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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 am, Tuesday, October 1, 2019** to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

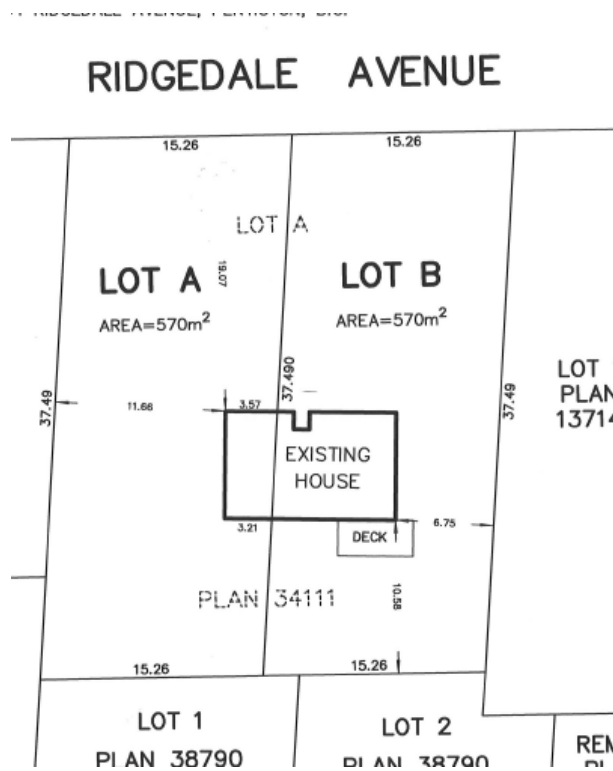
Email: corpadmin@penticton.ca

No letter, report or representation from the public will be received by Council after the conclusion of the October 1, 2019 Council Meeting.

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

Illustration of Proposed Subdivision



Date: October 1, 2019
To: Donny van Dyk, Chief Administrative Officer
From: Audrey Tanguay, Senior Planner
Address: 1264 Ridgedale Avenue
Subject: DVP PL2019-8574

File No: DVP PL2019-8574

Staff Recommendation

THAT Council approve "Development Variance Permit PL2019-8574", for Lot A, District Lot 2710 Similkameen Division Yale District Plan 34111, located at 1264 Ridgedale Avenue, a permit to reduce the minimum lot width from 16m to 15.2m to allow for subdivision;

AND THAT staff be directed to issue "Development Variance Permit PL2019-8574."

Strategic priority objective

Community Design: The City of Penticton will attract, promote and support sustainable growth and development congruent with the community's vision for the future.

Background

The subject property is zoned R1 (Large Lot Residential) and is designated in the City's Official Community Plan 2019-08 as Detached Residential. Currently, the site contains an older single family dwelling. Photos of the site are included as Attachment 'D'. The site extends to 1141m² (0.28 acres).

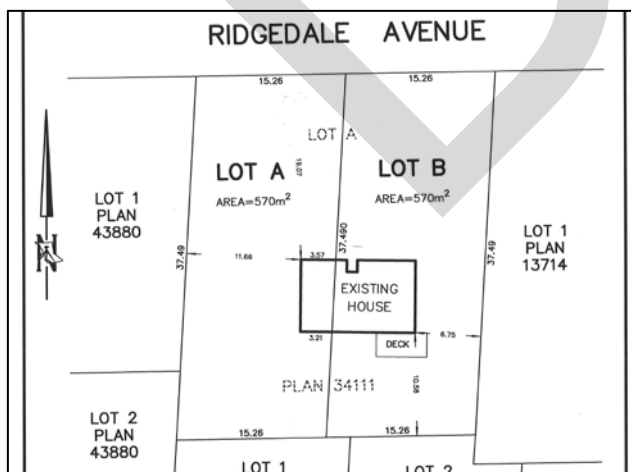


Figure 1 – Proposed Subdivision

The intention of the applicant is to demolish the existing house, subdivide the property into two lots, and construct a single family dwelling on each lot. The R1 zone however requires both lots to be a minimum of 16m in width and 560m² in area. The lots will be over the 560m² minimum lot area, but will be 0.8m short on the width. To facilitate the subdivision the applicants are requesting a variance to the minimum width provision of the zoning bylaw.

