



Report to Advisory Planning Committee

To: **Advisory Planning Committee** File No: ZON00433
Date: September 1, 2026
From: Michelle Austin, Senior Planner
Subject: Rezoning Application for 9188 Tronson Road

Purpose:

To present a Zoning Amendment application for 9188 Tronson Road to allow for future subdivision and a single detached dwelling. The Advisory Planning Committee is asked to review the proposal and provide a recommendation to Council.

Recommendation:

THAT the Advisory Planning Committee recommend that Council support Zoning Application ZON00433 to rezone Strata Lots 1–6, DL 297, ODYD, Strata Plan EPS10546, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V (9188 Tronson Road), from MUA – Multi-Unit Acreage: Small Scale to MUS – Multi-Unit: Small Scale;

AND FURTHER, that Council's support be subject to removal of the six-dwelling unit density restriction from Covenant CA9032010.

Background:

a. Rationale:

- i. Administration supports the zoning amendment application for the following reasons:
 1. The proposed zoning is consistent with the Suburban Limited Neighbourhood Future Land Use designation in the Official Community Plan (OCP), which supports limited, low-density development.
 2. The proposal would create one additional lot for a single-detached dwelling compatible with the surrounding neighbourhood.
 3. The rezoning would allow smaller lot sizes without increasing the permitted density per lot, which remains limited to one dwelling and one secondary suite under current servicing conditions.

b. Overview:

- i. The subject property is located at 9188 Tronson Road in Canadian Lakeview Estates (CLE), near the northwest boundary of the City and across from Deer Park (Figures 1 and 2). It is 0.44 hectares (1.1 acres) in area.

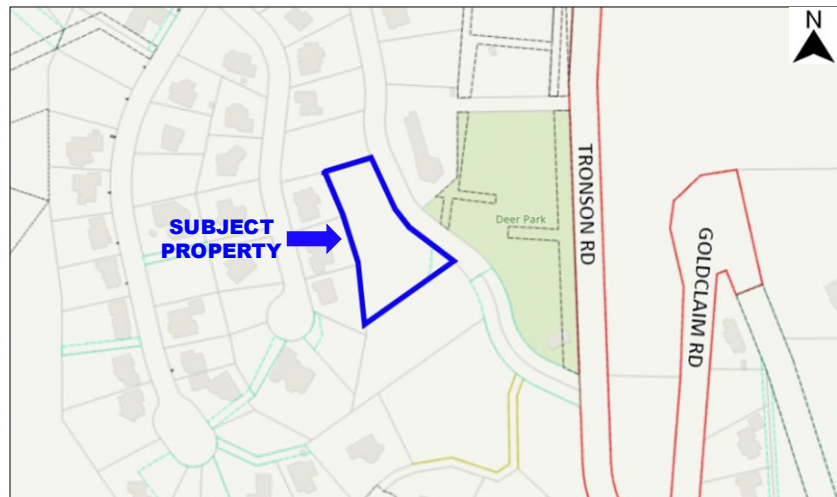


Figure 1 - Location

- ii. The property is designated Suburban Limited Neighbourhood (Attachment 1) and zoned Multi-Unit Acreage: Small Scale (MUA) (Attachment 2).

- iii. The applicant proposes to rezone the property to Multi-Unit: Small Scale (MUS) to allow a portion of the common property of Strata Plan EPS10546 to be subdivided into a separate fee-simple lot for a single-detached dwelling (Attachment 3).



Figure 2 – Aerial

c. Background:

- i. The property is developed as a building strata (Strata Plan EPS10546) with two three-unit buildings on the central and southern portions of the site. Common property surrounds the buildings and extends across the northern portion of the site.
- ii. If the rezoning is approved, the owner proposes to subdivide a portion of the common property at the northern end of the property to create a fee-simple lot for a single-detached dwelling. All required subdivision approvals would need to be obtained.

d. Policy Analysis:

i. Official Community Plan:

