



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher, Acting Manager
Long Range Planning & Sustainability

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: January 27, 2025
REPORT DATE: January 14, 2025
FILE: 6450 – ZB6000 Phase 2 Review

SUBJECT: ZONING BYLAW 6000 MAP AMENDMENTS – PHASE 2 REVIEW

PURPOSE:

Update the zoning map to address anomalies identified since adoption of Zoning Bylaw 6000 on June 24, 2024, to meet the Province's deadline for implementation of Small Scale Multi Unit Housing.

RECOMMENDATION:

1. THAT Council receive for information the report titled "Zoning Bylaw 6000 Map Amendments – Phase 2 Review" dated January 14, 2025 and respectfully submitted by the Acting Manager, Long Range Planning & Sustainability.
2. THAT Bylaw 6031, "Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025", a bylaw to amend Zoning Bylaw 6000, be read a 1st and 2nd time;

AND FURTHER, that a public hearing be scheduled for Bylaw 6031 on February 24, 2025, at 5:30pm in Council Chambers.

ALTERNATIVES & IMPLICATIONS:

N/A

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. Zoning Bylaw 6000 was adopted by Council on June 24, 2024, marking the conclusion of Phase 1 of the zoning bylaw review process that was triggered by the changes in Provincial legislation to establish Small Scale Multi Unit Housing (SSMUH) and Transit Oriented Development Areas (TODAs).
2. Given the short timeframe allotted by the Province to enact zoning regulations for SSMUH and TODAs, Administration recommended implementing a three phased approach to updating the City's zoning bylaw:

- 1) **Design:** Create Zoning Bylaw 6000, incorporating the new Provincial housing legislation. **(Completed June 24, 2024)**
 - 2) **Refine:** Update sections not covered by the Provincial housing legislation, review feedback from the community, correct potential errors or unintended outcomes created by the changes. **(Current Phase)**
 - 3) **Align:** Update Zoning Bylaw 6000 to reflect the Official Community Plan (OCP), Transportation Plan (TP) and Housing Needs Report to ensure zoning supports the City's growth over the next 20 years. **(Fall 2025)**
3. Since adoption, Administration has created a record of properties identified through internal processes, as well as feed back from the community where the new zoning assigned may need to be reconsidered. Administration has prepared two bylaws for Council's consideration to address anomalies identified in the zoning map.
- i. Housing Zone Map Amendment Bylaw 6010, 2025 (Attachment 1); and
 - ii. Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025 (Attachment 2).
4. Bylaw 6010 addresses zoning designations on 36 properties in housing zones. In accordance with Section 464(3) of the *Local Government Act*, the City is prohibited from holding a public hearing for these zoning amendments. The proposed changes are to address the individual circumstances for each lot and rationale for each is provided in Attachment 3. This Bylaw will be presented to Council for consideration following public notice.
5. Bylaw 6031 addresses zoning designations on two properties operating a commercial business in a housing zone and proposes to reassign the zoning designation to CMUN – Commercial Mixed Use: Neighbourhood to align with the uses occurring on the site. Additionally, the bylaw proposes downzoning two properties in housing zones from medium density to low density. The proposed changes are to address the individual circumstances for each lot and rationale for each is provided in Attachment 4.

C. Attachments:

1. Housing Zone Map Amendment Bylaw 6010, 2025
2. Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025
3. Bylaw 6010: Property listing and rationale
4. Bylaw 6031: Property listing and rationale

D. Council's Strategic Plan Alignment:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

E. Relevant Policy/Bylaws/Resolutions:

1. Zoning Bylaw 6000

BUDGET/RESOURCE IMPLICATIONS:

N/A

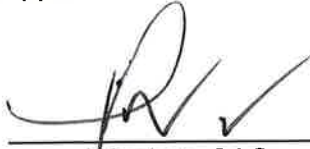
FINANCIAL IMPLICATIONS:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Budget Previously Approved | <input type="checkbox"/> New Budget Request
(Finance Review Required) |
|--|---|--|

Prepared by:

Approved for submission to Council:

X 
Matt Faucher, Acting Manager
Long Range Planning & Sustainability


Peter Weeber, CAO

Date: _____

X 
Terry Barton, Director
Planning & Community Services

REVIEWED WITH

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
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| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6010

A bylaw to amend the City of Vernon Zoning
Bylaw 6000

WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw 6000;

AND WHEREAS, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto, no public hearing was held;

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

1. This bylaw may be cited as **"Housing Zone Map Amendment Bylaw 6010, 2025"**.
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw 6000, is hereby amended as follows:

That the following legally described lands be rezoned as outlined in the below table:

Zoning Legend:

AGRS – Agricultural & Rural: Small Block (Non-ALR)

MUS – Multi-Unit: Small Scale

MUA – Multi-Unit Acreage: Small Scale

MSH – Medium Scale Housing

PANS – Parks & Natural Spaces

Legal	Civic	Current Zone	New Zone	Reference Map
LT 1, PL 2109, SEC 14, TWP 13, ODYD, Except PL 3836, B6964, 20850, 34610.	9012 Eastside Road	AGRS	MUA	1

LT A, PL KAP62807, DL 298, ODYD, Except PL KAP84737, KAP86381, KAP91703, & EPP81537	Tronson Road (No Civic Address)	MUA	MUS	2
LT 1, PL 14021, SEC 11, TWP 8, ODYD	5311 20 Street	MUS	MUM	3
LT C, PL 42323, DL 297, ODYD, Except PL EPP83732	Peregrine Way (No Civic Address)	AGRS	MUA	4
LT A, PL 40116, SEC 31, TWP 9, ODYD	Bella Vista Road (No Civic Address)	MUA ARGS	MUS PANS	5
LT 1, PL EPP80986, SEC 4, TWP 8, ODYD	3398 Davison Road	MUA PANS	MUS PANS	6
LT 1, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4304 Painted Turtle Drive	MUA	MUS	7
LT 2, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4308 Painted Turtle Drive	MUA	MUS	7
LT 3, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4312 Painted Turtle Drive	MUA	MUS	7
LT 4, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4316 Painted Turtle Drive	MUA	MUS	7
LT 5 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4320 Painted Turtle Drive	MUA	MUS	7
LT 6, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4324 Painted Turtle Drive	MUA	MUS	7
LT 26, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4331 Painted Turtle Drive	MUA	MUS	7
LT 25, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4335 Painted Turtle Drive	MUA	MUS	7
LT 24, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4339 Painted Turtle Drive	MUA	MUS	7

LT 23, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4343 Painted Turtle Drive	MUA	MUS	7
LT 22, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4347 Painted Turtle Drive	MUA	MUS	7
LT 21 BLK PL EPP134463, SEC 4, TW 8, ODYD	4351 Painted Turtle Drive	MUA	MUS	7
LT 20, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4355 Painted Turtle Drive	MUA	MUS	7
LT 19 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4359 Painted Turtle Drive	MUA	MUS	7
LT 18, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4363 Painted Turtle Drive	MUA	MUS	7
LT 17, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4367 Painted Turtle Drive	MUA	MUS	7
LT 16 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4371 Painted Turtle Drive	MUA	MUS	7
LT 15 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4375 Painted Turtle Drive	MUA	MUS	7
LT 14 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4379 Painted Turtle Drive	MUA	MUS	7
LT 13 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4383 Painted Turtle Drive	MUA	MUS	7
LT 12 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4232 Horizon Court	MUA	MUS	7
LT 10, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4233 Horizon Court	MUA	MUS	7
LT 11, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4236 Horizon Court	MUA	MUS	7
LT 9 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4237 Horizon Court	MUA	MUS	7

LT 8, BLK PL EPP134463, SEC 4, TWP 8, ODYD	4241 Horizon Court	MUA	MUS	7
LT 7 BLK PL EPP134463, SEC 4, TWP 8, ODYD	4245 Horizon Court	MUA	MUS	7
LT A, PL 41811, SEC 27, TWP 9, ODYD	101 Kalamalka Lake Road	MUS	MUA	8
LT 1, PL EPP103234, SEC 13, TWP 8, ODYD	160 Whistler Place	MUA MUS	PANS	9
AMENDED LT G (SEE DD 216774F), SEC 13 AND 24, TWP 8, ODYD, PL 1362, EXCEPT PLS 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 AND EPP72337	1800 Phoenix Drive	MUA AGRS PANS	MUS AGRS PANS	10
LT 1, PL EPP80411, SEC 27, TWP 9, ODYD	507 Kalamalka Lake Road	MSH	PANS	11

and by changing the Zoning Map accordingly, all in accordance with the reference maps as shown on Schedule "A" attached to and forming part of this bylaw.