Proposal

The applicant is requesting a Development Variance Permit to vary the following section of Zoning Bylaw 2017-08:

- **Section 10.1.2.1: To vary the minimum lot width from 16m to 15.2m**

Financial Implication

This application does not pose any significant financial implications to the City. Development costs are the responsibility of the developer.

Analysis

Support Variance

When considering a variance to a City bylaw, staff encourages Council to be mindful as to whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable.

Section 10.1.2.1: To vary the minimum lot width from 16m to 15.2m

The applicant is requesting a minimum lot width reduction to facilitate the creation of two buildable large single family lots. No other variances are required in order to proceed with the subdivision. The approval of the subject variance is the first step in the development process to create an additional residential lot in this area. A couple of similar subdivisions have occurred on Duncan Avenue allowing additional single family dwellings to be built. The reduction in lot width is very minimal and will not have a negative impact on the existing neighbourhood. The OCP encourages new residential development in or adjacent to existing developed areas where compatible, which is the case here. The OCP encourages subdivision of larger lots in established neighborhoods where access and services are adequate. The current proposal will convert a large lot into 2 lots in a desirable location.

Given the above, staff consider that the variance requested is reasonable and recommend that Council, after hearing from any other affected neighbours, support the application.

Deny/Refer Variance

Council may consider that the variance application is premature and more information is required to support the subdivision. If that is the case, Council should deny the application.

Alternate Recommendations

1. THAT Council refer "DVP PL2019-8574" back to staff.

Attachments

Attachment A:	Subject Property Location Map
Attachment B:	Zoning Map
Attachment C:	OCP Map
Attachment D:	Photos of Subject Property
Attachment E:	Subdivision Plan

Attachment F: Letter of Intent
Attachment G: Development Variance Permit PL2019-8574

Respectfully submitted,

Audrey Tanguay

Senior Planner

Concurrence

Director	Chief Administrative Officer
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Attachment A – Subject Property Location Map