1. The property is located outside the Rural Protection Boundary, Urban Containment Boundary, and Focused Growth Area ([OCP Maps](#) 1.1, 1.2 and 1.3).
2. The subject property has and OCP Future Land Use Designated of Suburban Limited Neighbourhood. These neighbourhoods are identified as Limited Growth Areas, where growth is generally discouraged due to limited community water and sewer capacity, little to no transit, steep slopes and environmental sensitivity. They are intended to support limited, low-density development, primarily through secondary suites, accessory dwellings and some infill housing. Key policies include:
 - Policy 5.4.1.1 supports low-density building forms, including infill, single-detached and accessory dwellings, where properties are adequately serviced by community water and sewer infrastructure.
 - Policy 5.4.1.2 discourages subdivision and rezoning applications outside the Urban Containment Boundary that would increase residential density or the intensity of other uses in a manner inconsistent with the OCP Growth Strategy.
 - Policy 5.4.1.4 supports development that is sensitive to existing street patterns, including building height, setbacks and spacing.
3. Administration considers the proposal consistent with these policies. The proposed subdivision would create one additional lot for a single-detached dwelling that is compatible with the surrounding low-density neighbourhood. The rezoning would not increase the permitted residential density per lot.

ii. Development and Servicing Requirements:

1. A Hillside Development Permit (DP) would be required before subdivision or development with a single-detached dwelling. A Preliminary Geotechnical Report provided by the Applicant concludes that the site appears preliminarily suitable for the proposed dwelling. A final geotechnical report would be required with the DP application.
2. A Wildfire Hazard DP may also be required. However, this requirement may be waived if the applicant can demonstrate that the existing Fire/Forestry Interface Covenant (CA9444654) registered on title has been met.
3. Canadian Lakeview Estates is serviced by private water and wastewater systems owned and operated by Bluestem Multi-Utility Services ULC. Before subdivision approval, Bluestem must confirm that its systems have sufficient capacity to service the additional lot. If sufficient capacity cannot be confirmed, the subdivision would not be approved.

iii. Compliance with the MUS Zone:

Based on the conceptual plans, the proposed lots and the siting of the existing residential buildings and proposed dwelling comply with the applicable lot area, lot width and building setback requirements of the proposed MUS Zone (Attachment 3).

iv. MUA & MUS Comparison:

1. The MUA and MUS Zones permit the same range of small-scale housing forms, including detached, duplex, semi-detached, row housing and townhouses, with a maximum height of three storeys. The primary difference is minimum lot size. The MUA Zone is intended for lots greater than 4,050 m² (1 ac), while the MUS Zone accommodates smaller lots.
2. Zoning Amendment Bylaw 6051, adopted in 2025, considers properties within Canadian Lakeview Estates to be connected to a Community Sewer System for the purposes of subdivision. Accordingly, the MUA Zone requires a minimum lot area of 4,050 m² (1 ac), while the MUS Zone permits lots ranging from 250 m² to 4,050 m² (1 ac). The minimum lot width is also reduced from 28 m to 7 m for interior lots and from 34 m to 12 m for exterior lots.
3. For determining density, the subject property is classified as Class 1 under both the MUA and MUS Zones because it is not connected to a Community Sewer System or Community Water System as defined in Zoning Bylaw 6000. The provision that considers properties within Canadian Lakeview Estates to be connected to a Community Sewer System applies only to subdivision regulations. Accordingly, the maximum density under either zone is one dwelling unit plus one secondary suite per lot.
4. Overall, the proposed rezoning from MUA to MUS would allow for smaller residential lots and greater subdivision flexibility while maintaining the same maximum density per lot under current servicing conditions.

v. Table 1 below identifies the surrounding zoning and land uses.

	Zoning	Actual Use
North	MUS MUA	Franje Road (Private) Single detached housing on large lots
East	MUS MUA PANS – Parks & Natural Spaces	Franje Road (Private) Single detached housing on large lots Deer Park (Public)
South	MUS	Single detached housing on large lots
West	MUS	Single detached housing on large lots

Table 1: Surrounding Properties – Zoning & Actual Use

vi. Rezoning Condition to Modify Covenant CA9032010 (Attachment4):

1. As a condition of a 2021 rezoning to Four-plex Housing Residential (R5), Council required Covenant CA9032010 to limit the parent parcel to six dwelling units. The restriction was intended to limit the greater density permitted under the former R5 Zone that would have allowed 13 units on the property.
2. The property has since been developed with six dwelling units, and both the current MUA Zone and proposed MUS Zone are more restrictive than the covenant. The existing property has reached the maximum density permitted under either zone. However, if the proposed fee-simple lot is created, it would have its own permitted density under the MUS Zone.
3. The six-dwelling unit restriction is therefore no longer required for density control and would prevent the proposed additional lot and dwelling. Administration recommends removing the density restriction from the covenant.

e. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

- i. Official Community Plan Bylaw 6200
- ii. Zoning Bylaw 6000

f. Council's Strategic Plan Alignment:

