

File: ZON00433

September 10, 2026

«Owner_Company»
«Add_Owner_Company»
«Address1»
«Address2»

Re: Notice of Initial Readings – “9188 Tronson Road Zoning Text Amendment Bylaw 6093, 2026”

Dear Property Owner or Occupant:

You are receiving this notice because your property is within 30 metres of 9188 Tronson Road. At its Regular Meeting on Monday, September 28, 2026, Council will consider giving first, second and third readings to “9188 Tronson Road Zoning Amendment Bylaw 6093, 2026.”

The proposed bylaw would rezone 9188 Tronson Road from MUA – Multi-Unit Acreage: Small Scale to MUS – Multi-Unit: Small Scale to allow for the future subdivision of the property and development of a single detached dwelling.

A public hearing will not be held. Under section 464(3) of the Local Government Act, a public hearing is not permitted because an Official Community Plan (OCP) is in effect for the area, the proposed rezoning is consistent with the OCP, and the proposed development is primarily residential.

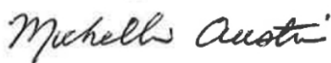
The following information is attached for reference:

- Attachment 1 – Property Location Map
- Attachment 2 – Aerial Photo
- Attachment 3 – Conceptual Plans

The proposed bylaw and related background information can be reviewed from September 17 to September 28, 2026:

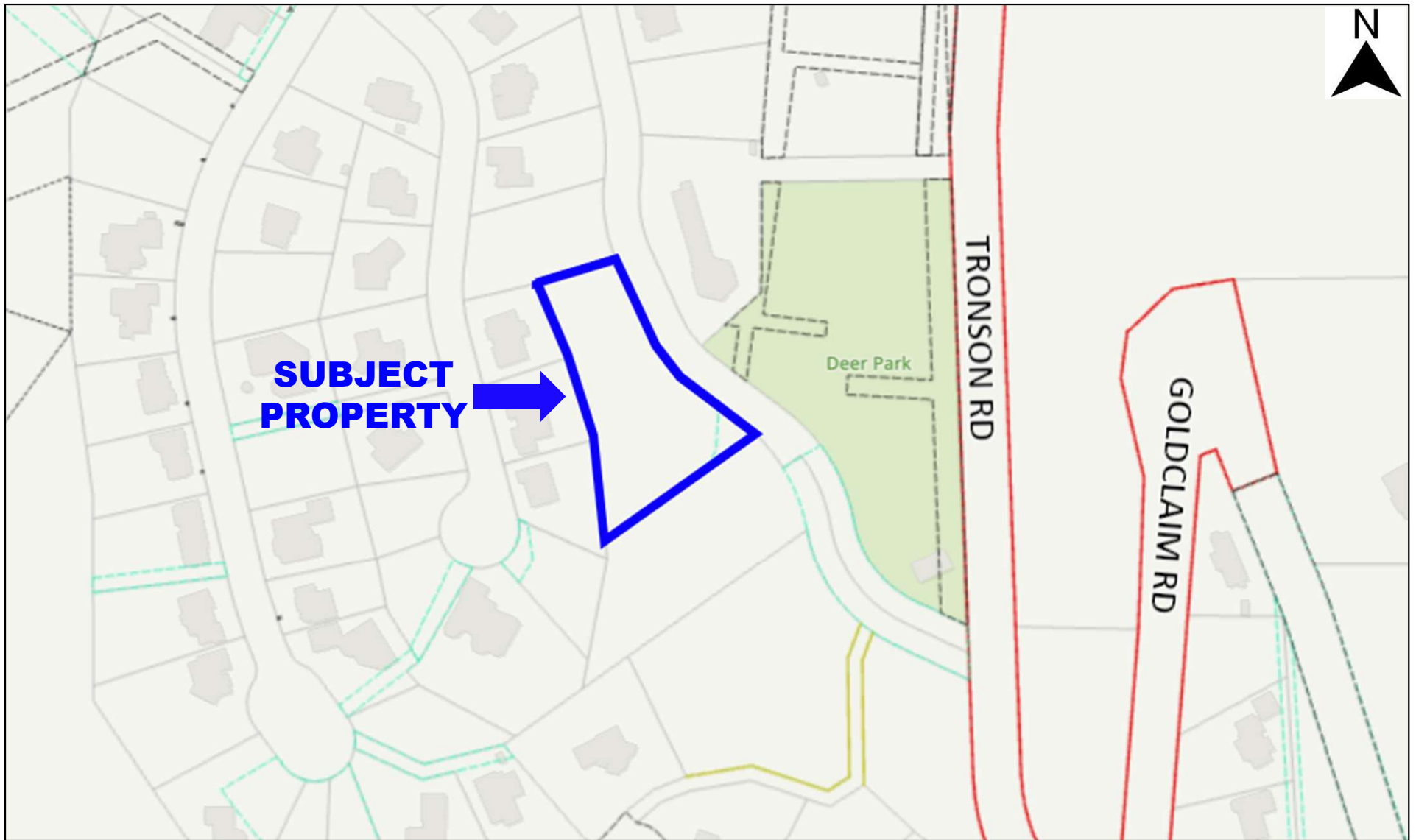
- **In person:** Community Services Building, 3001 32nd Ave, Vernon, BC, Monday to Friday, 8:30 a.m. to 4:30 p.m., excluding statutory holidays; or
- **Online:** vernon.ca/publicnotices