3. Zoning Bylaw 6000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this day of ,2025

READ A SECOND TIME this day of ,2025

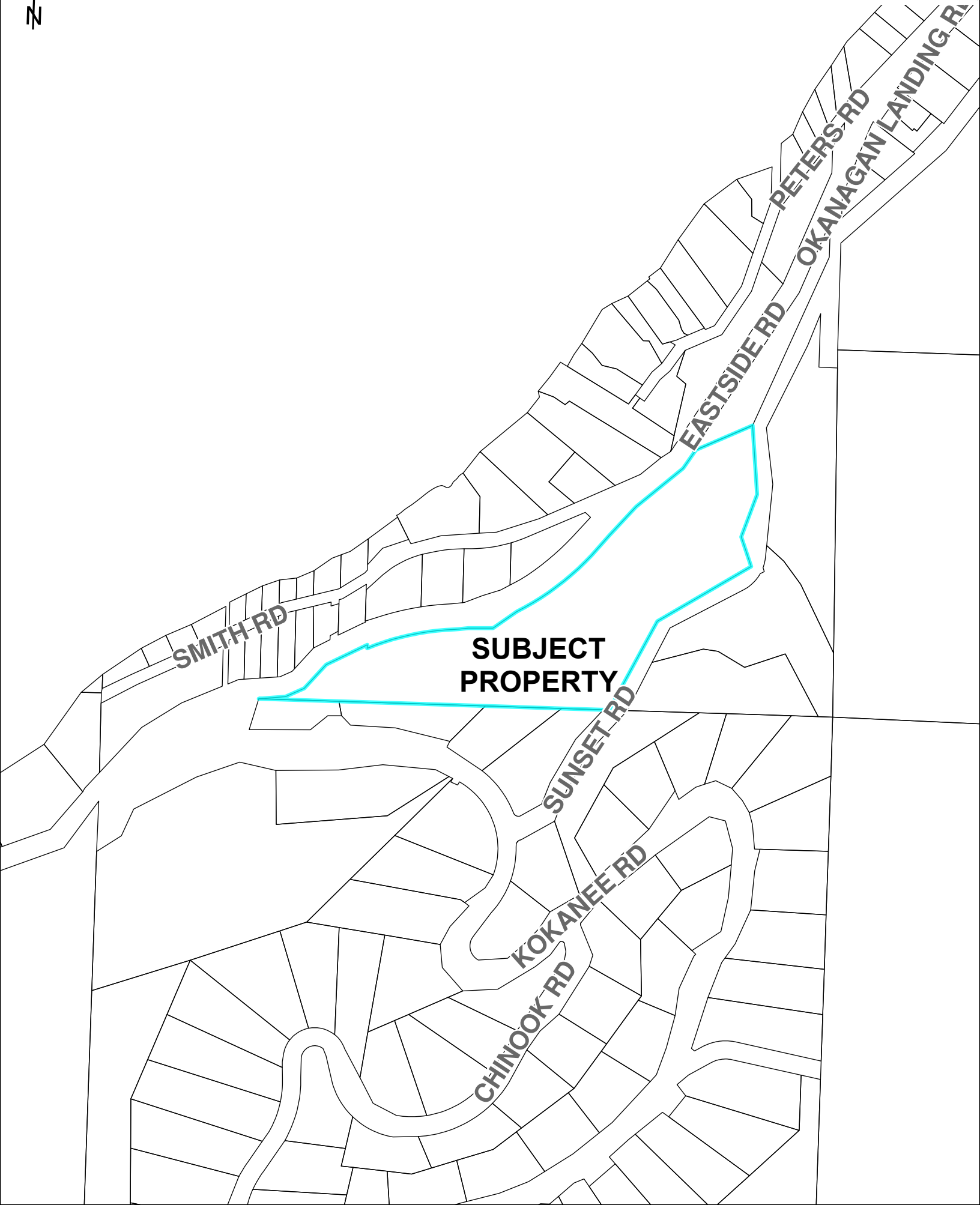
READ A THIRD TIME this day of ,2025

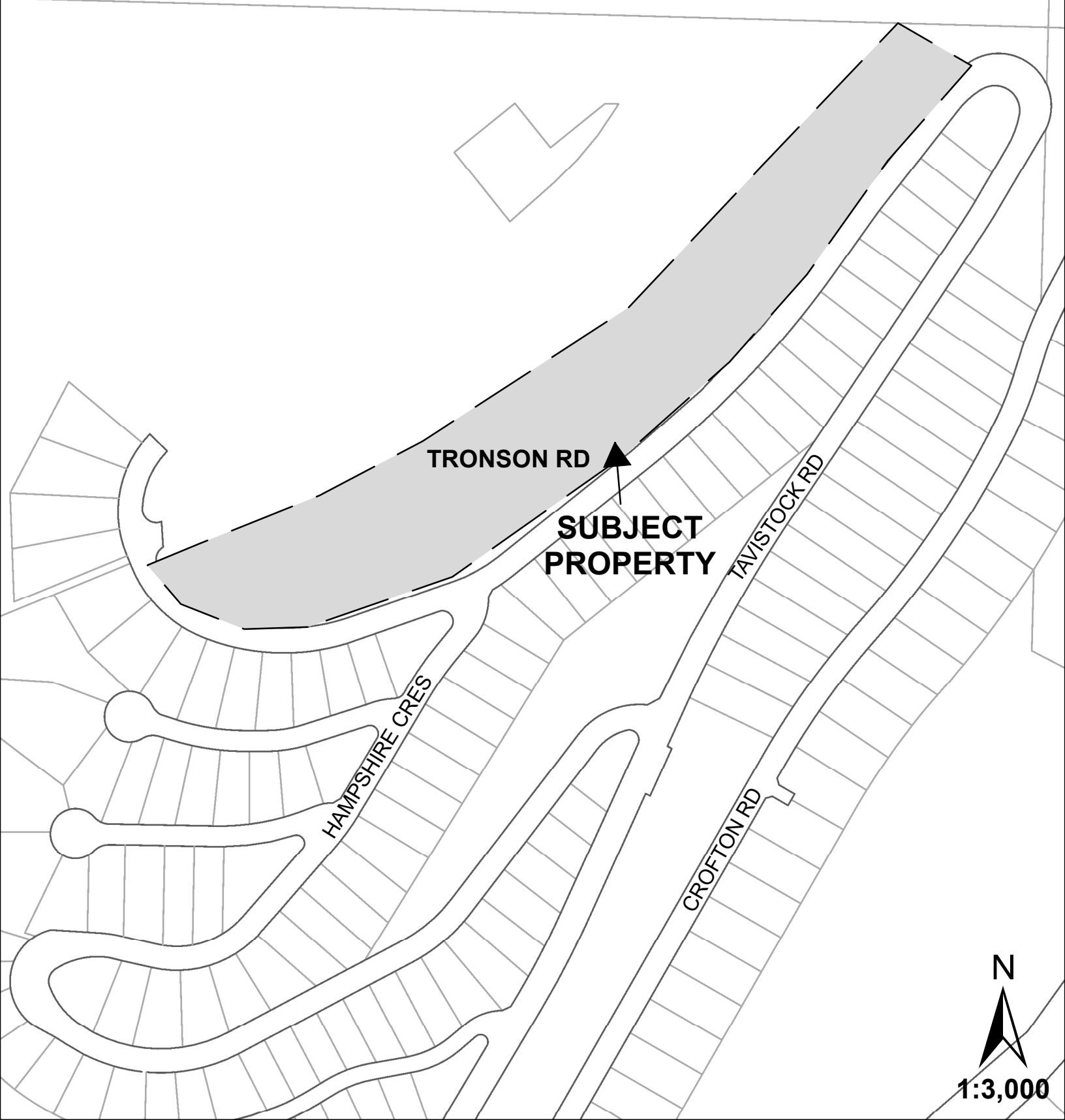
Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 20____ _____ for Minister of Transportation & Infrastructure

ADOPTED this day of ,2025.