- | | |
|---|--|
| ☐ Governance & Organizational Excellence | ☐ Livability |
| ☐ Recreation, Parks & Natural Areas | ☐ Vibrancy |
| ☐ Environmental Leadership | ☒ Not Applicable |

Financial Implications:

N/A

Alternatives & Implications:

N/A

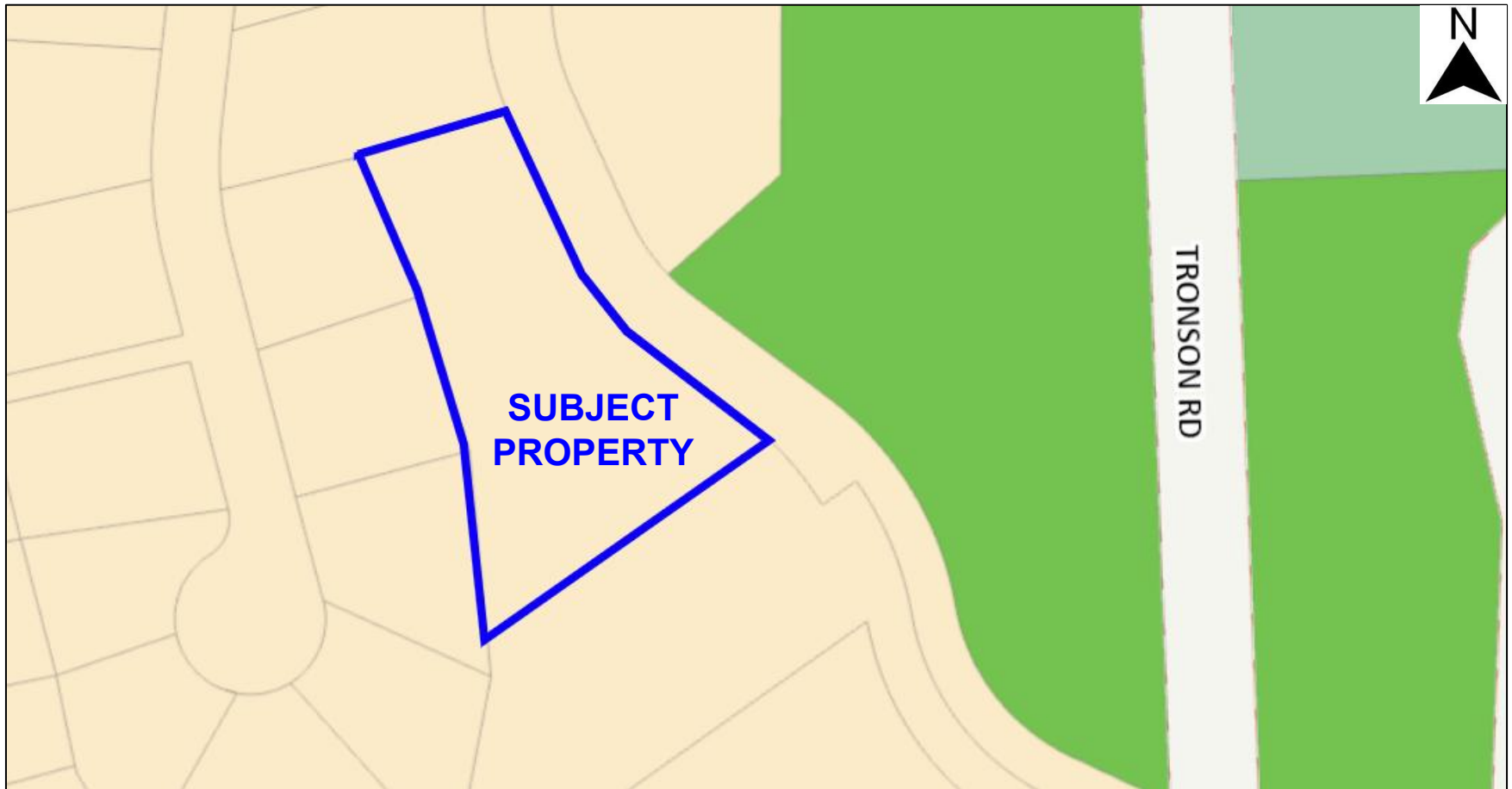
Communication:

N/A

Attachments:

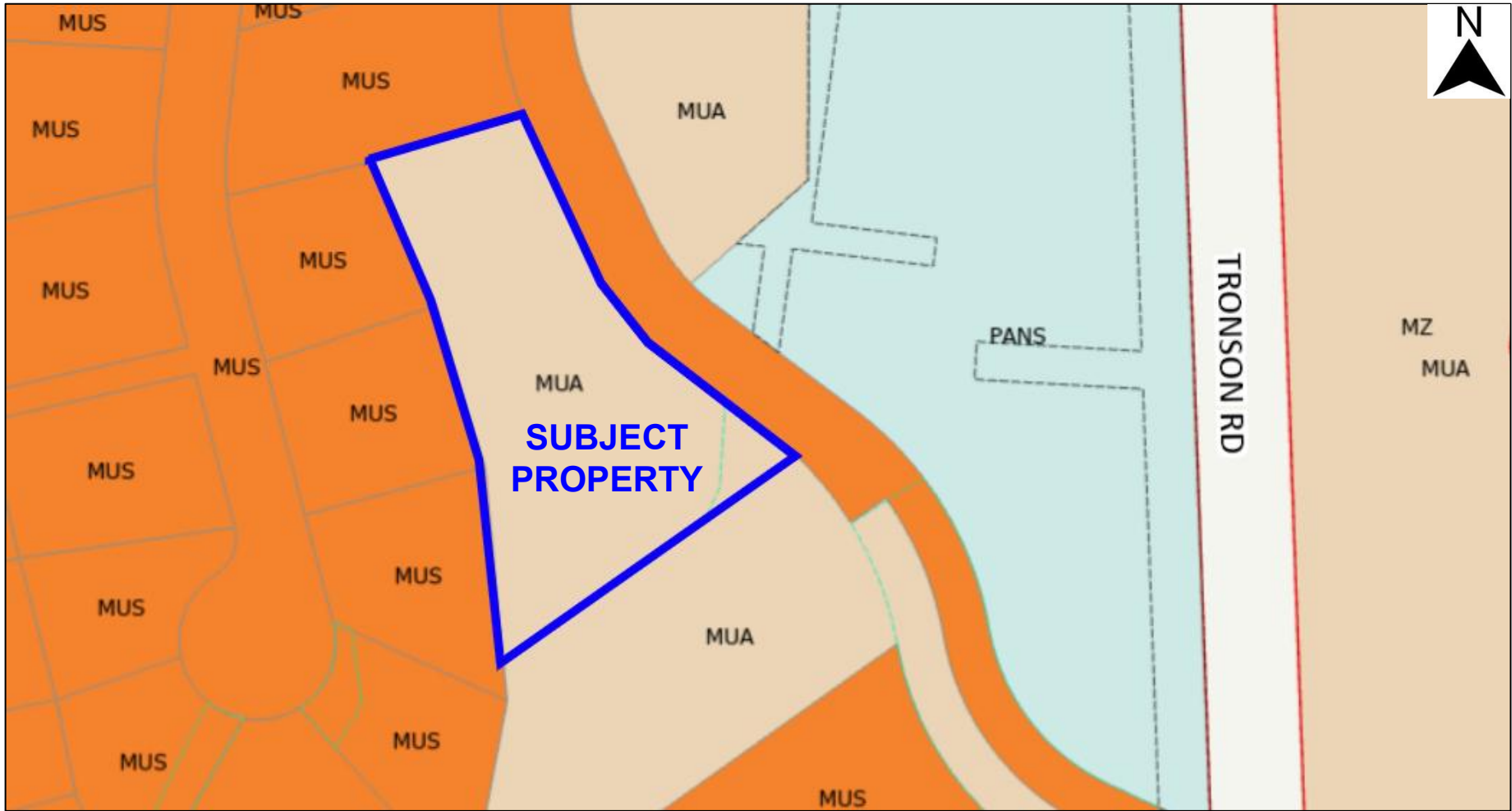
Attachment 1 – OCP Designation Map
Attachment 2 – Zoning Map (Existing)
Attachment 3 – Conceptual Plans
Attachment 4 – Restrictive Covenant CA9032010

Reviewed by: Lydia Korolchuck, Manager, Current Planning
Reviewed by: Roy Nuriel, Director, City Planning



-  ALR - ALR Lands
-  **Neighbourhood: Suburban**
-  Rural

OCP Designation
ZON00433

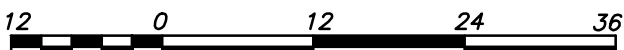


-  **MUA – Multi-Unit Acreage: Small Scale**
-  **MUS – Multi-Unit: Small Scale**
-  **PANS – Parks & Natural Spaces**

