TASSIE CREEK
ESTATES

Attn: Builders

Tassie Creek Estates is a great place to Build and Sell homes!



Tassie Creek Estates is a Builder-Friendly development !
We are ready to work with your company to build Custom or Spec homes with or without a Suite or Duplexes in one of the best locations in Vernon !

DAVID PUSEY*
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5 Tassie Creek Advantages

1

NEW ZONING

MUS - Multi-Unit: Small Scale

2

MULTI-SUITE BUILDS

Explore approved suite configurations

3

MORTGAGE HELPERS

Potential rental income from approved suites

4 FLEXIBLE BUILDER TERMS AVAILABLE

5 Reduced Pricing

LOT	PREVIOUS PRICE	NEW PRICE	REDUCTION
1	$380,000	**$329,000**	$51,000
2	$380,000	**$349,000**	$31,000
3	$380,000	**$349,000**	$31,000
6	$325,000	**$279,000**	$46,000
7	$339,000	**$295,000**	$44,000
8	$329,000	**$295,000**	$34,000
9	$329,000	**$295,000**	$34,000
10	$329,000	**$295,000**	$34,000
11	$370,000	**$299,000**	$71,000
20	$385,000	**$349,000**	$36,000
24	$385,000	**$349,000**	$36,000
25	$385,000	**$349,000**	$36,000
26	$385,000	**$349,000**	$36,000

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Phase 1 Lot Plan



Note: Availability Subject to change without notice

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New Zoning - MUS

The City of Vernon's MUS — Multi-Unit: Small Scale zone is intended to allow small-scale housing development up to three storeys. The supplied zoning material identifies small-scale housing and small-scale multi-unit housing as principal uses. The exact number of permitted dwelling units depends on the lot's density class, lot area and servicing characteristics.

Zoning	MUS — Multi-Unit: Small Scale
Height	Maximum 11 m / 3 storeys for dwelling units under the supplied MUS table.
Setbacks — Class 4	4.0 m from a street; 1.5 m from a laneway/alley; 1.5 m from a housing-based lot; 3.0 m from a non-housing-based lot; 0 m at a party wall.
Landscaping — Class 4	Minimum 30% landscaping area.
Frontage	Maximum total building frontage for new construction, including additions to an existing frontage, is 30 m.

What the zoning opens up

The supplied marketing summary from Westco describes the rezoning from HR-1 to MUS as allowing up to four dwellings per lot, with a potential configuration of a main dwelling plus suites. The City's applicable zoning bylaw should be treated as the controlling municipal source, and the final density entitlement should be confirmed for the specific lot.

Site planning advantage

The supplied MUS information provides more flexible siting than the Class 1 standards shown in the same bylaw excerpt. For Class 4 lots, the table shows a 4.0 m street setback and 1.5 m housing-based side/rear setbacks, subject to the full bylaw and site-specific review.



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Tassie Creek Estates Recent Sales Evidence

SOLD

This MLS® information is presented as builder-facing market evidence for finished-home pricing on Painted Turtle Drive.

Property	Type	MLS® Sale Price	Published Size
4317 Painted Turtle Drive	Half duplex	**$820,000**	2,481 sq. ft. Sold Date: Oct 09/2026
4379 Painted Turtle Drive	Single-family home	**$1,439,000**	3,586 sq. ft. Closed On: Aug 14/2026

Why these benchmarks matter to a builder

The two examples illustrate a substantial range in finished-home pricing on the same street: a newer half-duplex at approximately $820,000 and a high-end detached build at approximately $1.439 million. The properties differ in design, size, lot characteristics and finish level, so these figures should be used as market context rather than as an appraisal.



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Registered Building Scheme & Key Builder Requirements

The supplied Schedule of Restrictions is a private building scheme. It requires plans and specifications to be submitted to Westco Properties Inc. for prior written approval and states that improvements are intended to be controlled and unified across the subdivision.

Topic	Key requirement from supplied Schedule of Restrictions
Developer approval	Plans/specifications for improvements must be submitted to Westco Properties Inc. for prior written approval. Alterations/modifications also require prior written approval.
Dwelling type	The scheme states that only one single-family detached residence may be constructed on a lot; multi-family, duplexes or similar improvements are not permitted.
Height	Maximum building height is the lesser of 10.0 m or 2.5 storeys; secondary buildings/structures are limited to 4.5 m.
Lot-specific entry	Lots 1–6 and 11–26: dwelling with a level-entry floor plan. Lots 7–10: dwelling with a basement-entry floor plan.
Architectural style	Modern contemporary design required. Craftsman style is not permitted; window grids are not permitted.
Exterior materials	Cladding must use approved combinations including rock/stone, fibre-cement siding, stucco, wood timber frame and wood post-and-beam unless otherwise approved. Vinyl and aluminum siding are not permitted.
Exterior design	Minimum 12% sculpted stone frontage; exterior colours must be earth tones; chimneys are not permitted; exposed 8-inch fascia is required behind the gutter.
Roof	Fibreglass shingles with metal valley and ridge cap. Duroid, shake, metal and tile roof coverings are not permitted. Maximum roof pitch 5/12. No rooftop patios/decks.
Railings / driveway	Deck railings must be clear glass. Driveways must be not be of the broom-finish type.
Carports / equipment	No carports. Certain exterior mechanical equipment is restricted from public-road view; window-mounted air conditioning is not permitted.
Signage	No visible billboard, placard, advertising or signage except one professional For Sale sign, maximum 2 ft × 4 ft, on its own post no more than 3 ft above the ground.
Short-term rental	The scheme defines rental/offer for rent on a short-term basis of less than 30 days, including Airbnb/VRBO-type accommodation, as a business/commercial purpose and prohibits business/commercial use.



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Builder / Buyer Due-Diligence Checklist

Before committing to a purchase or finalizing a building plan, a builder should confirm the following for the specific lot:

- Written confirmation from Westco Properties Inc. that the proposed plans and intended use are acceptable under the building scheme.
- Current City of Vernon zoning confirmation for the exact lot, including the applicable MUS density class and any site-specific conditions.
- Whether the proposed number of dwelling units is permitted after applying lot area, servicing, parking, setbacks, landscaping and other zoning requirements.
- Building-code and fire/life-safety requirements for any suite or multi-unit configuration.
- Geotechnical, grading, drainage and retaining-wall requirements given the Turtle Mountain setting.
- Servicing capacity and connection requirements for water, sanitary sewer and stormwater.
- Parking/access requirements and whether the proposed site plan can accommodate them.
- Any strata, subdivision, easement, statutory right-of-way or other title restrictions affecting the lot.
- Final registered sale information for comparable properties before relying on the market benchmarks in an appraisal, pro forma or lender package.

Builder-facing opportunity statement

Tassie Creek Estates offers newer construction, Turtle Mountain views and a municipal zoning framework that supports small-scale housing. The Painted Turtle Drive market evidence demonstrates demand across both duplex and higher-end detached-home product. The key next step for any builder is to reconcile the municipal MUS permissions with the registered private building scheme and obtain written confirmation before designing around any multi-unit density.

Sources

Municipal zoning information is summarized from the supplied excerpts of City of Vernon Zoning Bylaw #6000, Section 9: Housing, MUS — Multi-Unit: Small Scale. Private restrictions are summarized from the supplied Schedule of Restrictions (registration number shown in the document as 04056111;6).

MLS® market references: 4317 Painted Turtle Drive, MLS® #10360643; 4379 Painted Turtle Drive, MLS® #10394883.



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It's time to Build Homes....





...at Tassie Creek Estates!

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