Mayor

Corporate Officer





TRONSON RD

SUBJECT
PROPERTY

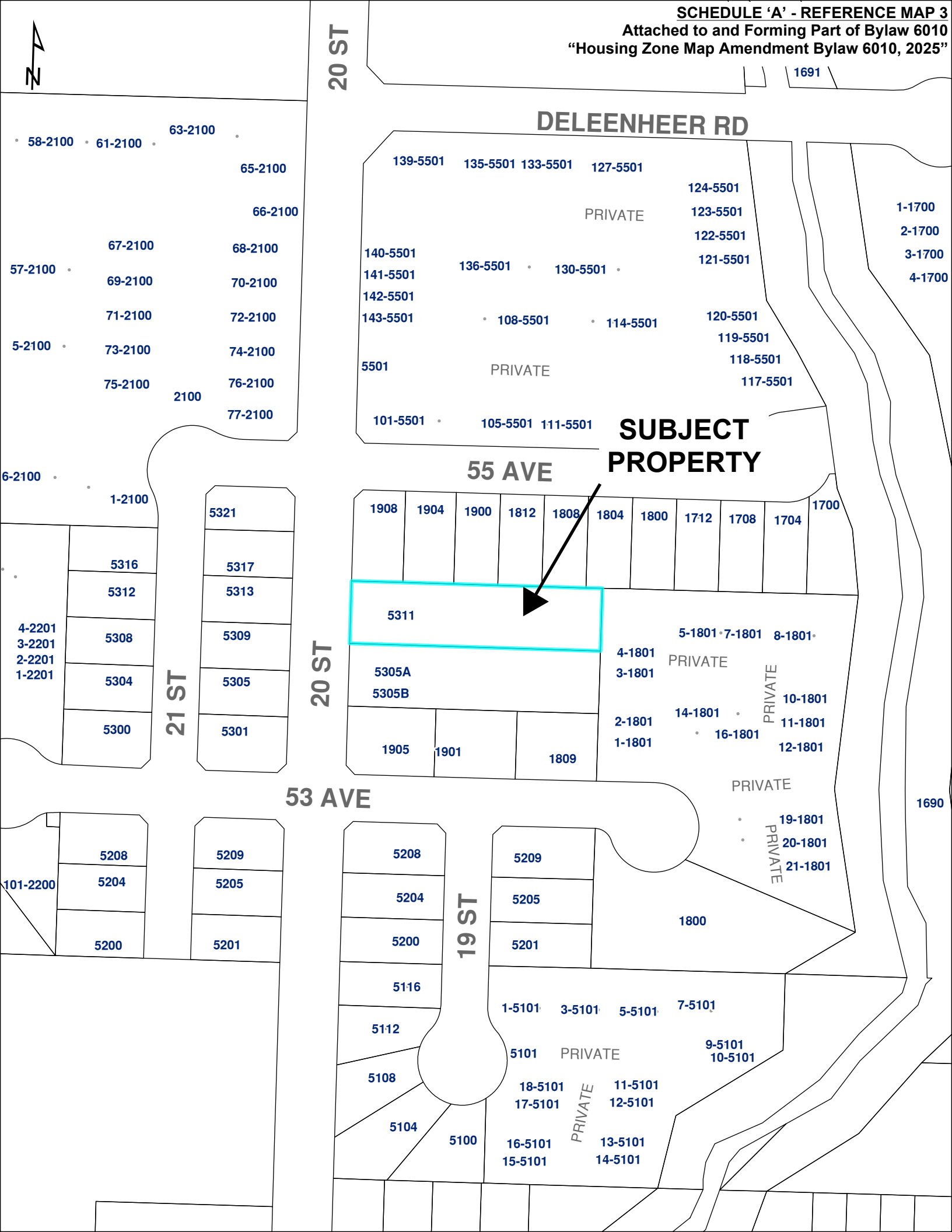
TAVISTOCK RD

HAMPSHIRE CRES

CROFTON RD

N

1:3,000



**SUBJECT
PROPERTY**

20 ST

DELEENHEER RD

55 AVE

53 AVE

21 ST

20 ST

19 ST

1691

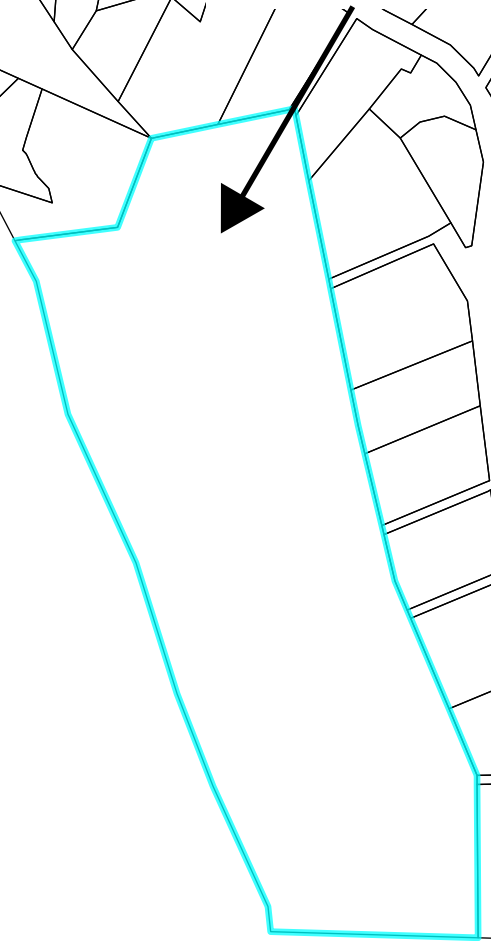
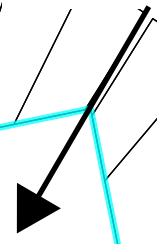
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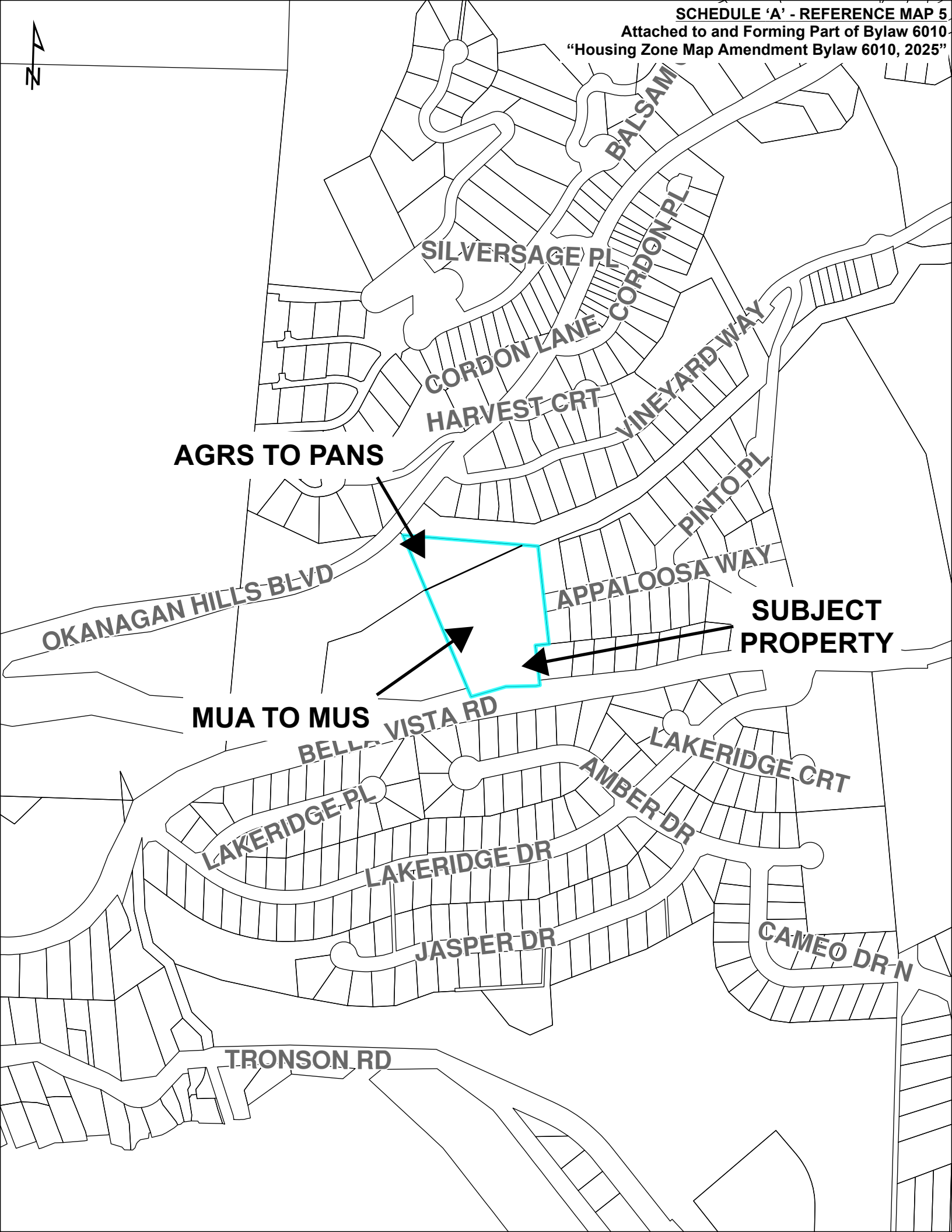
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**SUBJECT
PROPERTY**

