drawings used to illustrate any aspect of this bylaw (including Section 1.2.2, Zoning Map), the text takes precedence.
- 1.11.2 In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals must govern.
- 1.11.3 In the case of any conflict between information expressed in metric units and in imperial units, the metric must govern.

## ▲ 1.12 Rounding Numbers

- 1.12.1 Unless specified elsewhere in this bylaw, units must be rounded to the tenth decimal place.
- 1.12.2 Where a calculation to determine any of the following results in a number with a tenth decimal place of 0.5 or greater, the value must be rounded up to the next whole number:
- .1 total number of trees or shrubs required in compliance with Section 6; and
  - .2 minimum or maximum number of parking spaces, number of **Loading Spaces**, number of **Pick-up / Drop-Off** spaces, and number of **Bike Parking Spaces** required in compliance with Section 7.
- 1.12.3 Despite Section 1.12.2, where a calculation specified in Section 1.12.2 results in a number less than 1.0, the value must be rounded to 1.0.

## ▲ 1.13 Severability

- 1.13.1 If any section, paragraph or phrase of this bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