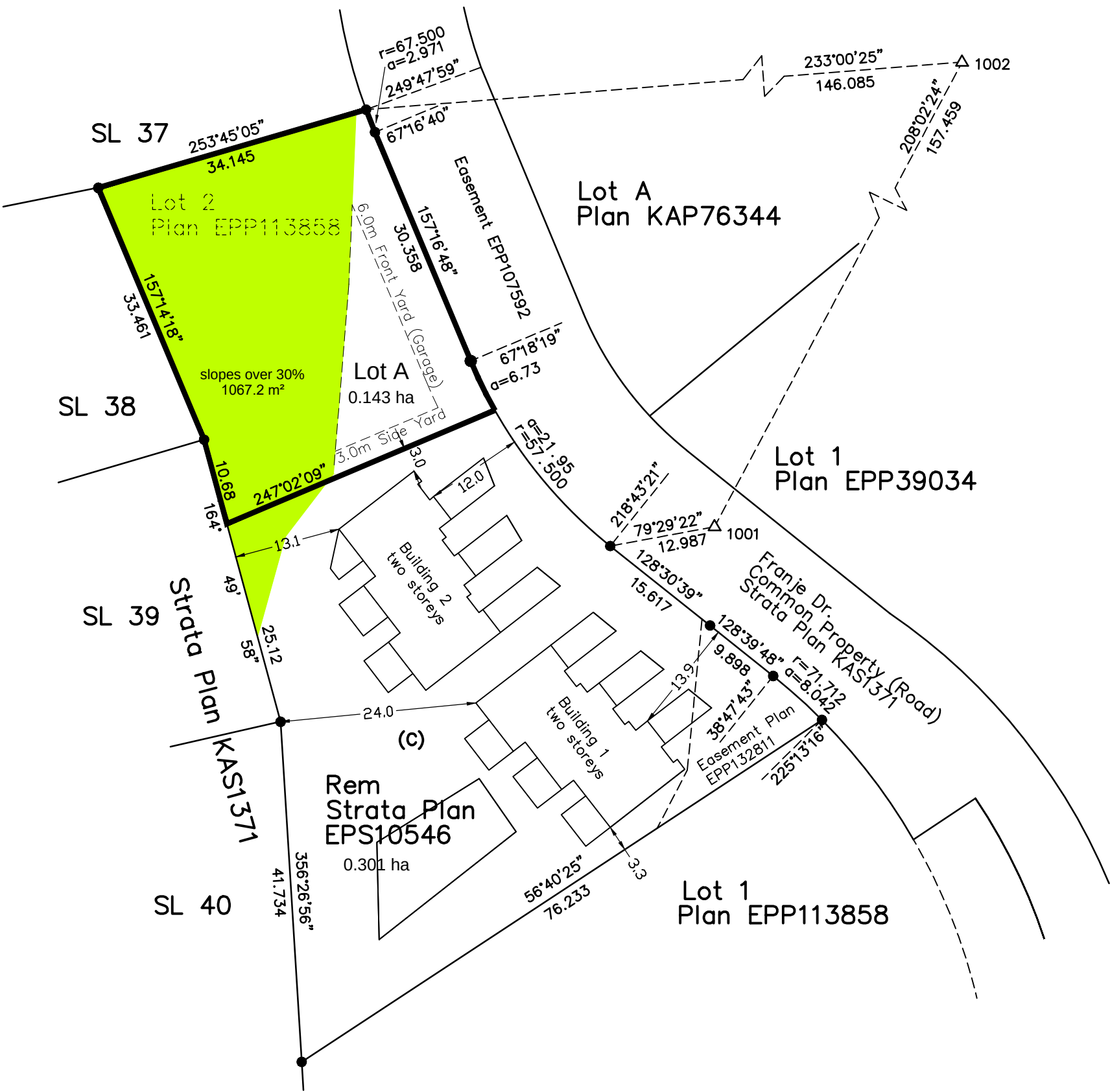
Zoning
ZON00433

PROPOSED SUBDIVISION OF THE COMMON PROPERTY OF STRATA PLAN EPS10546.