GOLDCLAIM RD

TRONSON RD





AGRS TO PANS

**SUBJECT
PROPERTY**

MUA TO MUS

OKANAGAN HILLS BLVD

SILVERSAGE PL

BALSAM

CORDON LANE

CORDON PL

HARVEST CRT

VINEYARD WAY

PINTO PL

APPALOOSA WAY

BELLA VISTA RD

LAKERIDGE PL

LAKERIDGE CRT

AMBER DR

LAKERIDGE DR

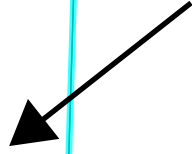
JASPER DR

CAMEO DR N

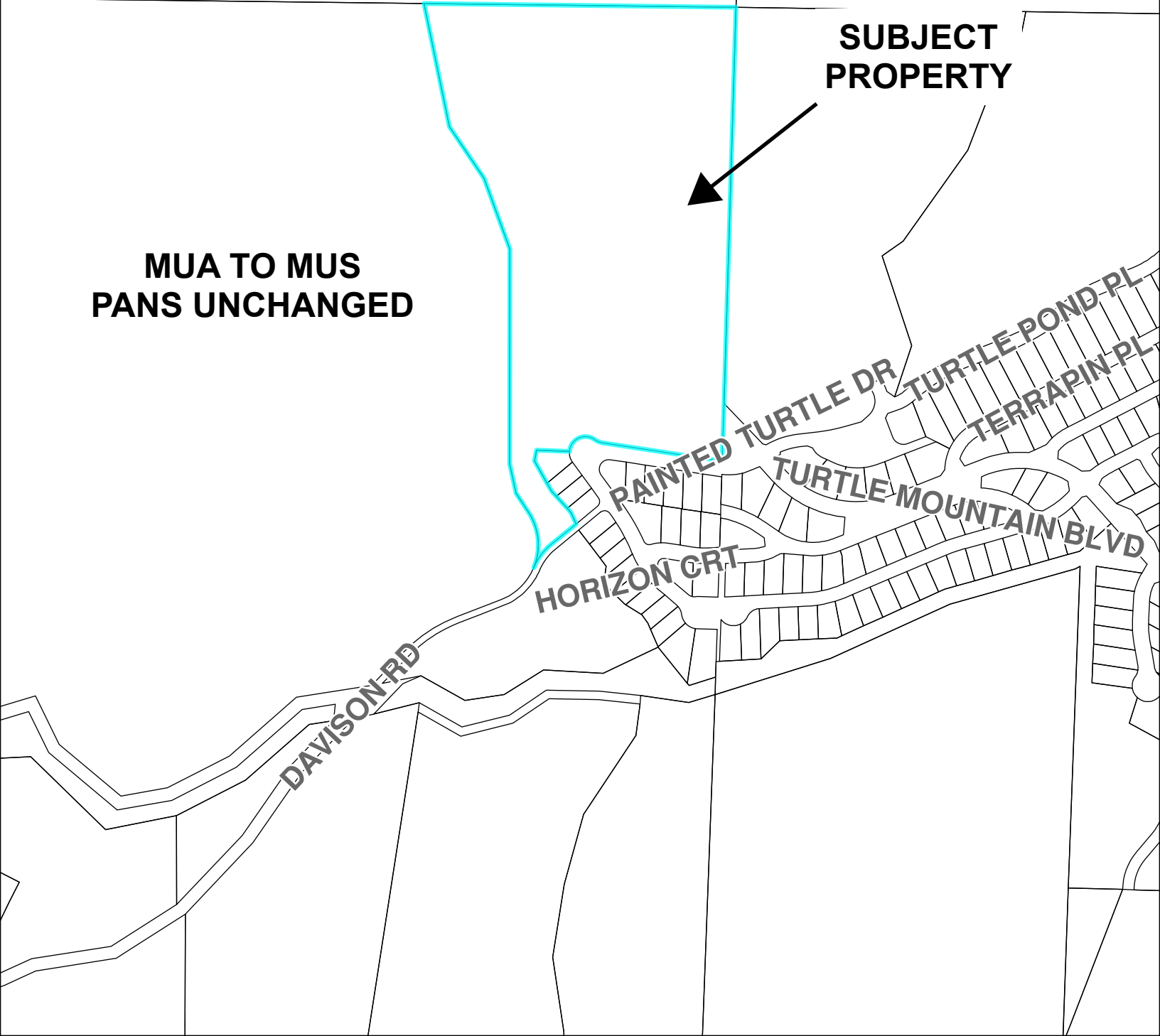
TRONSON RD



**SUBJECT
PROPERTY**

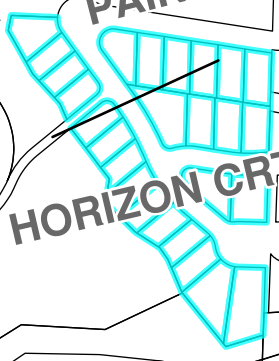
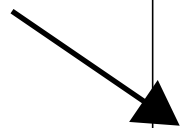


**MUA TO MUS
PANS UNCHANGED**





**SUBJECT
PROPERTIES**



HORIZON CRT

PAINTED TURTLE DR

TURTLE POND PL
TERRAPIN PL

ROCKCRESS CRT

TURTLE MOUNTAIN BLVD

DAVISON RD

WOOD TURTLE PL

AGNEW RD



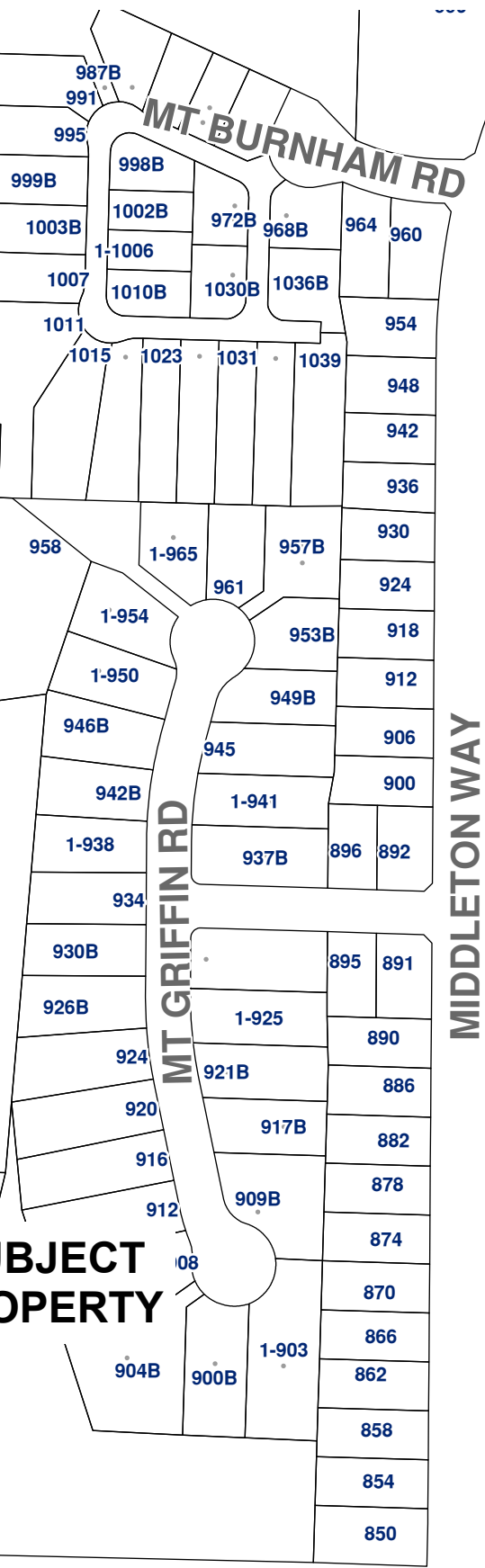
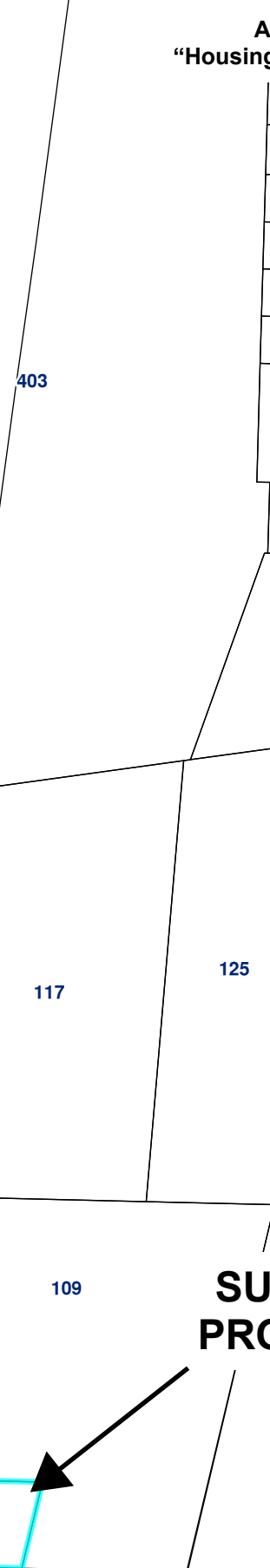
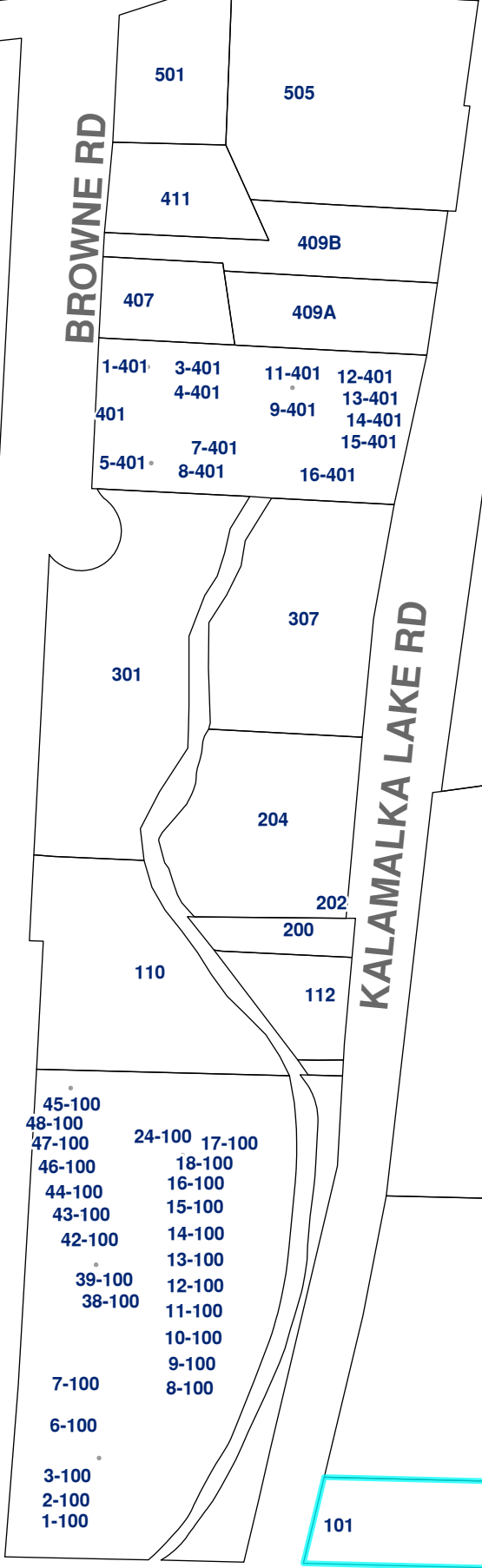
BROWNE RD

