



110 Russell Road, Vernon BC V1H 1L2



Sand, Sunsets & Space

This is a rare Gem with approx. 3 acres & 415 feet of gorgeous level Lakefront with a Home, Cottage & Shop awaiting your ideas....dream big, this property has it all and more! Large lawn area at Lakeside with the kind of privacy only a large acreage can provide and all gated and fenced. The upper area is huge with fruit trees, shop and an amazing rock bluff view of the lake and mountains. Recent dock with 16,000 Lb lift, end of the road privacy, expansive lawn, wide and deep lake frontage and crystal clear water awaits you. Truly, this property will inspire you and provide decades of enjoyment and memories. There is only one of these properties, don't wait to make it your own!





Property highlighted in blue



Legal Information:

Property Address: **110 RUSSELL RD**

Primary PID: **002-301-482**

Legal Type: **LAND**

Lot: , Block: , Plan: **2018**

Long Form Legal:

OSOYOOS DIVISION YALE DISTRICT ALL THAT UNSURVEYED CROWN FORESHORE BEING PART OF THE BED OF OKANAGAN LAKE AND FRONTING ON LOT 1 OF SECTION 32, TOWNSHIP 14, PLAN 2018 FOR PRIVATE MOORAGE PURPOSES.

Assessment Information:

Folio	Assessment Set	Class	Net Land Value	Net Impr. Value	Net Total Value
07800.320	2021 REVISED ROLL	1- Res	\$2073000	\$144000	\$2217000

This data is for general information only and is provided on a user beware basis. The City of Vernon makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the data supplied.

8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR)

8.3.1 Purpose

To allow for agricultural and rural **Uses** on smaller parcels of land in a rural setting outside of ALR boundaries where high natural amenity exist and urban services are limited.

8.3.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.



Use	Principal	Accessory
Housing		
Small Scale Housing	●	
Commercial		
Animal Services	●	
Campsite		●
Light Manufacturing		●
Home Based Business		●
Outdoor Entertainment		●
Short-term Rental Accommodation		●
Temporary Storage		●
Community		
Child Care Services	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
Agricultural		
Additional Agricultural Dwelling		●
Agriculture	●	
Agricultural Stand		●



8.3.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.

Lot Area	Community Sewer System	Maximum Density
> 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite
Any Lot Area	Yes	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit

8.3.4 Subdivision Lot Area and Dimensions

Minimum **Lot Width**: 40 m

Minimum **Lot Area**: 2 ha (4.94 ac)

8.3.5 Siting and Size of Buildings

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

Uses, Buildings & Structures	Minimum Setback Abutting a:			Max. Height
	Street	Lot	Laneway or Alley	
Dwelling Units & seasonal accommodation for farm workers	6.0 m	3.0 m	6.0 m	11.0 m
Accessory Buildings & Structures	6.0 m	3.0 m	3.0 m	8.0 m
Accessory Dwelling Unit	6.0 m	3.0 m	3.0 m	8.0 m
Agricultural Buildings & Structures	6.0 m	3.0 m	3.0 m	16.0 m
Confined livestock areas & Buildings or Structures housing animals	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	16.0 m
Kennels and stables	15.0 m	15.0 m	15.0 m	16.0 m



8.3.6 Development Regulations

- .1 Kennels and stables are not permitted on **Lots** with areas of less than 2.0 ha.
- .2 Maximum **Site Coverage**:

Use	Maximum Site Coverage
Housing Uses including Accessory Buildings & Structures	10%
Agricultural Buildings & Structures	35%
Greenhouses and nurseries with closed wastewater & stormwater management systems	75%



PubRecs Full



DB Modified: **2025-03-29**
 Prop Modified: **2025-03-29**
 Jurisdiction: **233 City of Vernon**
 Roll No: **7800320**