City of Vernon
BCGS No. 82L.023



ALL DISTANCES SHOWN IN METRES AND DECIMALS THEREOF
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x 432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:600



FEBRUARY 3, 2026

THE CIVIC ADDRESS IS:
9188 Tronson Road, Vernon, B.C.

russell shortt
land SURVEYORS
2801-32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545-0511
F.B. 1358 p84

Email: jasons@jrshortt.ca
FILE: 29338



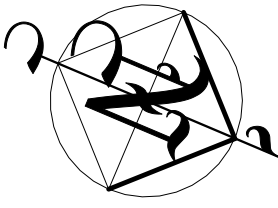
250.307.6818 - 925RDesign.com
No. Description Date

[Redacted]
Franje Dr, Vernon
BC

Site

Date Aug 12, 2026
Drawn by ML
Project No. 925RDI_26037
Scale 1/8" = 1'-0"

SL 37



253°45'05"

34.145

Lot 2
Plan EPP113858

157°14'18"

33.461

30.358

157°16'48"

Easement EPP107592

FRANJE DR

67°18'19"

a=6.73

DRIVEWAY

6.0m Front Yard (Garage)

Garage

Lot 4
0.143 ha

Proposed Dwelling

Patio

Line of Roof Overhang

Slopes over 30%
1067.2 m%
178

247°02'09"

3.0m Side Yard

PROPERTY LINE

3.0

12.0

a=21.95
r=57.500

218°43'21"

79°29'22"

12.987

128°30'

Building 2
two storeys

13.1

164°

49'

58"

25.12

TERMS OF INSTRUMENT – PART 2**SECTION 219 COVENANT**

THIS COVENANT dated for reference the 26th day of January, 2021.

BETWEEN:

MAXTON INDUSTRIES LTD.
P.O. Box 995
Vernon, British Columbia V1T 6N2

(the “**Transferor**”)

AND:

THE CORPORATION OF THE CITY OF VERNON
3400 – 30th Street
Vernon, British Columbia V1T 5E6

(the “**Transferee**”)

Background

- A. The Transferor is the registered owner in fee-simple of the parcel and tract of land situate in the City of Vernon, Province of British Columbia, more particularly known and described as:

Parcel Identifier 023-114-096
Lot A, District Lot 297, Osoyoos Division Yale District, Plan KAP54692

(the “**Lands**”).

- B. The Transferor has applied to the Transferee to rezone the Lands from C6 Village Commercial to R2 Large Lot Residential and R5 Four-plex Housing Residential and as a condition of the Transferee’s approval to such rezoning the Transferee requires this Covenant with respect to the use of the Lands.
- C. Section 219 of the *Land Title Act*, R.S.B.C. 1996, c. 250 (the “**Act**”) provides, inter alia, that there may be registered as a charge to land a covenant, whether of a negative or positive nature, in respect of the use of land or the use of a building erected or to be erected on land, in favour of a Local Government, a Regional District or the Crown.

Terms of Agreement

In consideration of payment by the Transferee of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the Transferor) and pursuant to the Act, the Transferor hereby covenants and agrees with the Transferee, as follows:

1. From and after the date of this Agreement:
 - (a) no swimming pool, whether in-ground or above-ground, shall be constructed on, brought on to or used on the Lands unless the swimming pool is connected to a dry well on the Lands, having a capacity to accommodate seasonal draining of the pool. The dry well and associated drainage facilities shall be designed by and constructed under the supervision of a registered or licenced professional engineer under the *Engineers and Geoscientists Act*, RSBC 1996, c. 116; and
 - (b) not more than six (6) residential dwelling units are permitted on the portion of the Lands zoned R5 Four-plex Housing Residential.
2. The covenants herein contained are and shall be deemed to be covenants running with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, administrators and assigns, in perpetuity, or until such time as the covenants herein contained shall be ordered released and discharged by a Court of competent jurisdiction, or until such time as the Transferee or its successors for the time being shall execute in writing and in registrable form, a release and discharge of the covenants herein contained.
3. None of the covenants herein contained shall be personal or binding upon the Transferor, save and except during ownership of the Lands by the Transferor and with respect only to that portion of the Lands which the Transferor shall own from time to time but the Lands nevertheless shall be and remain at all times charged herewith.
4. The Transferor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Covenant.
5. The Transferor will do or cause to be done at its expense all acts reasonably necessary for the Transferee to gain priority for this Covenant over all liens, charges and encumbrances which are or may be registered against the Lands save and except those in favour of the Transferee and those specifically approved in writing by the Transferee.

6. Nothing in this Covenant shall prejudice or affect the rights, powers and remedies of the Transferee in relation to the Transferor, including her heirs, executors, administrators, successors and assigns, or the Lands under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Transferee as if this Covenant had not been made by the parties.

IN WITNESS WHEREOF this Covenant was executed by the parties on one or more pages of the General Instrument.

