

Section 16: Overlays and Modifiers

16.1 Overlays

16.1.1 Purpose

Overlays provide for additional development regulations to be superimposed on specific areas of the zoning map that supersede or add to the development regulations of the underlying zone. Overlays are used to authorize additional **Use(s)** or alter the **Density** authorized on a specific **Lot**.

16.1.2 Permitted Uses

- The **Use** of **Drive-through Services** is permitted as a **Principal Use** only on the **Lot** as indicated in the first, second and third columns of the following table, or only to the portion of that **Lot** indicated in the right-hand column of following table, where applicable:

PID	Legal Description	Civic Address	Unit Number
025-001-264	LOT 1 PLAN KAP68506 TOWNSHIP 8 ODYD SECTION 10 & 11, EXCEPT PLAN KAP70210, KAP72044	5608 24 Street	2501 58 Avenue
025-507-028	LOT A PLAN KAP72044 SECTION 10 TOWNSHIP 8 ODYD	2601 58 Avenue	N/A
029-853-401	LOT 1 PLAN EPP60371 SECTION 10 TOWNSHIP 8 DISTRICT LOT 38 ODYD	5580 Anderson Way	101
027-682-757	LOT 1 PLAN KAP87698 DISTRICT LOT 38 ODYD	5100 Anderson Way	101
026-188-767	LOT 1 PLAN KAP77261 SECTION 10 TOWNSHIP 8 DISTRICT LOT 38 ODYD	4901 Anderson Way	N/A
004-945-051	LOT 1 PLAN 26303 SECTION 10 TOWNSHIP 8 ODYD EXCEPT PLAN H16713 37277 KAP63954	5300 26 Street	N/A
004-634-195	LOT 2 PLAN 28089 SECTION 10 TOWNSHIP 8 ODYD	2505 53 Avenue	N/A
003-862-461	LOT 4 PLAN 30708 SECTION 10 TOWNSHIP 8 ODYD EXCEPT PLAN KAP63488	5101 26 Street	N/A
023-181-290	LOT A PLAN KAP55353 DISTRICT LOT 38 ODYD	4301 32 Street	N/A
004-412-630	LOT A PLAN 27999 SECTION 3 TOWNSHIP 8 ODYD	4209 32 Street	N/A
008-336-709	LOT 1 PLAN 17932 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN KAP81006	3703 32 Street	N/A

006-178-570	LOT A PLAN 23950 SECTION 3 TOWNSHIP 8 ODYD	3507 32 Street	N/A
017-322-219	LOT A PLAN KAP45003 SECTION 34 TOWNSHIP 9 ODYD EXCEPT PLAN EPP7986	3101 Highway 6	119
031-171-699	LOT 1 PLAN EPP103411 SECTION 3 TOWNSHIP 8 ODYD	3606 27 Street	N/A
031-171-699	LOT 1 PLAN EPP103411 SECTION 3 TOWNSHIP 8 ODYD	3606 27 Street	1
029-176-492	LOT A PLAN EPP32234 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN EPP51015	3510 27 Street	N/A
025-030-361	LOT 1 PLAN KAP68885 SECTION 34 TOWNSHIP 9 ODYD	2800 27 Street	N/A
025-766-074	LOT 4 PLAN KAS2573 SECTION 34 TOWNSHIP 9 ODYD	2601 Highway 6	14
023-772-115	LOT A PLAN KAP59246 SECTION 34 TOWNSHIP 9 ODYD	2306 Highway 6	300
004-820-321	LOT A PLAN 24347 DISTRICT LOT 72 ODYD EXCEPT PLAN KAP61745	3202 32 Street	3300 32 Street
023-943-661	LOT A PLAN KAP60480 DISTRICT LOT 72 ODYD EXCEPT PLAN KAP89965	2806 32 Street	N/A
008-409-498	LOT 2 PLAN 38646 DISTRICT LOT 66 ODYD	4513 25 Avenue	N/A
026-007-975	LOT B PLAN KAP76006 DISTRICT LOT 66 ODYD	5205 25 Avenue	N/A
023-682-582	LOT A PLAN KAP58662 DISTRICT LOT 66 ODYD	5301 25 Avenue	101
010-030-069	LOT 3 PLAN 7201 SECTION 26 TOWNSHIP 9 ODYD	805 Kalamalka Lake Road	N/A

