

September 7, 2017

Subject Properties:

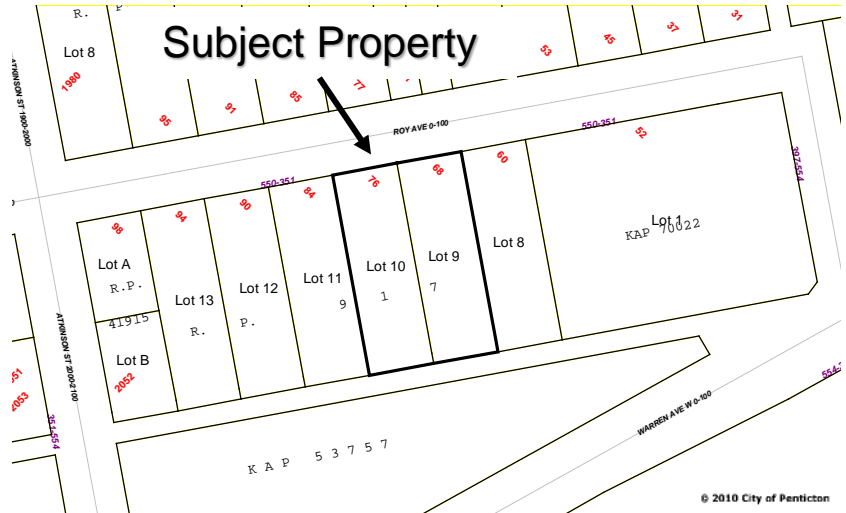
68 and 76 Roy Avenue

Lot 9 and Lot 10, District Lot 115, Similkameen Division Yale District, Plan 9176

Application:

The developer is proposing to subdivide 68 and 76 Roy Avenue into three lots and construct two side-by-side duplexes on each lot (total of 12 units amongst the three lots).

The following applications are being considered:



Rezone PL2017-8011

Rezone 68 and 76 Roy Avenue from R1 (Large Lot Residential) to RM2 (Low Density Multiple Housing).

Official Community Plan Amendment PL2017-8012

To amend the OCP designation of 68 and 76 Roy Avenue from LR (Low Density Residential) to MR (Medium Density Residential) and to amend Schedule 'H' Development Permit Area Map of the City's OCP, to include the subject properties in the General Multiple Family Development Permit Area.

Development Variance Permit PL2017-8013

Vary the following sections of Zoning Bylaw 2017-08 for the subdivision:

- Section 10.8.2.1.i: to reduce the minimum lot width of Proposed Lot A, B, and C from 18.0m to 12.0m.

Vary the following sections of Zoning Bylaw 2017-08 for the construction of two duplexes on each of the three proposed lots:

- Section 5.3.1: to waive the requirements to provide trees and shrubs in the landscape buffer area.
- Section 10.8.2.7.i: to reduce the minimum interior side yard of a principal building from 3.0m to 1.5m.

Information:

The staff report to Council, OCP Amendment Bylaw 2017-57, Zoning Amendment Bylaw 2017-58, and Development Variance Permit PL2017-8013 will be available for public inspection from **Friday, September 8, 2017 to Monday, September 19, 2017** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 p.m., Tuesday, September 19, 2017** in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 a.m., Tuesday, September 19, 2017** to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the September 19, 2017 Public Hearing.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP
Manager of Planning