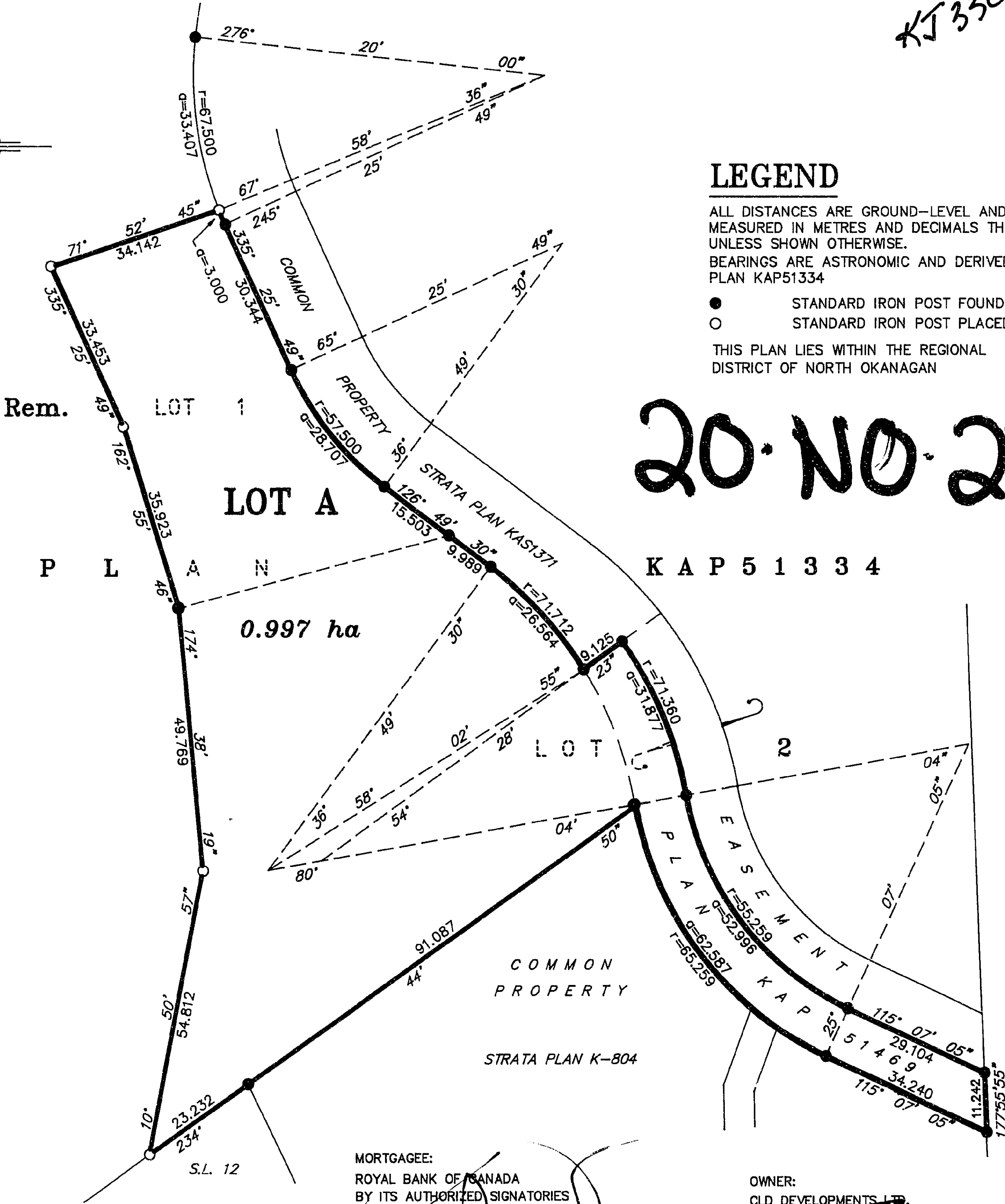
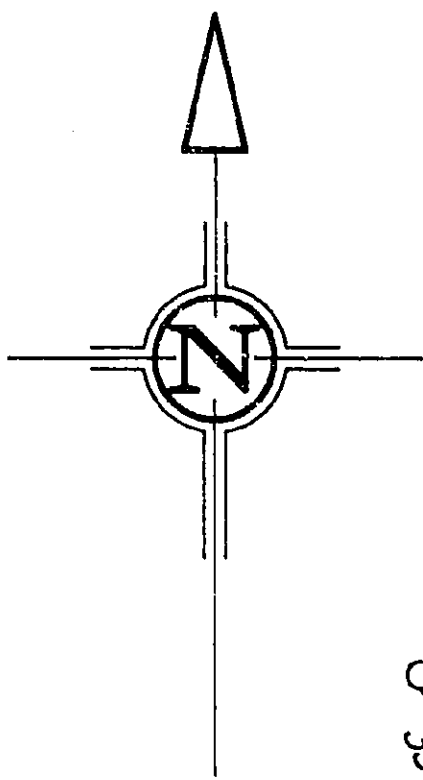
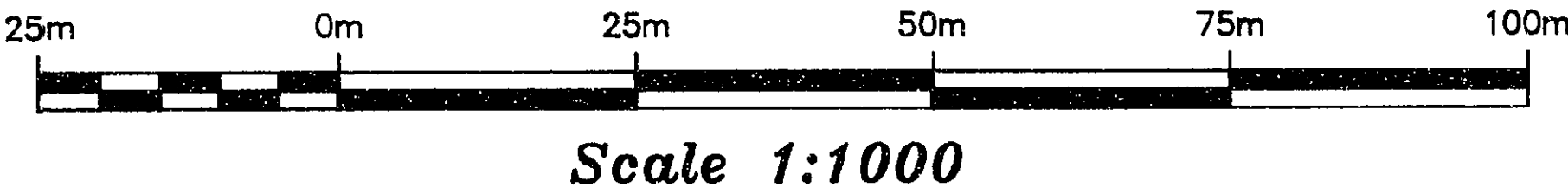
SUBDIVISION PLAN OF PART OF LOT 2,
PLAN KAP51334; AND PART OF LOT 1,
PLAN KAP51334, EXCEPT PLAN KAS1371,
(PHASE 1): ALL IN D.L. 297, O.D.Y.D.
B.C.G.S. No. 82L-023-2-4

