

# 8800 Tronson Road, Vernon BC, V1H 1E6



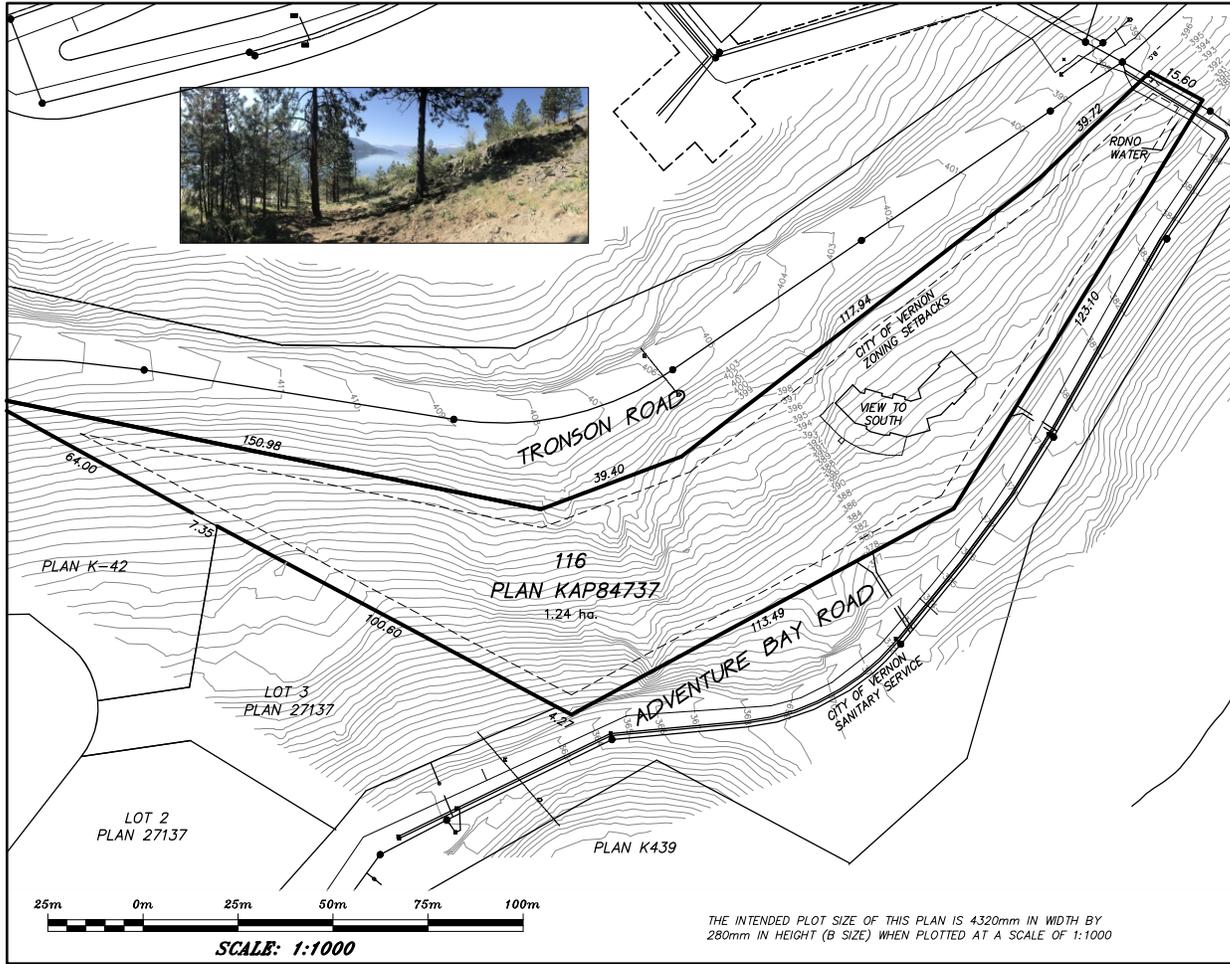
A large 3.06 Acre+/- Estate Building Lot with gorgeous, wide, expansive lake views of Okanagan Lake and the Okanagan Valley! This view lot located in Adventure Bay offers a stunning location to build your dream home. Adventure Bay offers the sought after Okanagan lifestyle with amenities such as beach and wharf access as well as miles of walking trails to explore. With easy access to downtown Vernon and all amenities our beautiful city has to offer this is truly a dream location!



**DAVID  PUSEY**  
Okanagan Residential & Commercial Real Estate

250-550-4069  
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## SITE PLAN

CIVIC ADDRESS:  
8800 TAVISTOCK RD, VERNON, BC

LEGAL DESCRIPTION:  
LOT 116 DISTRICT LOT 298 OSOYOOS  
DIVISION YALE DISTRICT PLAN  
KAP84737

THIS PLAN WAS PREPARED FOR THE  
EXCLUSIVE USE OF TAVISTOCK PROPERTIES  
LTD.

THIS DOCUMENT SHALL NOT BE USED TO  
DEFINE PROPERTY LINES OR PROPERTY  
CORNERS.

