



File: ZON00434

May 7, 2026

«Owner\_Company»  
«Add\_Owner\_Company»  
«Address1»  
«Address2»

To Whom It May Concern:

**Re: Notice for Initial Readings of 6400 Okanagan Avenue Zoning Amendment Bylaw 6079, 2026**

At the Regular Meeting of Council, scheduled for Monday, May 25, 2026, Council is considering giving first, second and third readings to Bylaw 6079, 6400 Okanagan Avenue Zoning Amendment Bylaw 6079, 2026. This bylaw proposes to rezone a portion of the property located at 6400 Okanagan Ave from MUA – Multi-Unit Acreage: Small Scale to MUS – Multi-Unit: Small Scale in order to accommodate future residential development.

A public hearing on the bylaw is not being held, in accordance with Sec. 464(2) of the *Local Government Act*, as an Official Community Plan (OCP) is in effect for the area and the proposed bylaw is consistent with the OCP.

Attached for your reference are the following maps:

- Attachment 1 – Property Location Map
- Attachment 2 – Aerial Photo of Property
- Attachment 3 – Site Plan

Proposed Bylaw 6079 and relevant background documents may be inspected at the Community Services Building, 3001 32<sup>nd</sup> Avenue, Vernon, BC between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday from May 7 to May 25, 2026 (except for weekend days and statutory holidays) or online anytime at [www.vernon.ca/zoningamendments](http://www.vernon.ca/zoningamendments) for the bylaw.