KALAMALKA LAKE RD

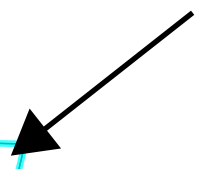
MT BURNHAM RD

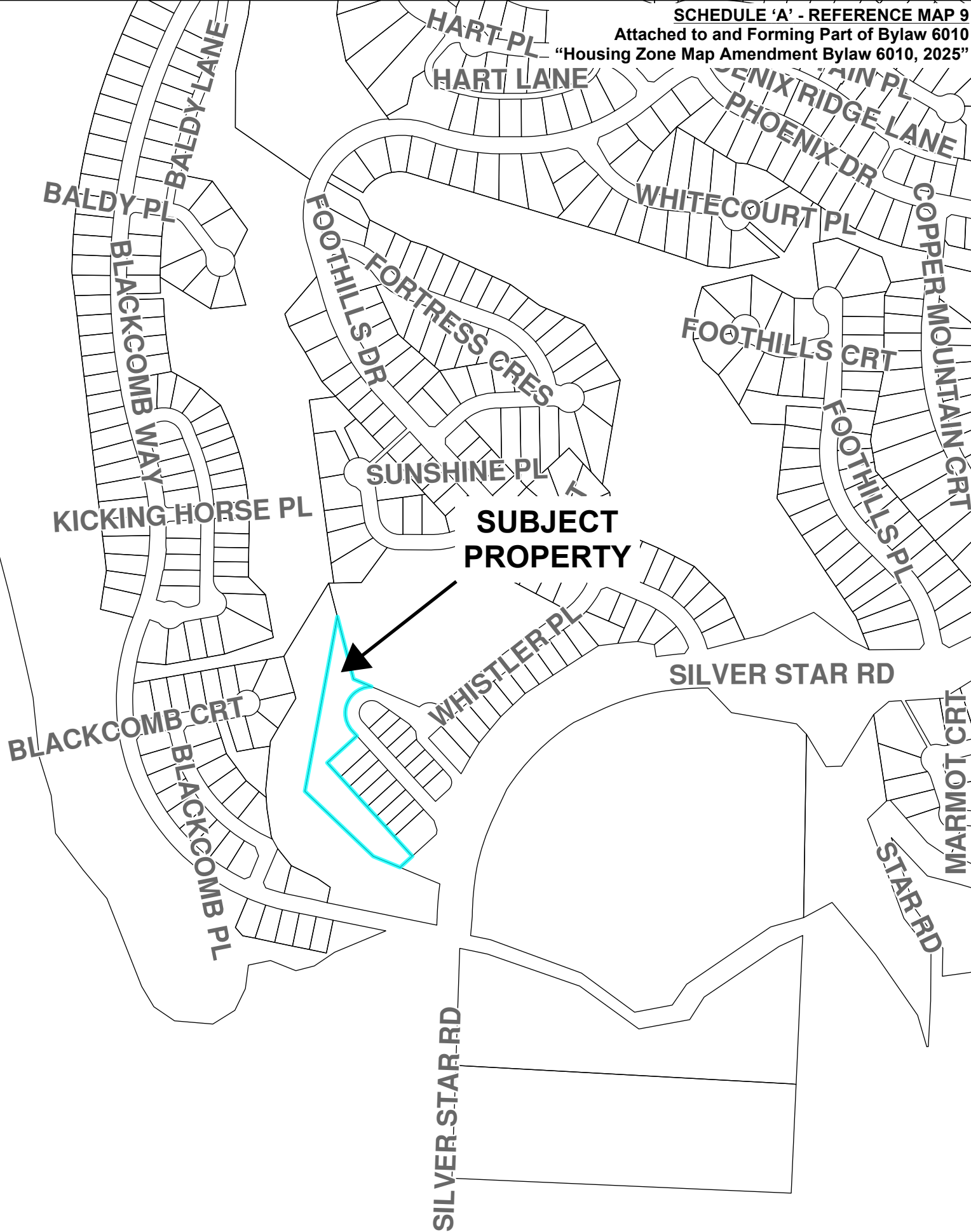
MT GRIFFIN RD

MIDDLETON WAY



**SUBJECT
PROPERTY**

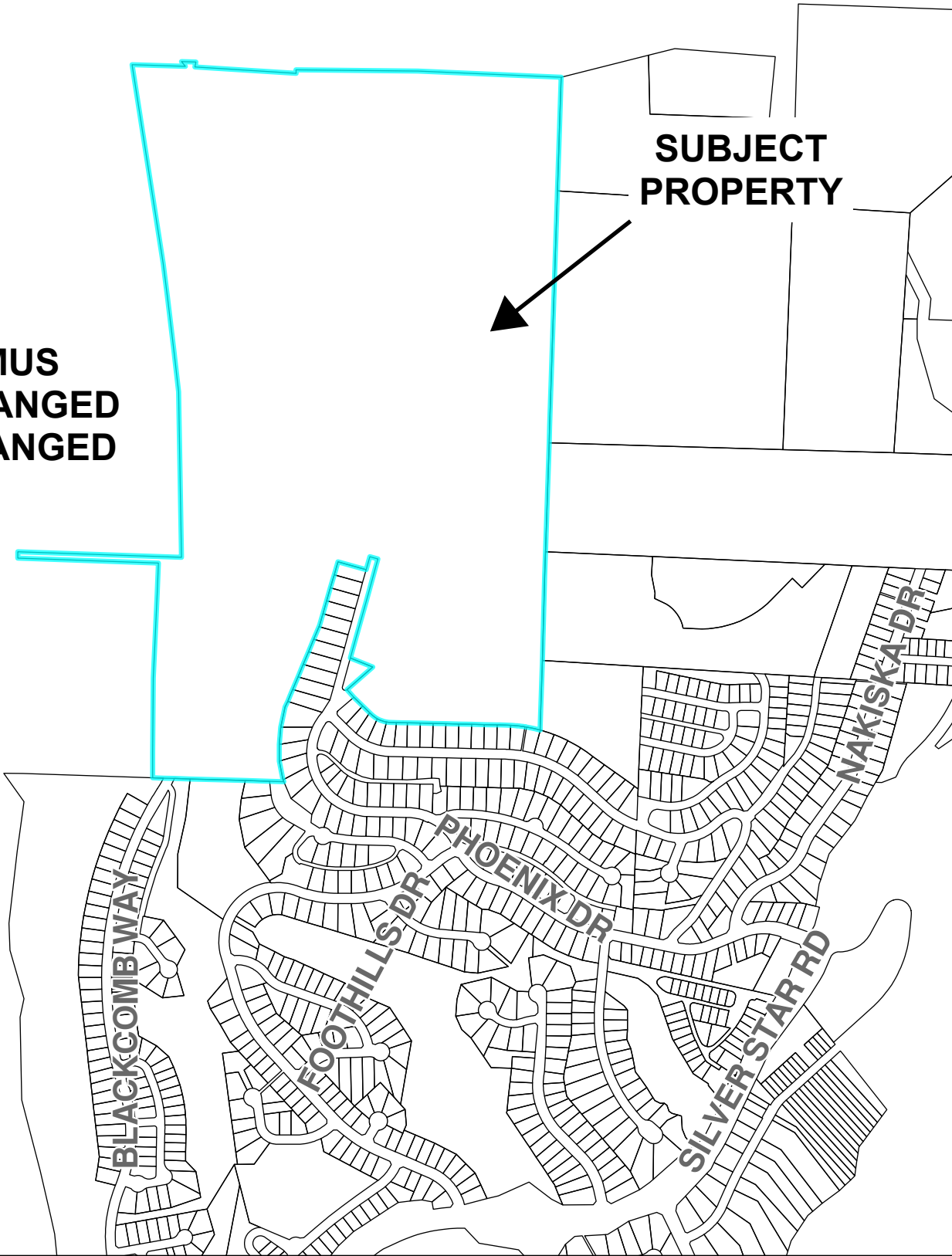
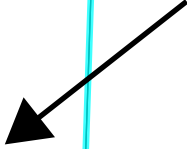






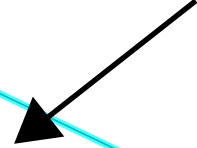
**MUA TO MUS
AGRS UNCHANGED
PANS UNCHANGED**