Tax Record Detail

Address: **110 RUSSELL RD**

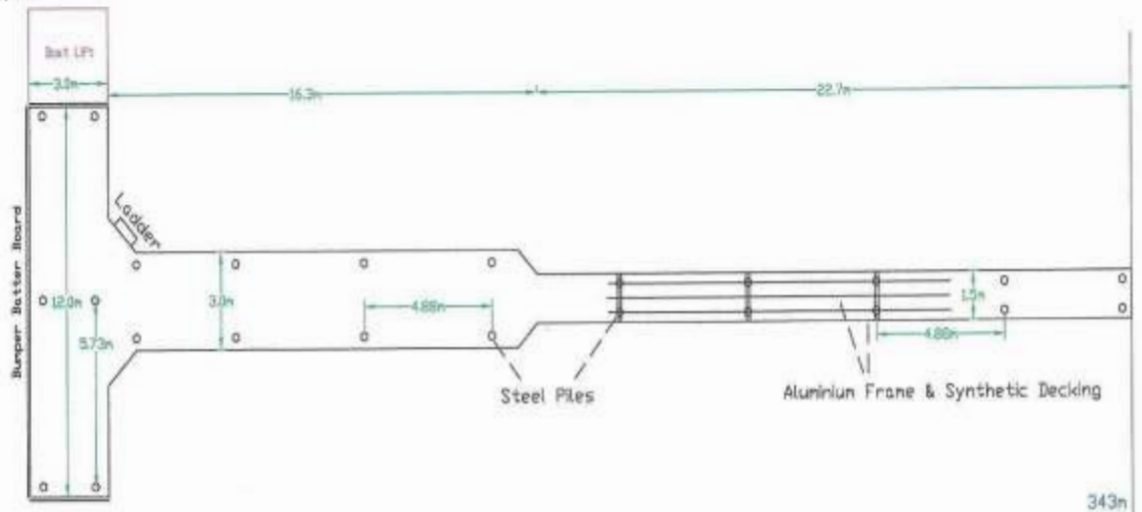
Parcel Number/MHR Details				Municipal Taxes			
Parcel Number: 002-301-482				Tax Year: 2023			
MHR(s):				Gross Taxes: 16,779.00			
Actual Values							
Year: 2025		Imprvmnt: 197,000.00					
Land: 3,151,000.00		Total: 3,348,000.00					
Taxable Values							
<u>Municipal</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	<u>Sch/Hosp</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Gross:	3,151,000.00	197,000.00	3,348,000.00	Gross:	3,151,000.00	197,000.00	3,348,000.00
Exempt:	0.00	0.00	0.00	Exempt:	0.00	0.00	0.00
Net:	3,151,000.00	197,000.00	3,348,000.00	Net:	3,151,000.00	197,000.00	3,348,000.00
Legal Description							
Plan: KAP2018		Lot: 1					
Section: 32		Block:					
L.D.:		Range:					
Freeform:		Meridian:					
Dist Lot:							
Except Plan:							
Lot Size							
SqFt: 125,888.40		Acres: 2.89					
Width:		Depth:					
Last Three Sales per BCA							
Date	Price	Title	Type				
2004-09-10	\$600,000	KW126465	Reject - Not Suitable for Sales Analysis				
1997-01-10	300,000.00	KL16070	Improved Single Property Transaction				
1989-05-30	126,000.00	KC40418	Improved Single Property Transaction				
Exemption/Taxation Code							
Neighbourhd: WF OKANAGAN LK		Tenure: Crown-Granted					
Reg Dist: North Okanagan							

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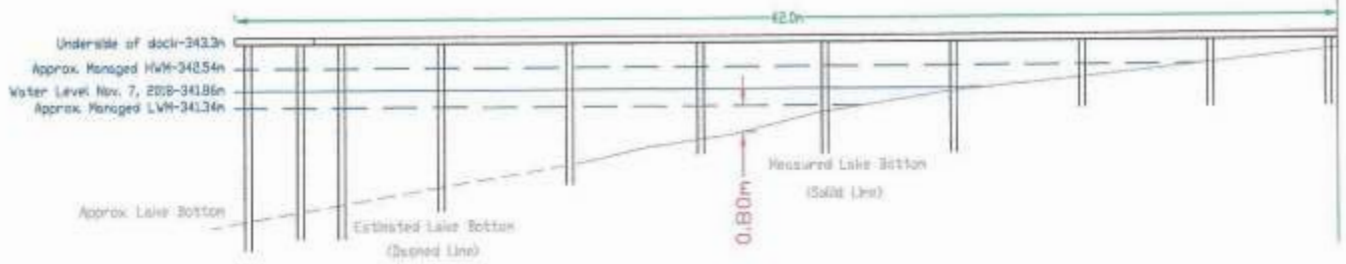


Figure 3: Dock Design, 110 Russell Road,
Vernon BC
Prepared by Canyon Wren Consulting Inc.
Distances in meters
1/125 on 11x17 inch Paper

Top View



Profile View





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