- .2 The Use of **Minor Fuel Station** is permitted as a **Principal Use** only on the **Lot** as indicated in the first, second and third columns of the following table, or only to the portion of that **Lot** indicated in the right-hand column of following table, where applicable:

PID	Legal Description	Civic Address	Unit Number
005-762-545	LOT 14-15 PLAN 3144 SECTION 2 TOWNSHIP 8 ODYD	4600 Pleasant Valley Road	101
018-102-387	LOT 1 PLAN KAP49064 SECTION 26 TOWNSHIP 9 ODYD	1250 Middleton Way	N/A
014-095-467	LOT A PLAN 41263 DISTRICT LOT 72 ODYD	2409 34 Street	N/A
024-819-751	LOT A PLAN KAP67162 DISTRICT LOT 72 ODYD EXCEPT PLAN EPP7989	2501 34 Street	N/A
006-643-906	LOT 1 SECTION 3 TOWNSHIP 8 ODYD PLAN 5748 EXCEPT PLANS M8368 AND KAP70028	3201 39 Avenue	N/A
018-316-247	LOT 1 PLAN KAP50117 SECTION 34 TOWNSHIP 9 ODYD SS1874	3305 32 Street	N/A
018-309-640	LOT A PLAN KAP50040 DISTRICT LOT 72 ODYD	3400 32 Street	N/A
012-436-488	LOT 10-15 BLOCK 32 PLAN 327 SECTION 34 TOWNSHIP 9 ODYD	3401 32 Street	N/A
029-737-621	LOT 1 PLAN EPP51015 SECTION 3 TOWNSHIP 6 ODYD	3530 27 Street	N/A
002-886-928	LOT A PLAN 35167 SECTION 3 TOWNSHIP 8 ODYD	3603 32 Street	N/A
016-059-310	LOT A PLAN 43078 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN KAP69770, THE WESTERLY 8.7 FEET OF LOT 1 PLAN 374 MEASURED ALONG THE NORTHERLY AND SOUTHERLY BOUNDARIES THEREOF EXCEPT PLAN 43078	3804-3800 32 Street	N/A
016-202-112	LOT 2 PLAN 43280 DISTRICT LOT 38 ODYD	4300 32 Street	N/A
017-321-450	LOT 2 PLAN KAP45000 SECTION 66 ODYD	4301 25 Avenue	N/A
010-971-009	LOT 1 PLAN 2722 SECTION 3 TOWNSHIP 8 ODYD	4415 27 Street	N/A
003-248-232	LOT A PLAN 33114 SECTION 3 TOWNSHIP 8 ODYD EXCEPT PLAN KAP57355	4500 27 Street	N/A
005-572-380	LOT 2 PLAN 25213 SECTION 10 TOWNSHIP 8 ODYD	4800 27 Street	N/A
026-009-137	LOT 1 PLAN KAP76023 SECTION 10 TOWNSHIP 8 DISTRICT LOT 38 ODYD EXCEPT PLAN KAP77261	5001 Anderson Way	N/A

004-163-494	LOT 1 PLAN 11474 DISTRICT LOT 66 ODYD FOR REFERENCE TO CORNER GROCERY MOBILE HOME PARK BAYS SEE FOLIOS 70008.010 ET AL	5487 Okanagan Landing Road	N/A
009-422-277	LOT 3 PLAN 12496 DISTRICT LOT 66 ODYD EXCEPT PLAN 14711 & KAP86916	6021 Okanagan Landing Road	N/A

16.2 Modifiers

16.2.1 Purpose

Modifiers provide for alterations to development regulations of an underlying zone on a specific **Lot** or in specific areas of the City. Typical examples include **Height** modifier, **Setback** modifier, **Lot Area** modifier and **Lot Width** modifier.

16.2.2 Development Regulations

- .1 There are currently no modifiers enacted in the City of Vernon.