**SUBJECT
PROPERTY**





**SUBJECT
PROPERTY**



KALAMALKA LAKE RD

BROWNE RD

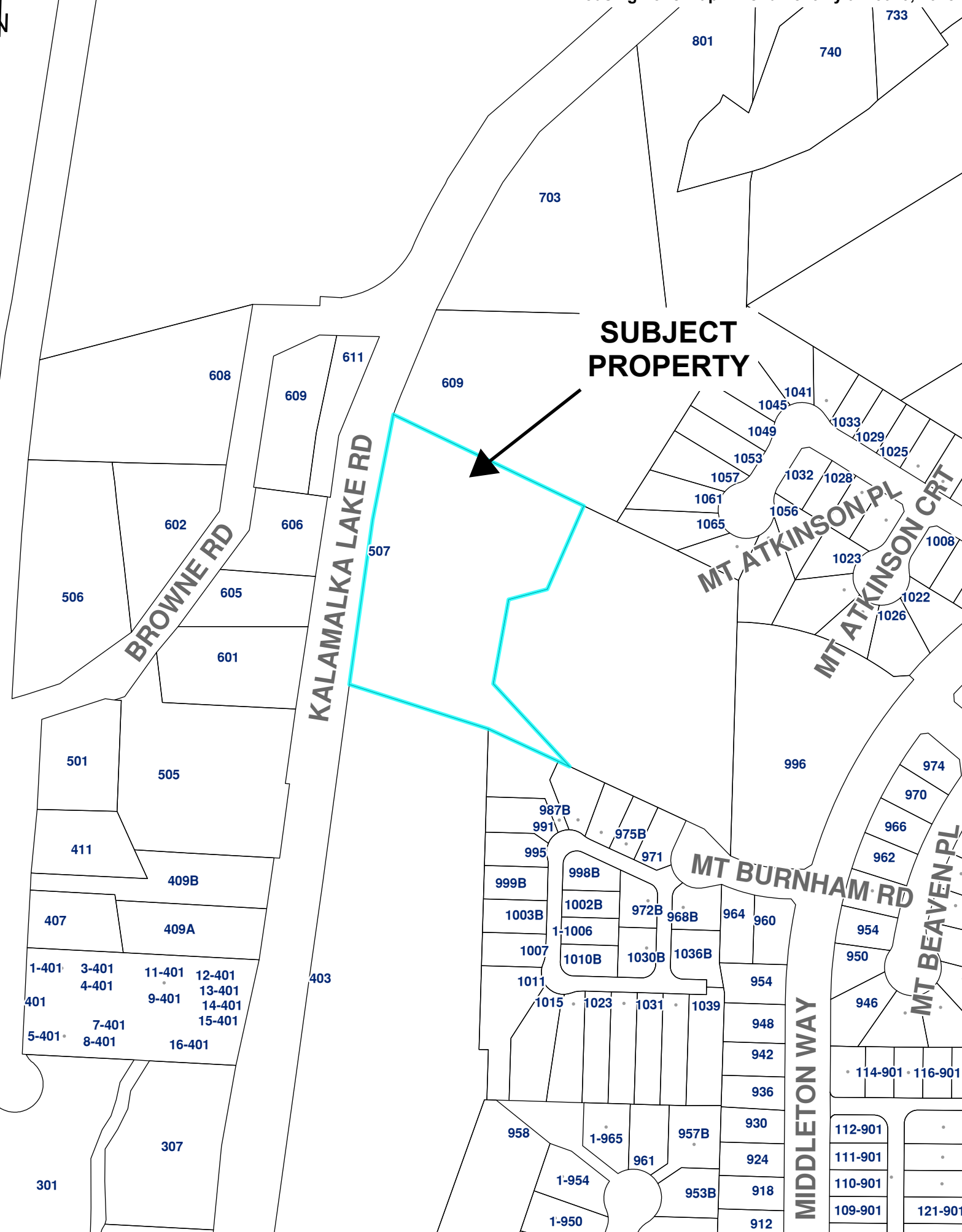
MT ATKINSON PL

MT ATKINSON CRT

MT BURNHAM RD

MT BEAVEN PL

MIDDLETON WAY



THE CORPORATION OF THE CITY OF VERNON

BYLAW 6031

A bylaw to amend the City of Vernon Zoning
Bylaw 6000

WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw 6000;

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be notified on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

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

1. This bylaw may be cited as "**Commercial Zone and Downzoning Map Amendment Bylaw 6031, 2025**".
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw 6000, is hereby amended as follows:

That the following legally described lands be rezoned as outlined in the below table:

Zoning Legend:

MUS – Multi-Unit: Small Scale

MUM – Multi-Unit: Medium Scale

MSH – Medium Scale Housing

CMUN – Commercial Mixed Use: Neighbourhood

Legal	Civic	Current Zone	New Zone	Reference Map
LT 2, PL 7174, DL 73, ODYD	1600 32 Street	MUM	CMUN	1
LT 1, PL 7174, DL 73, ODYD	1602 32 Street	MUM	CMUN	1
LT 2, PL 324, DL 71, ODYD, Except PL 4786 & M11440	3006 Gateby Place	MSH	MUS	2

BYLAW 6031
PAGE 2

LT 1, PL KAP4160, DST LT 71, ODYD, EXCEPT PL EPP134399	39A Street (No Civic Address)	MSH	MUS	3
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and by changing the Zoning Map accordingly, all in accordance with the reference map as shown on Schedule "A" attached to and forming part of this bylaw.

3. Zoning Bylaw 6000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

PUBLIC HEARING held this _____ day of _____, 2025

READ A THIRD TIME this _____ day of _____, 2025

Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 20____ _____ for Minister of Transportation & Infrastructure

ADOPTED this _____ day of _____, 2025.

Mayor

Corporate Officer



34 ST

18 AVE

17 AVE

16 AVE

18 AVE

16 AVE

15 AVE

HWY 97 S

LANE W OF 32 ST (S OF 19 AVE)

LANE W OF 33 ST (S OF 18 AVE)

LANE W OF 33 ST (S OF 17 AVE)

LANE W OF 33 ST (S OF 16 AVE)

LANE W OF 32 ST (S OF 18 AVE)