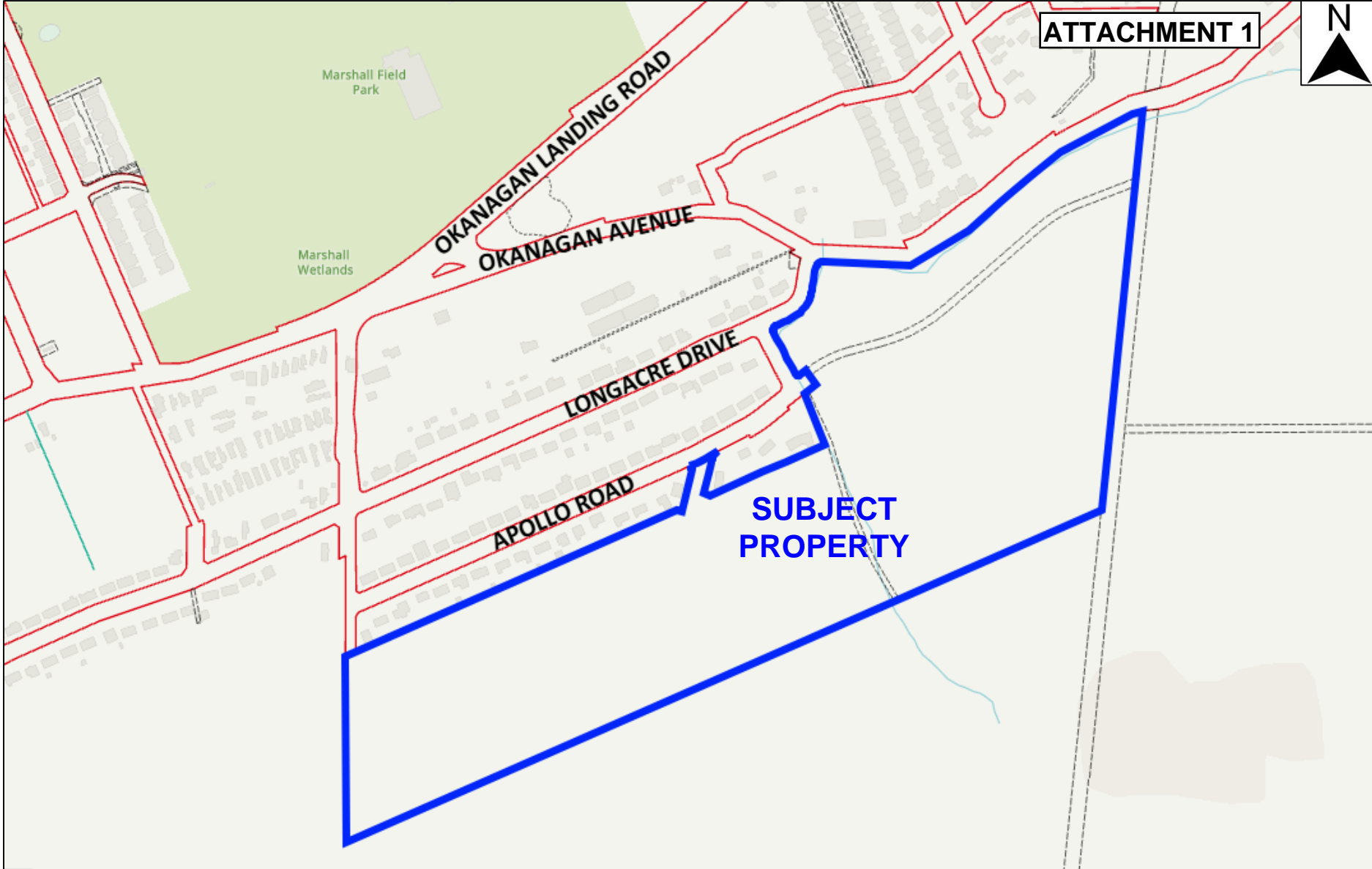
Yours truly,

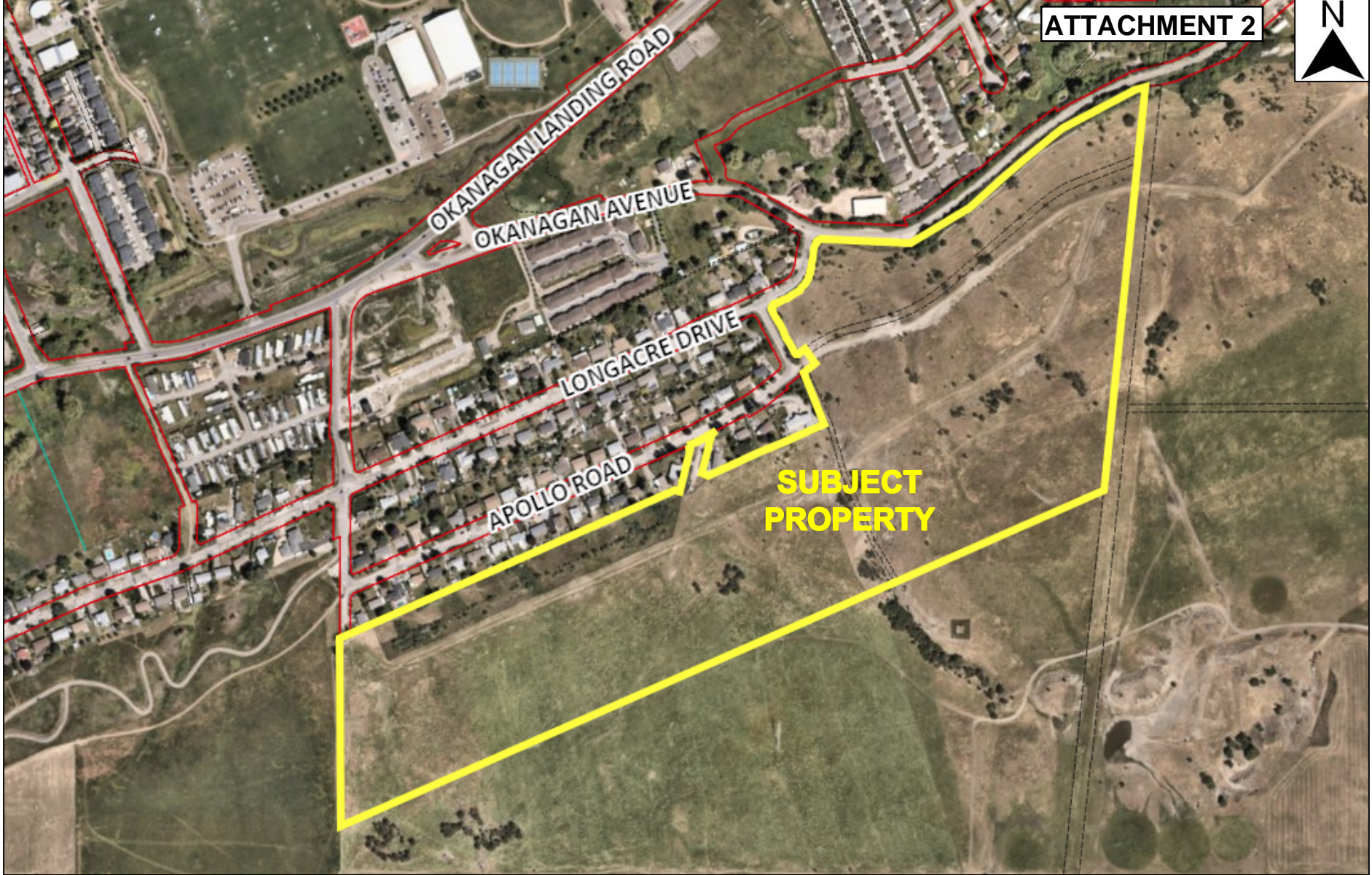
A handwritten signature in black ink, appearing to read "Wesley Miles".