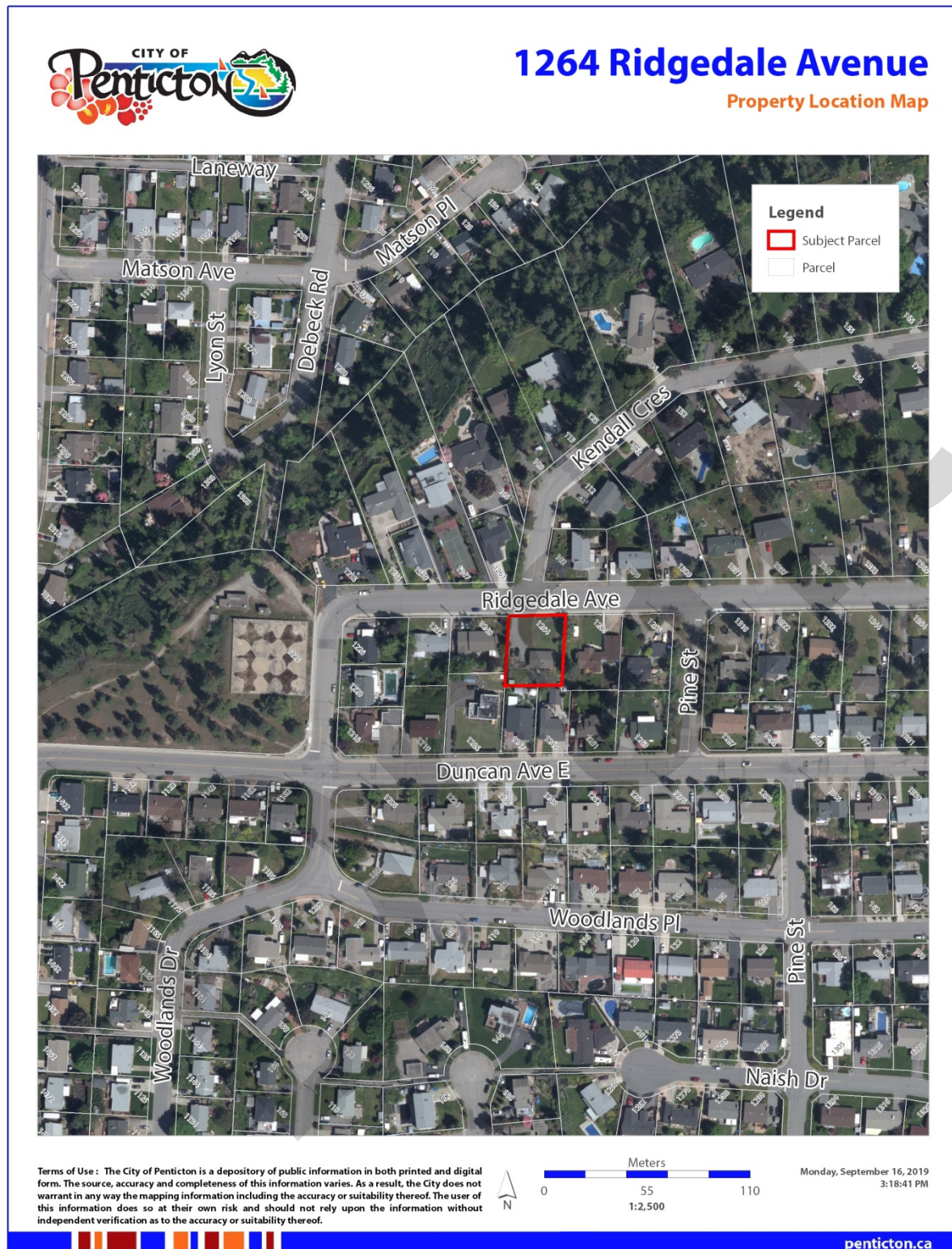


Figure 2: Location Map

Attachment B – Zoning Map of Subject Property

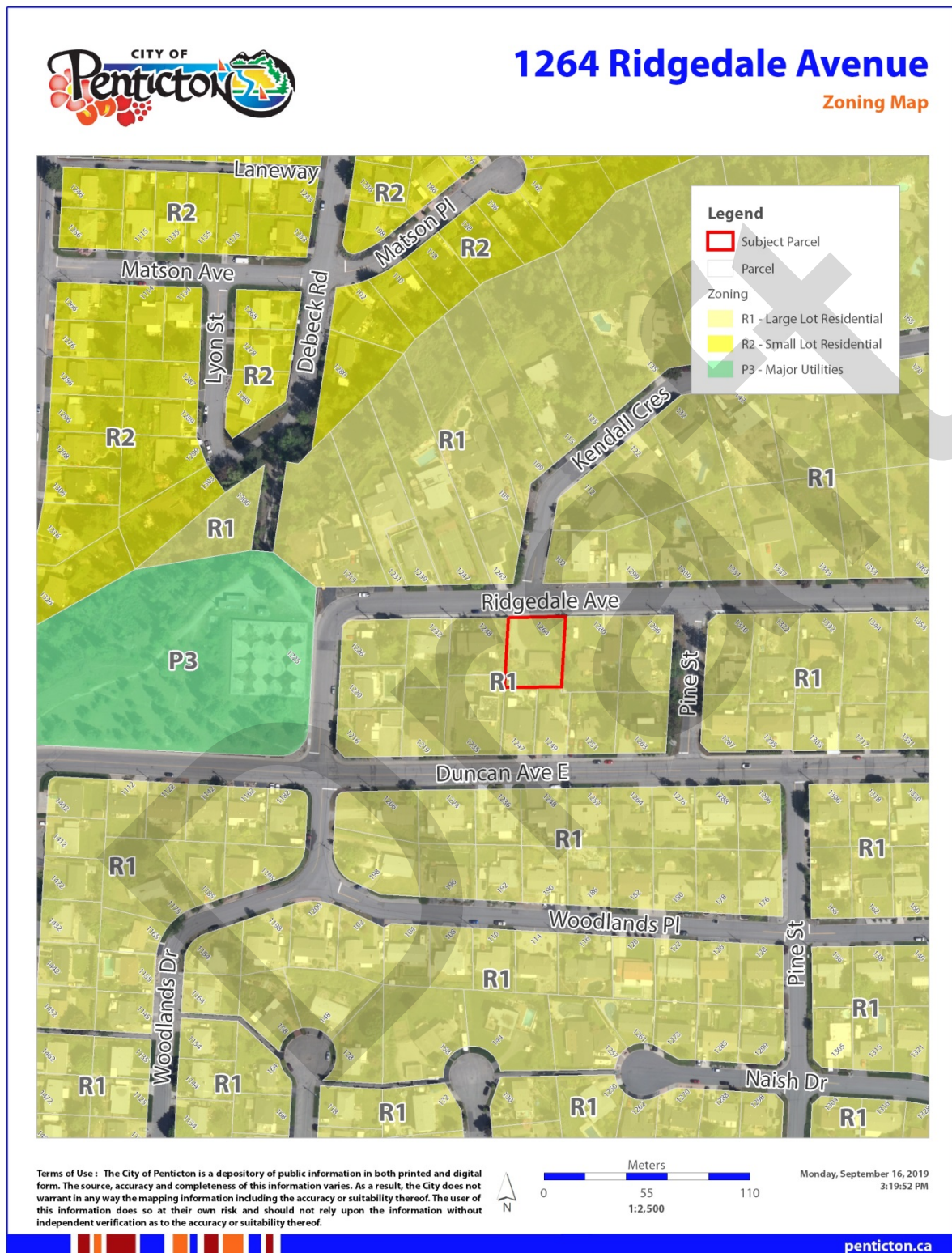


Figure 3: Zoning Map

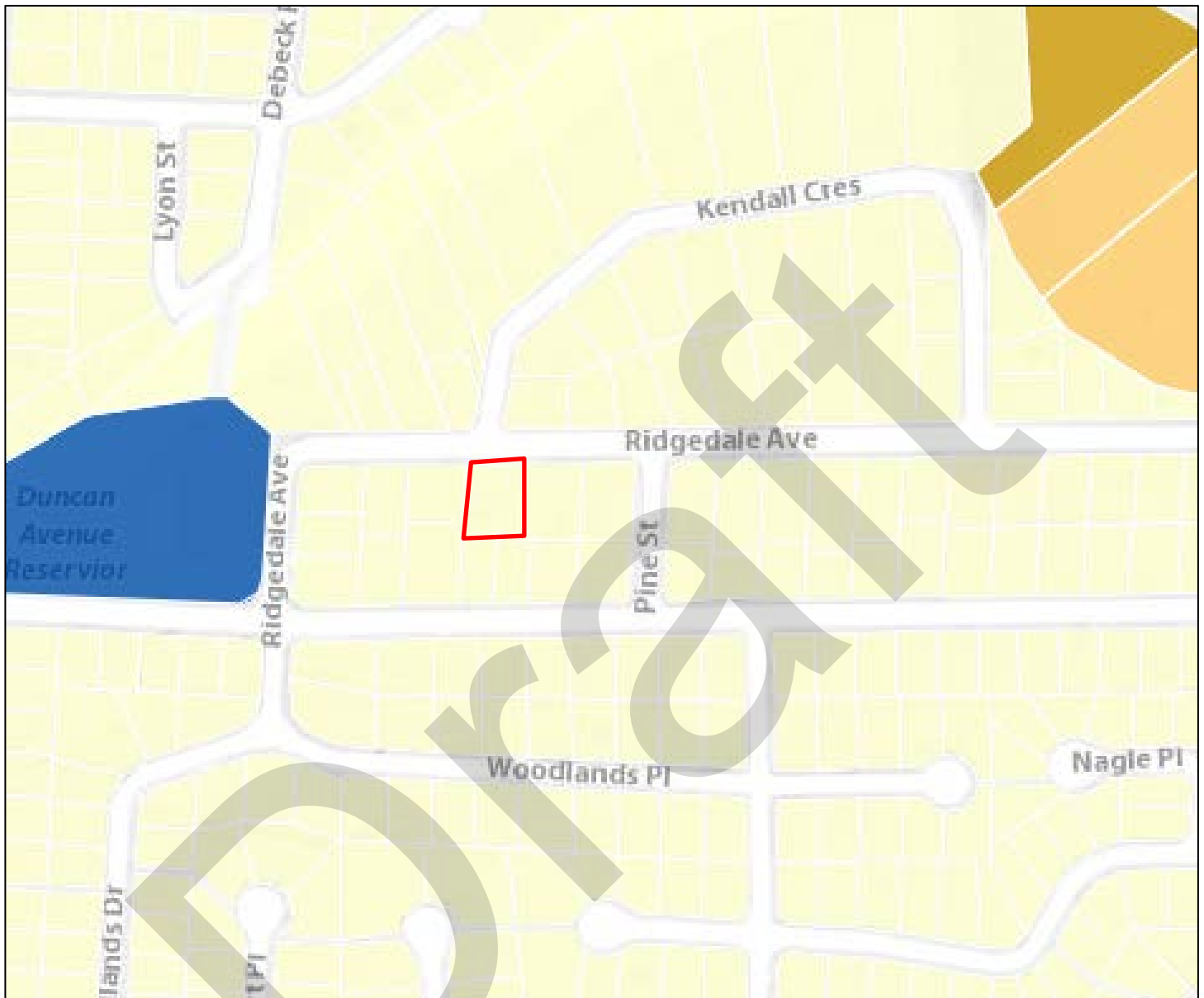


Figure 4: OCPMap

Attachment D: Photos of Subject Property



Figure 5: View on Ridgedale Avenue



Figure 6: View on Ridgedale Avenue

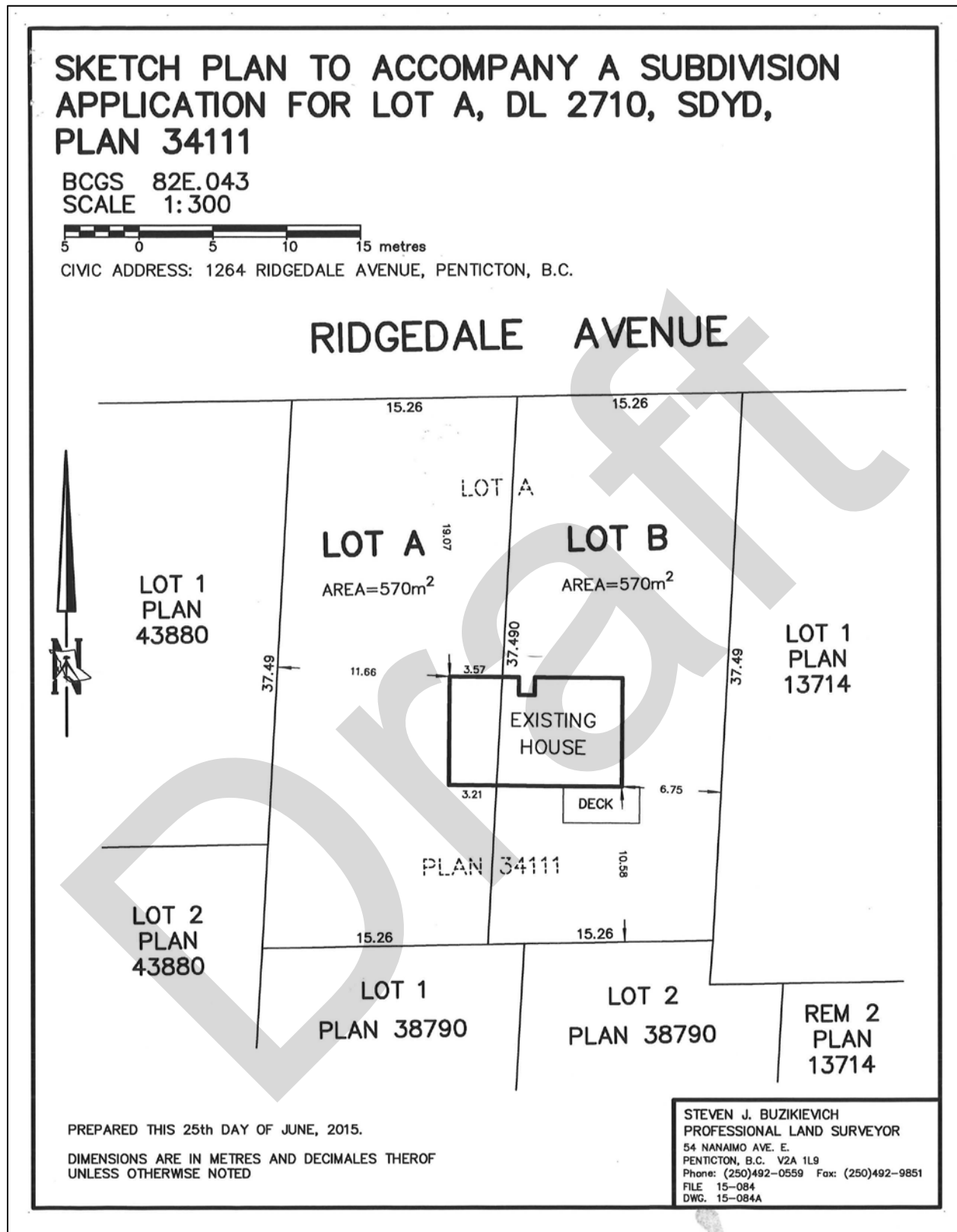


Figure 7: Proposed Subdivision

Pauline Trenouth

August 2, 2019

**Planning Department-Development Services Division
City of Penticton
171 Main St. Penticton BC,
V2A 5A9**

Dear Planning Department-Development Services Division

Please accept this letter as an application for a minor variance. I am seeking to subdivide 1264 Ridgedale Avenue, Penticton. Therefore, I would require a minor variance as the infill lots would be approximately 740mm short of the minimum standard lot width of 16m. However, at 572m, the infill lots would exceed the minimum lot area by 12m²

variance from 16m to 15m

While considering this application, please let it be understood that the intention is to create a new infill lot and to build structures sympathetic to the surrounding neighborhood and environment. Trees and buffers between the adjacent properties would be maintained. Landscaping would increase the visual appeal of the streetscape while having the additional benefit of reducing the water footprint.

I am looking forward to your response.

Sincerely,



Pauline Trenouth



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2019-8574

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot A, District Lot 2710 Similkameen Division Yale District Plan 34111
Civic: 1264 Ridgedale
PID: 001-457-632
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following section of Zoning Bylaw 2017-08 to allow for subdivision
 - **Section 10.1.2.1: To vary the minimum lot width from 16m to 15.2m**

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the day of, 2019.

Issued this ____ day of _____, 2019

Angie Collison,
Corporate Officer

Draft

DVP PL2019-8574

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