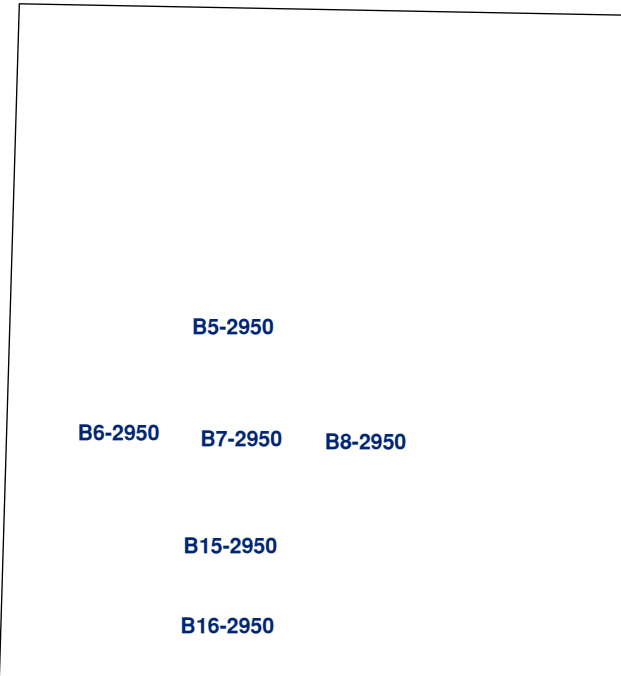
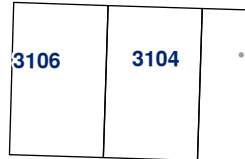
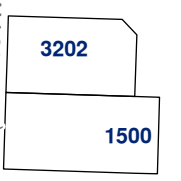
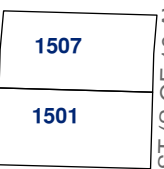
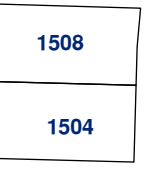
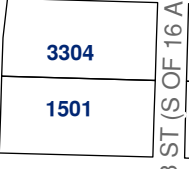
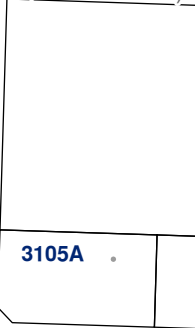
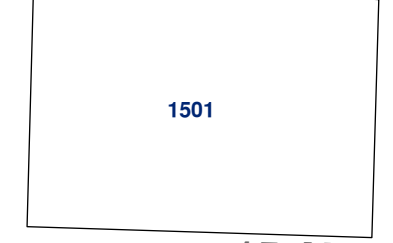
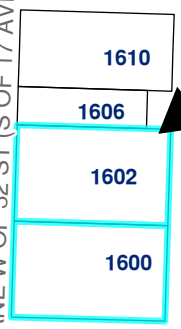
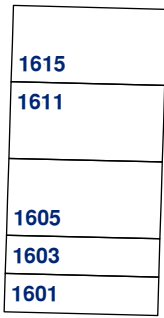
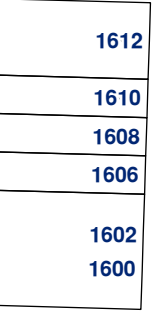
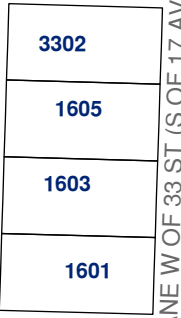
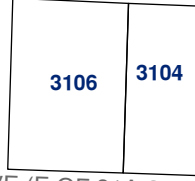
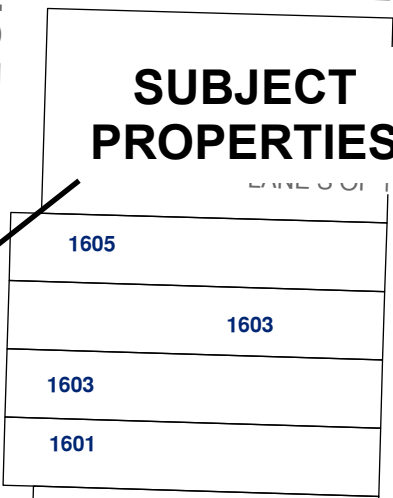
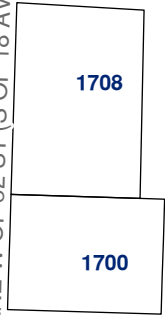
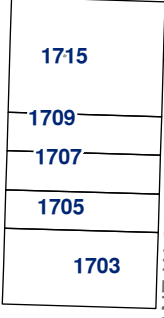
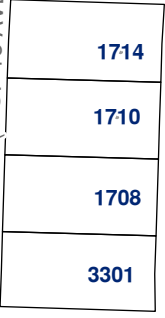
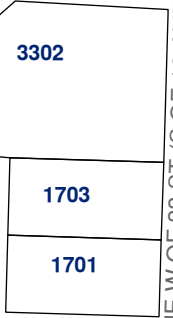
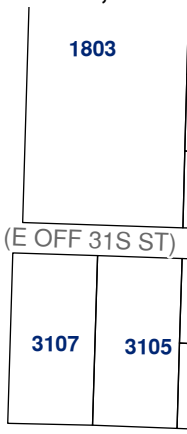
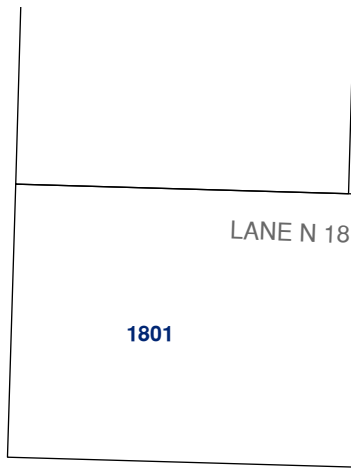
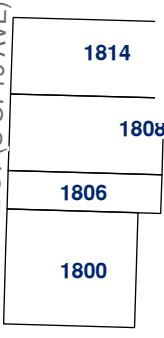
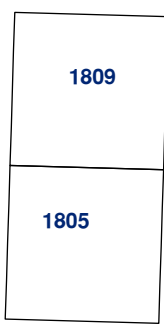
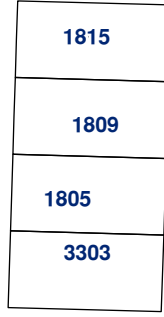
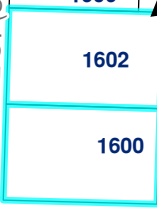
LANE W OF 32 ST (S OF 17 AVE)

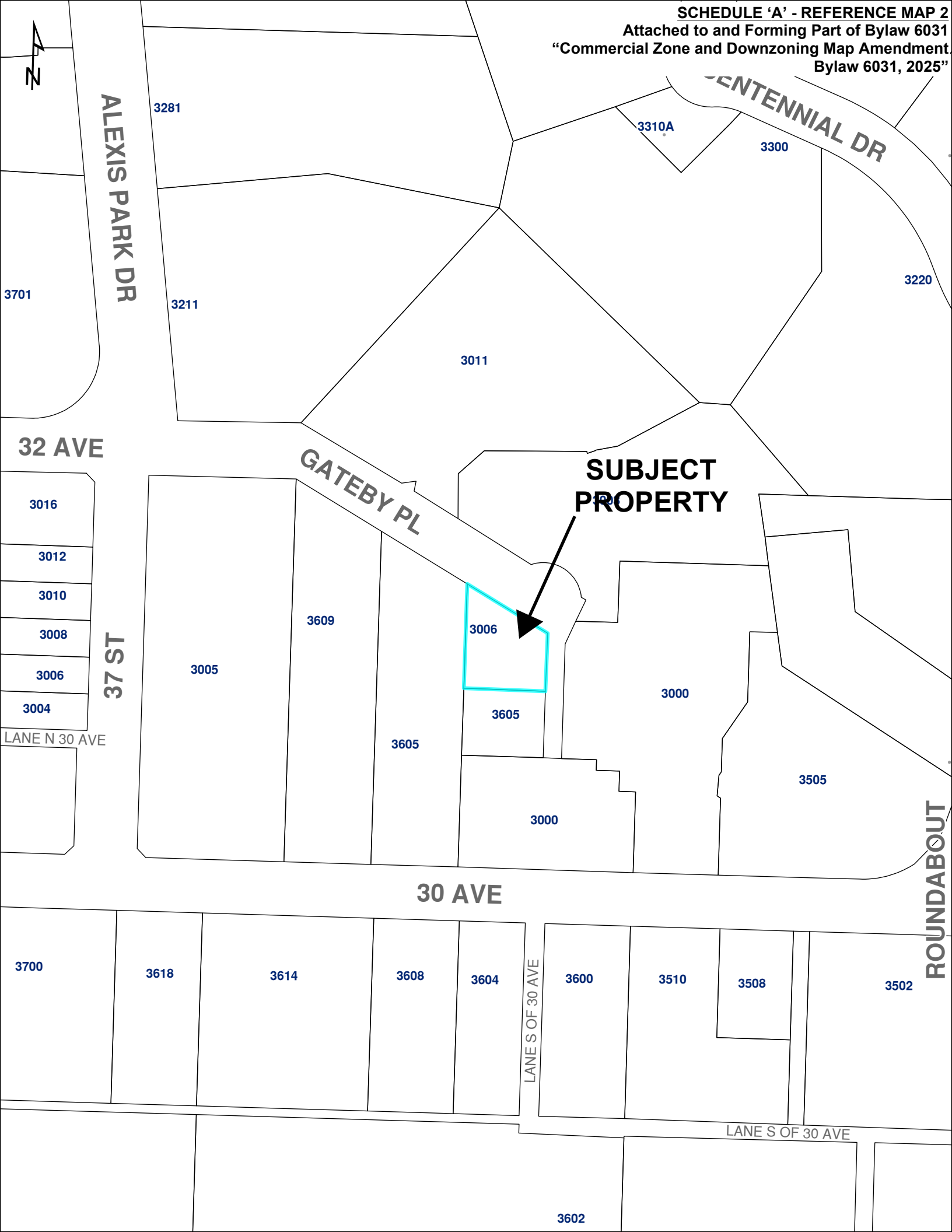
LANE W OF 32 ST (S OF 16 AVE)