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TO, DIRECT, INDIRECT, SPECIAL, AND  
CONSEQUENTIAL DAMAGES ARISING OUT OF OR  
IN CONNECTION WITH ANY DIRECT OR INDIRECT  
USE OR RELIANCE UPON THE PLAN BEYOND  
ITS INTENDED USE.

SURVEYED BY:

DRAFTED BY: MB 7/8/2020

CHECKED BY:

| REV | DATE | BY |
|-----|------|----|
|     |      |    |
|     |      |    |
|     |      |    |

DRAWING: 6631 TOPO.DWG



8710A 28th Street Vernon, B.C. V1T 8x2  
Tel. (250) 545 5800 Fax (250) 545 5812

SHEET 1 OF 1 SHEETS

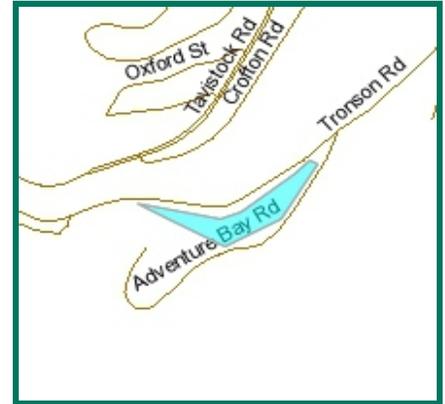


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Property highlighted in blue



**Legal Information:**

Property Address: **8800 TRONSON RD**

Primary PID: **027-235-785**

Legal Type: **LAND**

Lot: **116** , Block: , Plan: **KAP84737**

Long Form Legal:

**LOT 116 PLAN KAP84737 DISTRICT LOT 298 OSOYOOS DIVISION YALE DISTRICT**

**Assessment Information:**

| Folio     | Assessment Set    | Class  | Net Land Value | Net Impr. Value | Net Total Value |
|-----------|-------------------|--------|----------------|-----------------|-----------------|
| 07866.126 | 2021 REVISED ROLL | 1- Res | \$247000       | \$0             | \$247000        |

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## 9.2 R1 : Estate Lot Residential

### 9.2.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible uses, on larger urban serviced **lots**. The R1c sub-zoning district allows for **care centre, major** as an additional use. The R1h sub-zoning district allows for **home based business, major** as an additional use. *(Bylaw 5467)*

### 9.2.2 Primary Uses

**care centre, major** *(use is only permitted with the R1c sub-zoning district)*  
**single detached housing**

### 9.2.3 Secondary Uses

**boarding rooms**  
**bed and breakfast homes** *(in single detached housing only) (Bylaw 5498)*  
**care centres, minor**  
**group home, minor**  
**home based businesses, minor**  
**home based businesses, major** *(use is only permitted with the R1h sub-zoning district)*  
**secondary suites**  
**seniors supportive housing**

### 9.2.4 Subdivision Regulations

Minimum **lot width** is 24.0m.  
 Minimum **lot area** is 740m<sup>2</sup>, or 10,000m<sup>2</sup> if not serviced by a **community sewer system**.  
 Maximum **density** is 30.0 units per gross hectare (12.0 units/gross acre).

### 9.2.5 Development Regulations

Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.  
 Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.  
 Minimum **front yard** is 7.5m.  
 Minimum **side yard** is 2.5m, except it is 7.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m.  
 Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.  
 The maximum **height** of any vertical wall element facing a **front, flanking or rear yard** (including **walkout basements**) is the lesser of 6.5m or 1.5 **storeys**, above which the **building** must be **set back** at least 1.2m.

### 9.2.6 Other Regulations

There shall be no more than one **single detached house** per **lot**.  
 Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.



For **seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.

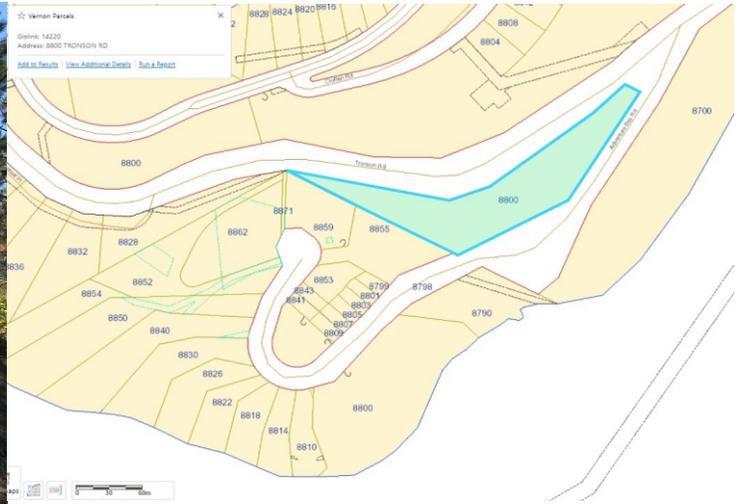
In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.

**Seniors supportive housing** shall be for no more than four residents. *(Bylaw 5467)*

As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".

*(Bylaw 5440)*





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**Please see all governing authorities to determine all options for building, developing and purchasing this property.**



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