Yours truly,



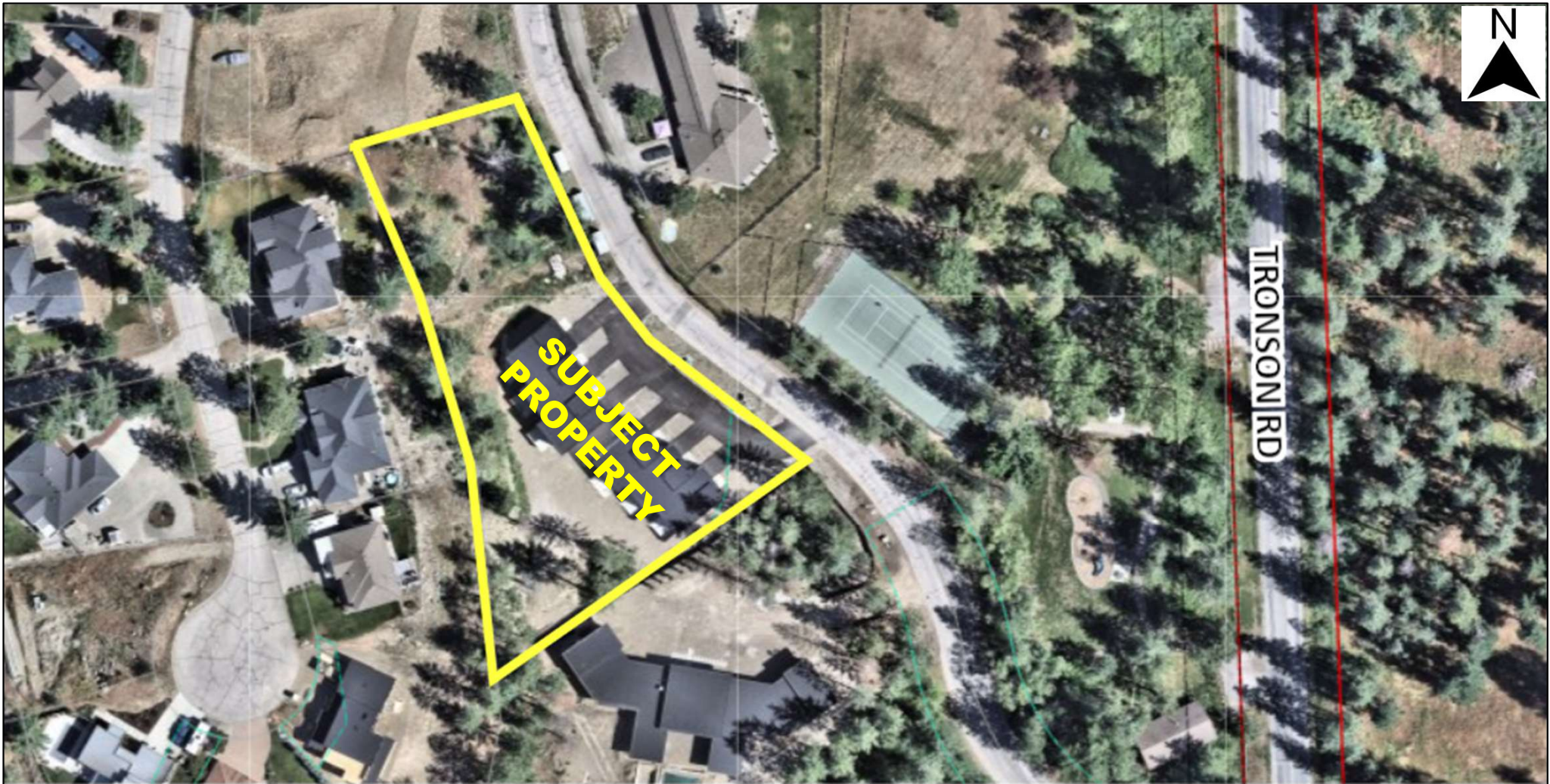
Michelle Austin
Senior Planner

Attach.