Wesley Miles  
Senior Planner

WM:kk

Attach.





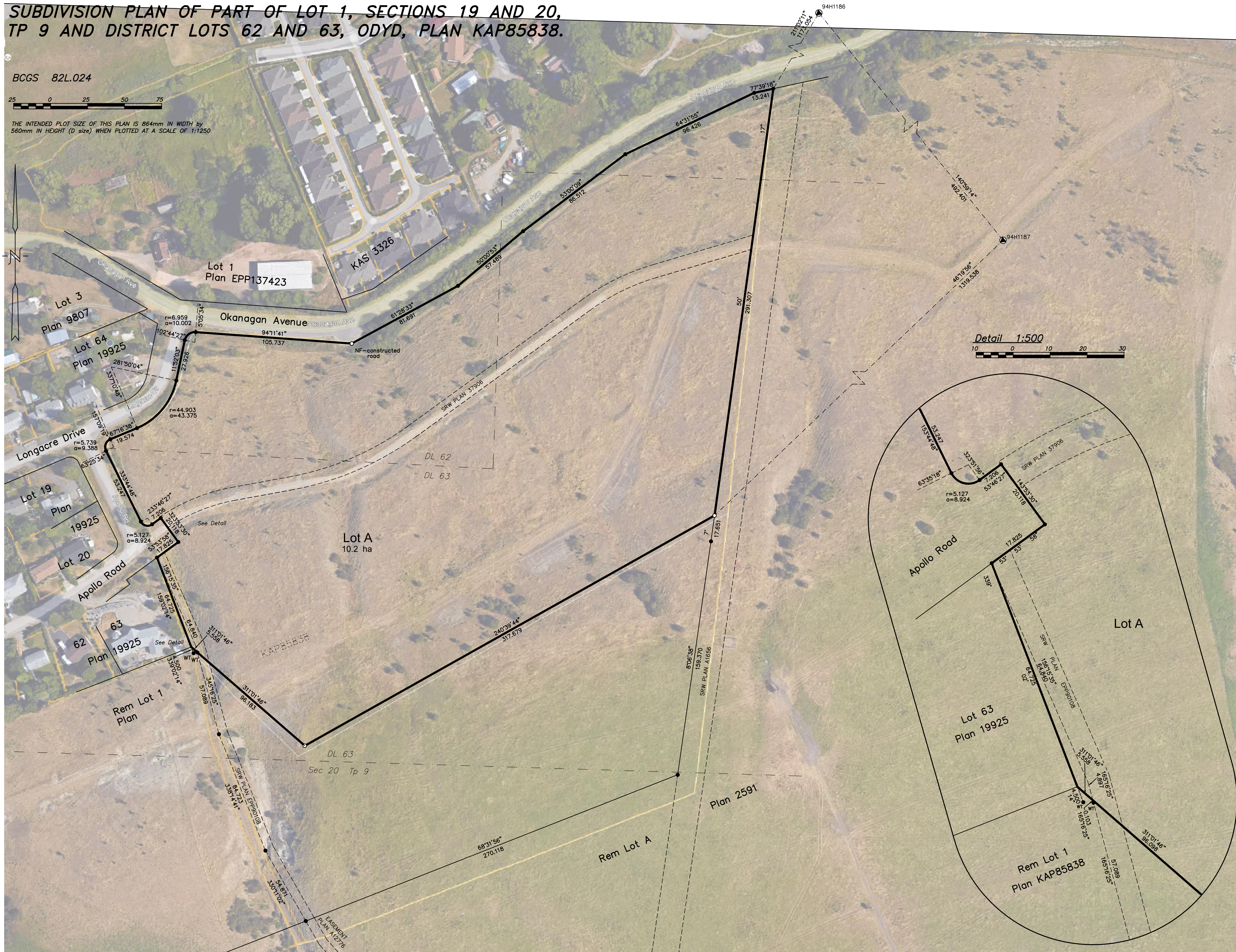
**SUBJECT  
PROPERTY**



**SUBDIVISION PLAN OF PART OF LOT 1, SECTIONS 19 AND 20,  
TP 9 AND DISTRICT LOTS 62 AND 63, ODYD, PLAN KAP85838.**

**PLAN EPP151846  
ATTACHMENT 3**

BCGS 82L.024  
 25 0 25 50 75  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY  
 560mm IN HEIGHT (D size) WHEN PLOTTED AT A SCALE OF 1:1250



Detail 1:500  
 10 0 10 20 30

**LEGEND**

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED

NOTE:  
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH  
 ARE NOT SET ON THE TRUE CORNER(S).

INTEGRATED SURVEY AREA NUMBER 19, CITY OF VERNON, NAD83  
 (CSRS) 4.0.0.BC.1

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC  
 CONTROL MONUMENTS 94H1186 AND 94H1187, AND ARE REFERRED TO  
 THE CENTRAL MERIDIAN OF UTM ZONE 11 NORTH.

THE UTM CO-ORDINATES AND ESTIMATED ABSOLUTE ACCURACY ARE  
 DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD  
 DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 94H1186 AND  
 94H1187.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS  
 OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF  
 0.9998806 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL  
 MONUMENTS 94H1186 AND 94H1187.

GCM 94H1186  
 UTM ZONE 11 COORDINATES  
 Datum NAD83 (CSRS) 4.0.0.BC.1  
 UTM NORTHING.....5569161.386  
 UTM EASTING.....335023.374  
 ESTIMATED ABSOLUTE ACCURACY IS 0.02m  
 COMBINED FACTOR IS 0.9998812

GCM 94H1187  
 UTM ZONE 11 COORDINATES  
 Datum NAD83 (CSRS) 4.0.0.BC.1  
 UTM NORTHING.....5568778.833  
 UTM EASTING.....335333.300  
 ESTIMATED ABSOLUTE ACCURACY IS 0.02m  
 COMBINED FACTOR IS 0.9998800

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER  
 FOR THE CITY OF VERNON.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE  
 \_\_\_th DAY OF MARCH, 2026.  
 JASON RUSSELL SHORTT, BCLS # 770

**russell shortt**  
 land SURVEYORS  
 2801-32nd Street, Vernon, B.C. V1T 5L8  
 Phone: (250)545-0511 Email: jasonsr@rshortt.ca  
 F.B. 1397 p26 File: 31264 EGR #\_mmddy