

Site Information

Civic Address: 7517 Tronson Rd Vernon BC
Legal Address: LOT 1 PLAN KAP77720
DISTRICT LOT 56 OSOYOOS DIVISION YALE DISTRICT
Lot Area: 1851.40m2
PID: 026-236-702

City of Vernon Zoning Bylaw #6000

Zone: R5 - Residential Multi-Family
- Max. Lot Coverage: 40%, 50% with driveway and parking
- Setbacks: Front 4.00m
Rear 7.50m for 2-2.5 storey
Side 2.5m for 2-2.5 storey
- Max height: 10.0m
- Semi detached housing (2 plex) min width 12m outside corner
Max density 12 units/ acre
- Min. 25 m2 private open space per unit

Section 9 - MUS Multi -Unit : Small Scale Housing

- for lots under 4050m2
- 9.1.3 Table = Class 4 with a lot area of 834.75 m2
- Setbacks, 6.0m street to garage, 1.5m side yards
- Max height: 11.0m or 3 storeys
- Min landscape area = 30%
- Max building frontage length 30m

"FREEHOLD LOTS"

LOT 3 AREA = 783.76 M2
LOT 2 AREA = 554.58 M2
LOT 1 AREA = 513.05 M2

BCBC 9.10.15.4.
Limiting distance between buildings -
2.4m / 2 = 1.2m which is 7% allowable openings on the sides
of the buildings

LOT AREA = 1851.40M2
TOTAL BUILDING AREA = 300.83M2
TOTAL DRIVEWAY, WALKWAY AND DRIVE ASILE AREA = 399.39M2
REMAINDER OF LOT AS LANDSCAPE AREA = 1151.18M2 = 62%

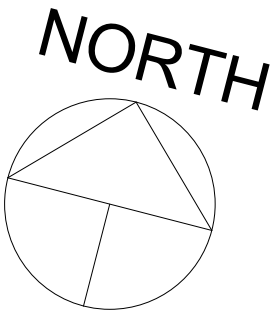
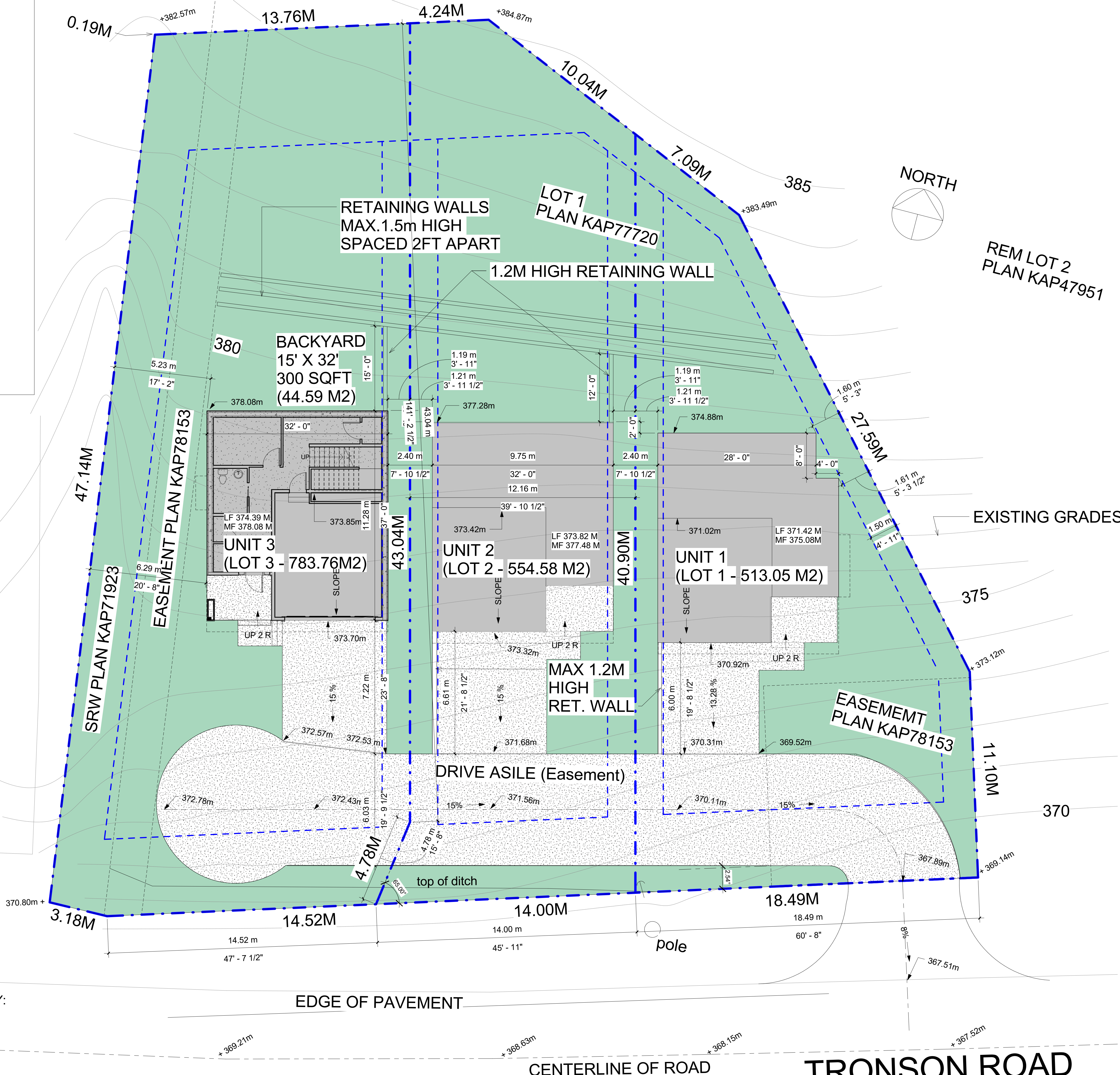
EXISTING
NEIGHBOURS HOUSE

DRIVEWAY

TOP OF BANK

PLEASE REFER TO SURVEY PLAN BY:
RUSSELL SHORTT LAND SURVEY
AUG 09 2023

PLEASE REFER TO CIVIL GRADING SITE PLAN BY:
LAWSON ENGINEERING
OCT 11 2024



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General Notes

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No.	Description	Date
1.	Prelim Plans for Review	Feb 08 2024
2.	plans and site for review	Mar 13 2024
3.	Site and floor plans	June 13 2024
4.	Site and floor plan revisions	July 17 2024
5.	site and FL revs to 3 detached SF	July 18 2024
6.	Site and Fl plan unit 1,2,3 revs	Aug 09 2024
7.	Site and Fl plan revs unit 1,2	Aug 13 2024
8.	PHASE 1 - PRELIM PACKAGE	AUG 20 1024
9.	Color Elevations unit 3 -	Sept 23 2024
10.	Issue for BP Review	Oct 29 2024
11.	ISSUE FOR BP	DEC 10 2024
12.	Revised site plan	Jan 07 2025

7517 Tronson Rd
Vernon BC
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Site Plan

Date	Jan 07 2025
Drawn by	CR
Project No.	202124
Scale	1 : 100

A1.0

2025-01-07 9:38:44 AM
BP