Location
ZON00433

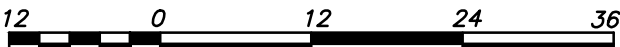
ATTACHMENT 2



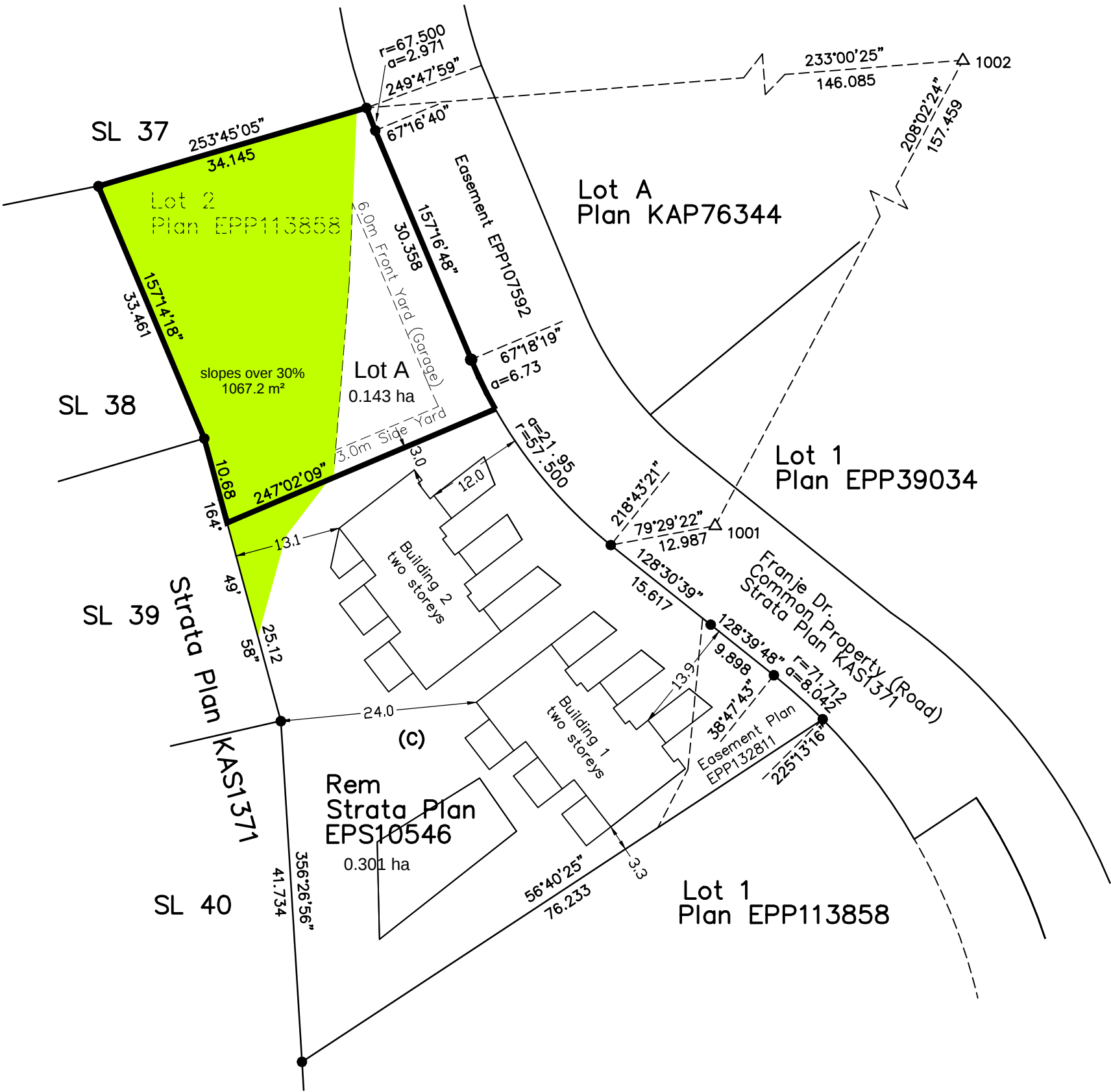
Aerial
ZON00433

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



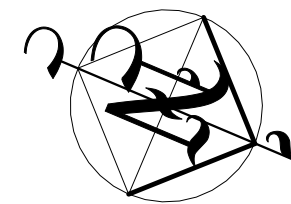
FEBRUARY 3, 2026

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

SL 37



253°45'05"

34.145

Lot 2
Plan EPP113858

157°14'18"

33.461

157°16'48"

30.358

Easement EPP107592

FRANJE DR

67°18'19"

a=6.73

Slopes over 30%
1067.2 m%
178

Line of Roof Overhang

Patio

Proposed Dwelling

Garage

247°02'09"

3.0m Side Yard

SETBACK LINE

PROPERTY LINE

3.0

12.0

13.1

164°

49'

58"

25.12

Building 2
two storeys

r=67.500
a=2.971

249°47'59"

67°16'40"

218°43'21"

79°29'22"

12.987

128°30'

15°