



7248 Bremmer Road, Vernon BC



Swan Sun Acres

Your Dream Home Building Opportunity

These 25 sunlit Lakeview acres are ready for your Dream Home!
Offering the best of Swan Lake & Okanagan Valley Views, building here is only the beginning of the many years you will spend here in your private panoramic Oasis.

DAVID  PUSEY*
Okanagan Residential & Commercial Real Estate

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250-550-4069 davidpusey63@gmail.com www.davidpusey.ca

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Key Facts

25.28+/- Gently sloping View Acres
Great Access with amazing building sites
1 acre approx of Irrigation allocation
Existing home to salvage or remove



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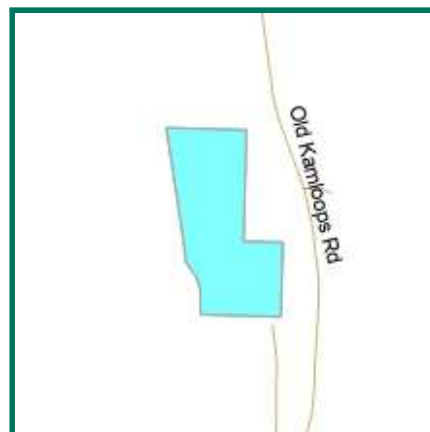
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Property Information Management System Report



Property highlighted in blue



Legal Information:

Jurisdiction: **Vernon Rural**

Legal Type: **OTHER**

Site Address: **7248 BREMMER RD**

Roll Number: **722.00837.000**

Legal Description:

PART NE1/4, SECTION 22, TOWNSHIP 8, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 336 901 B3190

Property ID:

009-714-715

Land Use:

<u>Description</u>	<u>Type</u>	<u>Size (ha)</u>
ZONING DESIGNATION 1 (HA.)	CR	10.23
O.C.P. DESIGNATION 1 (HA.)	AG	10.23
O.C.P. DESIGNATION 2 (HA.)	MR	

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Zoning

10.1.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with characteristics indicated in the second, third, fourth and fifth columns of the following table must not exceed the number indicated in the right-hand column of the table.

Class	Community System		Inside the Urban Containment Boundary	Lot Area	Maximum Density
	Water	Sewer			
1	N/A	No	N/A	Any Lot Area	1 Dwelling Unit , plus 1 Secondary Suite
2	N/A	Yes	N/A	Any Lot Area	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
3	Yes	Yes	Yes	Up to 280 m ²	3 Dwelling Units
4	Yes	Yes	Yes	280 m ² to 4,050 m ²	The greater of: a) 4 Dwelling Units ; or b) 60 Dwelling Units / ha (24 Dwelling Units / ac)

10.1.4 Subdivision Lot Area and Dimensions

Community Sewer System	Minimum Lot Area	Minimum Lot Width
Not Connected	10,000 m ² (2.47 ac)	30.0 m
Connected	250 m ² (0.06 ac)	10.0 m

10.1.5 Siting of Buildings

- Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.
- For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for the **Dwelling Unit**. (Bylaw 6012)

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Zoning

10.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	11 m (3 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

10.1.7 Development Regulations

1. **Lots** in the classes indicated in the following table must be provided with **Landscaping** to at least the extent indicated, and **Lot** classes shall be determined in accordance with the table in Section 10.1.3. For developments with 5 **Dwelling Units** or greater per **Site**, the **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the table. (Bylaw 6012)

Class	Minimum Landscaping Area	Minimum Common and/or Private Amenity Area(s)
1	50%	N/A
2	40%	N/A
3	25%	N/A
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
For developments with 20 Dwelling Units or greater per Site , a minimum of 4 m ² per Dwelling Unit of the Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks . (Bylaw 6012)		

2. Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 30 m.
3. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. (Bylaw 6012)
4. Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.
5. One **Office** may be operated for management and operation of the multi-unit housing development. No other **Office Uses** are permitted.



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SwanSun Acres is the perfect place to build your dream home and enjoy the kind of tranquility only a large acreage can offer.

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