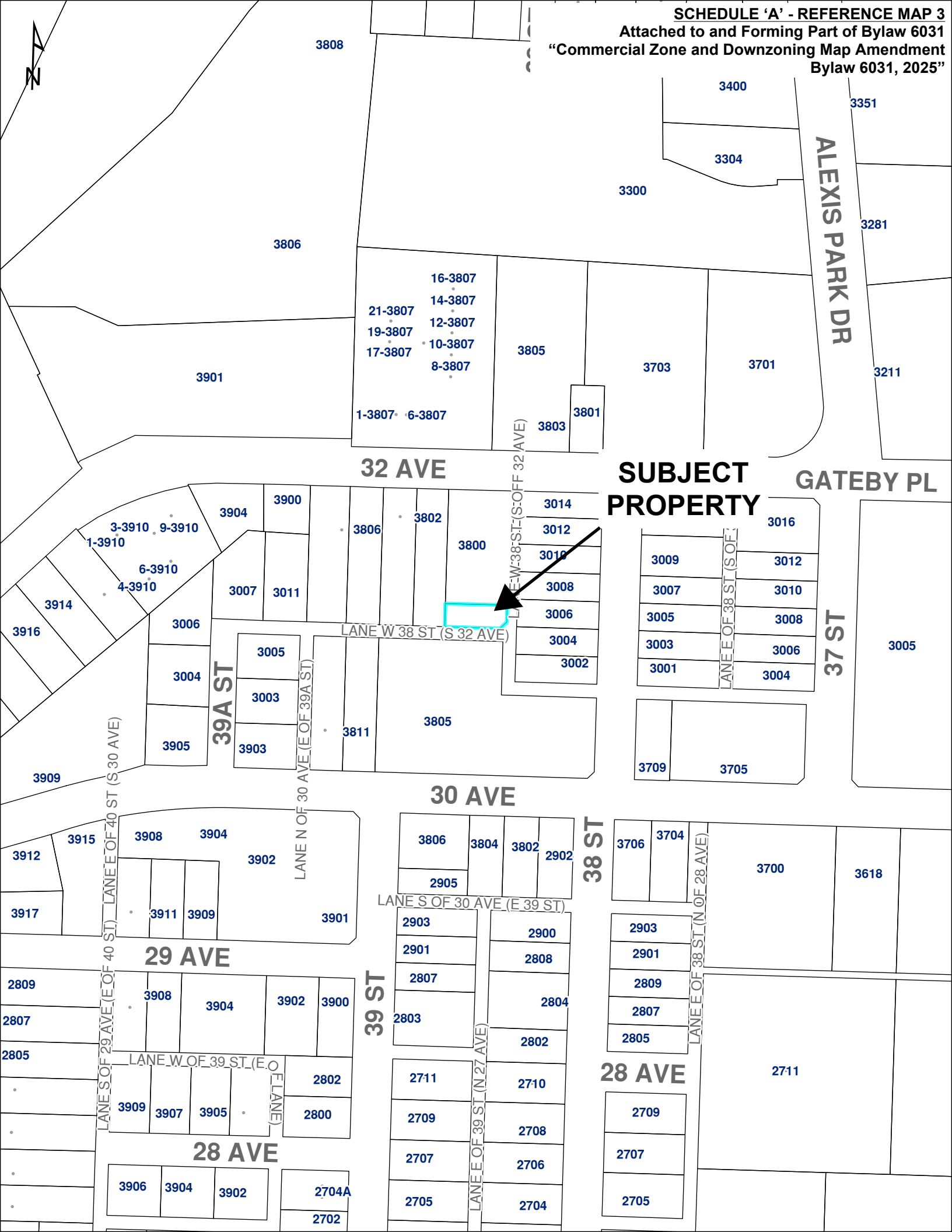
31A ST

LANE S OF 16 AVE (E OF 31A ST)

SUBJECT PROPERTIES







**SUBJECT
PROPERTY**

LANE W 38 ST (S 32 AVE)

LANE E OF 38 ST (S OFF 32 AVE)

32 AVE

GATEBY PL

37 ST

30 AVE

38 ST

29 AVE

39 ST

28 AVE

28 AVE

LANE S OF 29 AVE (E OF 40 ST)
LANE E OF 40 ST (S 30 AVE)

LANE N OF 30 AVE (E OF 39A ST)

LANE S OF 30 AVE (E 39 ST)

LANE E OF 39 ST (N 27 AVE)

LANE E OF 38 ST (N OF 28 AVE)

OF LANE

Zoning Legend:

Bylaw 5000:

- P1** – Parks and Open Space
- A2** – Rural Large Holdings
- A3** – Rural Small Holdings
- RR** – Rural Residential
- R2** – Large Lot Residential
- R3** – Medium Lot Residential
- RH2** – Stacked Row Housing Residential
- HR1** – Hillside Residential Single and Two Family
- HR2** – Hillside Residential Multi Family
- HR3** – Hillside Residential Apartment

Bylaw 6000:

- AGRS** – Agricultural & Rural: Small Block (Non-ALR)
- MUS** – Multi-Unit: Small Scale
- MUA** – Multi-Unit Acreage: Small Scale
- MUM** – Multi-Unit: Medium Scale
- MSH** – Medium Scale Housing
- PANS** – Parks & Natural Spaces

Civic	Bylaw 5000	Current Zone	New Zone	Reference Map	Rationale
9012 Eastside Road	RR	AGRS	MUA	1	The property owner removed subjects on their contract to purchase the property prior to the adoption of Zoning Bylaw 6000 based on the 1 Acre minimum lot size in the RR. Properties previously zoned RR could fit within the AGRS or MUA zoning designation. As the property

					purchase was based on a 1 Acre minimum lot size in the RR zone, Administration recommends assigning the MUA zone as its minimum lot size is 1 Acre.
Tronson Road (No Civic Address)	R3	MUA	MUS	2	The property was assigned MUA due to its size. The property was subject to a rezoning application (ZON00398) which was adopted by Council to support subdivision of a section of the property. Administration recommends assigning MUS to that portion of the property to support the proposed subdivision.
5311 20 Street	RH2	MUS	MUM	3	The property was assigned MUS based on its zoning designation and location at the time zoning information was pulled from the City's registry to create the map for Zoning Bylaw 6000. On May 13, 2024, Council adopted Bylaw 5974 which assigned the RH2 zone to the property. As such, Administration recommends assigning the MUM zone to align with the adopted rezoning of the property.
Peregrine Way (No Civic Address)	RR	AGRS	MUA	4	The property made application for subdivision (SUB00849) under the RR zone prior to adoption of Zoning Bylaw 6000 which had a minimum lot size of 1 Acre. Administration recommends assigning the MUA zone to support the proposed subdivision.

Bella Vista Road (No Civic Address)	A2 R2	AGRS MUA	PANS MUS	5	<p>The subject property had multiple instream applications when Zoning Bylaw 6000 was adopted (SUB00882, DP000931, and ZON00375). The upper portion of the property currently zoned ARGS is being acquired by the Regional District of North Okanagan to expand existing trail networks. The lower portion of the lot currently zoned MUA is proposed to be subdivided. Administration recommends assigning the PANS zone to the portion of the property currently zoned AGRS to support the RDNO acquisition and assigning the MUS zone to the portion of the lot currently zoned MUA to support the proposed subdivision.</p>
3398 Davison Road	HR1 HR2 P1	MUA PANS	MUS PANS	6	<p>The subject property is a remainder lot representing future phases of an active subdivision (SUB00802, SUB00803, and SUB00864). Zoning to support the subdivision was in place under Zoning Bylaw 5000. However, due to the size of the property it was assigned MUA when Zoning Bylaw 6000 was adopted. Administration recommends assigning the MUS zone to the portion of the remainder parcel currently zoned MUA to support the continuation of the phased subdivision. No changes are proposed to the area of the parcel currently zoned PANS.</p>

4304 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4308 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4312 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4316 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS

					zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4320 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4324 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4331 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4335 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the

					Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4339 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4343 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4347 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.

4351 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4355 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4359 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4363 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS

					zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4367 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4371 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4375 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4379 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the

					Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4383 Painted Turtle Drive	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4232 Horizon Court	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4233 Horizon Court	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.

4236 Horizon Court	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4237 Horizon Court	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4241 Horizon Court	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
4245 Horizon Court	HR1	MUA	MUS	7	This property is included in Phase 1 of the 3398 Davidson Road subdivision. The subdivision was registered at the Land Titles Office subsequent to the adoption of Zoning Bylaw 6000. Administration proposes assigning the MUS

					zone to the property to align with the registered subdivision and Provincial SSMUH legislation.
101 Kalamalka Lake Road	A3	MUS	MUA	8	The subject property is proposed to be consolidated with its neighbouring property, 109 Kalamalka Lake Road, as part of an instream application (SUB00865). Administration recommends assigning the MUA zone to align with the neighbouring property and support the consolidation.
160 Whistler Place	HR2	MUA MUS	PANS	9	The subject property is a remainder lot from a previously approved subdivision that has been dedicated to the City. Administration recommends assigning the PANS zone to align with neighbouring park land owned by the City.
1800 Phoenix Drive	HR1 HR2 A2 P1	MUA AGRS PANS	MUS AGRS PANS	10	The subject property had zoning adopted to support future phased development of the property. Due to the size of the property it was assigned the MUA zone when Zoning Bylaw 6000 was adopted. Administration recommends assigning the MUS zone only to the portion of the property zoned MUA to support the phased development of the site previously approved. No changes are proposed to portions of the property currently zone AGRS or PANS.
507 Kalamalka Lake Road	HR3	MSH	PANS	11	The subject property is a remainder lot from a previously approved subdivision that has been dedicated to the City.

					Administration recommends assigning the PANS zone to align with neighbouring park land owned by the City.
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Zoning Legend:

Bylaw 5000:

R2 – Large Lot Residential

RH2 – Stacked Row Housing Residential

RH3 – Highrise Apartment Residential

Bylaw 6000:

MUS – Multi-Unit: Small Scale

MUM – Multi-Unit: Medium Scale

MSH – Medium Scale Housing

CMUN – Commercial Mixed Use: Neighbourhood

Civic	Bylaw 5000	Current Zone	New Zone	Reference Map	Rationale
1600 32 Street	R2	MUM	CMUN	1	The City's business licensing records show the property has operated as a commercial business dating back to 2004 (the beginning of our digital records), even though the property was zoned residential. Administration recommends assigning the CMUN zone to align with the historical and current use of the property.
1602 32 Street	R2	MUM	CMUN	1	The City's business licensing records show the property has operated as a commercial business dating back to 2004 (the beginning of our digital records), even though the property was zoned residential. Administration

					recommends assigning the CMUN zone to align with the historical and current use of the property.
3006 Gateby Place	RH3	MSH	MUS	2	The property owner has requested the zone assigned in Zoning Bylaw 6000 be reviewed as the size of the property does not lend to the form and density envisioned in the zone. Administration has reviewed the property and recommends assigning the MUS zone to align with the constraints of the subject property.
39A Street (No Civic Address)	RH2	MSH	MUS	3	The property owner has requested the zone assigned in Zoning Bylaw 6000 be reviewed as the size of the property does not lend to the form and density envisioned in the zone. Administration has reviewed the property and recommends assigning the MUS zone to align with the constraints of the subject property.