PLAN KAP54692

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS,
B.C., THIS 2 DAY OF may, 1995.

Ian CB Smith per eg/AB
REGISTRAR

KJ33051



LEGEND

ALL DISTANCES ARE GROUND-LEVEL AND ARE
MEASURED IN METRES AND DECIMALS THEREOF
UNLESS SHOWN OTHERWISE.
BEARINGS ARE ASTRONOMIC AND DERIVED FROM
PLAN KAP51334

- STANDARD IRON POST FOUND
- STANDARD IRON POST PLACED

THIS PLAN LIES WITHIN THE REGIONAL
DISTRICT OF NORTH OKANAGAN

20-NO-233

TRONSON ROAD

APPROVED UNDER THE LAND TITLE ACT
THIS 14th DAY OF March, 1995.

[Signature]
Deputy APPROVING OFFICER FOR THE CITY OF VERNON

OWNER:
FAETSCH CONSTRUCTION LIMITED
Incorporation No. 278310

AUTHORIZED SIGNATORY: MICHAELA BOSSERS

WITNESS WILLIAM E. CATLIN
3205-32 St. Vernon B.C.
ADDRESS
Solicitor
OCCUPATION

MORTGAGEE:
ROYAL BANK OF CANADA
BY ITS AUTHORIZED SIGNATORIES

AUTHORIZED SIGNATORY: Frederic Shearlaw

AUTHORIZED SIGNATORY: Robbie Short

WITNESS CAROL PALMER
3129 30th Avenue Vernon BC
ADDRESS
Banker
OCCUPATION

MORTGAGEE: MANFRED FAETSCH
By His Attorney (DF KD98281)

AUTHORIZED SIGNATORY: MICHAELA BOSSERS

WITNESS WILLIAM E. CATLIN
3205-32 St. Vernon B.C.
ADDRESS
Solicitor
OCCUPATION

OWNER:
CLD DEVELOPMENTS LTD.
Incorporation No. 364363

AUTHORIZED SIGNATORY: [Signature]

WITNESS WILLIAM E. CATLIN
3205-32 St. Vernon B.C.
ADDRESS
Solicitor
OCCUPATION

I, RICHARD SHOESMITH, A BRITISH COLUMBIA
LAND SURVEYOR, OF THE CITY OF VERNON,
IN BRITISH COLUMBIA, CERTIFY THAT I WAS
PRESENT AT AND PERSONALLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN, AND
THAT THE SURVEY AND PLAN ARE CORRECT.
THE SURVEY WAS COMPLETED ON THE 24 DAY
OF March, 1995.

R. G. Shoesmith
B.C.L.S.

PROFESSIONAL LAND SURVEYORS
SHOESMITH LAND SURVEYS

3011A-28th STREET TELEPHONE: 545-7971
VERNON, B.C. V1T-4Z7 FILE: 2445 FB.: 80/45