

January 9, 2020

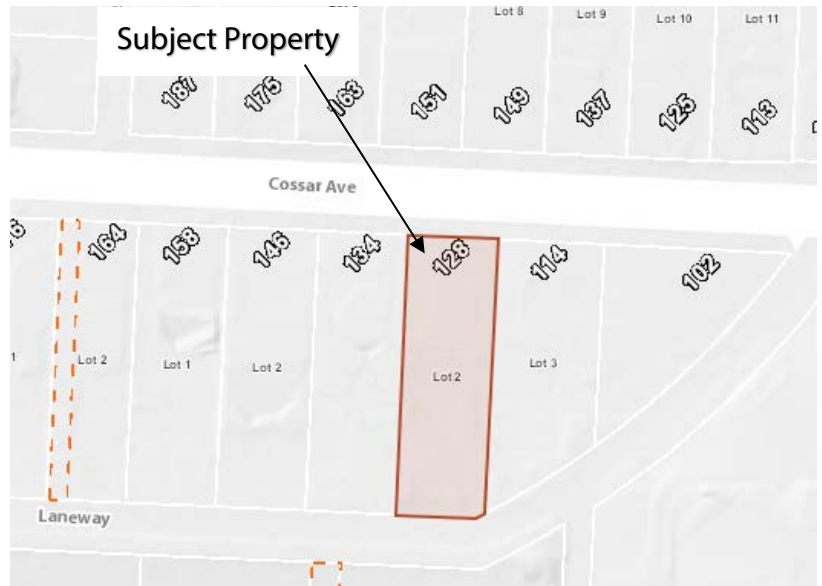
Subject Property:

128 Cossar Avenue

Lot 2, District Lots 1 and 5, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3723

Applications:

The applicant is proposing to construct two side-by-side duplex buildings on the subject property. To accommodate this development, the following applications are being considered:



Rezone PL2019-8630

Amend the zoning of 128 Cossar Avenue from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

Development Variance Permit PL2019-8629

To vary Section 10.8.2.7.i of Zoning Bylaw No 2017-08 to reduce the interior side yard setbacks from 3.0m to 1.5m.

Information:

The staff report to Council, Zoning Amendment Bylaw 2020-02 and Development Variance Permit PL2019-8629 will be available for public inspection from **Friday, January 10, 2020 to Tuesday, January 21, 2020** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street (8:30 am to 4:30 pm, Mon. to Fri., excluding statutory holidays)
- 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 pm, Tuesday, January 21, 2020** 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 am, Tuesday, January 21, 2020** 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 January 21, 2020 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.

Audrey Tanguay

Manager of Planning



Council Report

penticton.ca

Date: January 7, 2020
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 128 Cossar Avenue
Subject: Zoning Amendment Bylaw No. 2020-02
Development Variance Permit PL2019-8629
Development Permit PL2019-8624

File No: PRJ2019-165

Staff Recommendation

Zoning Amendment Bylaw

THAT "Zoning Amendment Bylaw No. 2020-02", a bylaw to rezone Lot 2 District Lots 1 and 5 Group 7 Similkameen Division (Formerly Yale-Lytton) District Plan 3723, located at 128 Cossar Ave, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the January 21, 2020 Public Hearing.

Development Variance Permit

THAT delegations and submissions for "Development Variance Permit PL2019-8455" for Lot 2 District Lots 1 and 5 Group 7 Similkameen Division (Formerly Yale-Lytton) District Plan 3723, located at 128 Cossar Ave, a permit to vary Zoning Bylaw Section 10.8.2.7.i, to reduce the minimum interior side yard from 3.0m to 1.5m, be received and considered at the January 21, 2020 Public Hearing;

Development Permit

THAT Council, subject to the issuance of "DVP PL2019-8629", consider approval of "Development Permit PL2019-8624", for 128 Cossar Avenue, a permit to allow for the construction of two side-by-side duplexes.

Strategic Priority Objective

The subject application demonstrates that it is aligned with the Council Priority of **Community Design**, supporting the growth plan outlined in the OCP. The application represents smart growth by increasing density in areas where existing services are in place, and in areas close to transit, commercial and employment centers.

Background

The applicant is requesting to rezone the property from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing). This rezoning will facilitate the construction of a cluster housing development (two side-by-side duplexes), similar to other developments recently completed in the area.

The subject property is currently zoned RD2 (Duplex Housing: Lane) and is designated in the City's Official Community Plan as Ground Oriented Residential. Ground oriented residential is described as medium density residential areas with multifamily developments where each unit has an exterior door and construction is primarily wood frame, or bareland stratas. The subject property is approximately 740 m² and contains an older single family dwelling.

As indicated on the City's Zoning Map (Attachment 'A'), the surrounding neighbourhood contains a mixture of zones supporting single family homes, duplexes and small apartment buildings. There have been similar applications to this one in this neighbourhood including: 102 Cossar Avenue (4-unit townhouse), 175 Cossar Avenue (two side-by-side duplexes) and 134 Cossar Avenue (two side-by-side duplexes).

Proposal

The applicant is proposing to construct two side-by-side duplex buildings on the subject property. To accommodate this development, the applicant is proposing that the subject property be rezoned from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant is seeking a Development Variance Permit to vary the following section(s) of the Zoning Bylaw No. 2017-08:

- Section 10.8.2.7.i: to reduce the minimum interior side yard from 3.0 m to 1.5 m.

Further, the applicant requires Development Permit approval for the form and character of the buildings.

Financial Implication

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

Technical Review

This application was reviewed by the City's Technical Planning Committee. No significant issues arose in the process. Typical frontage upgrades and servicing requirements have been identified for the Subdivision and Building Permit stage of the project, if the rezoning and variance permit applications are supported by Council. These items have been communicated to the applicant.

Zoning Bylaw No. 2017-08 provides a provision that allows for developers to pay cash-in-lieu of providing trees when reducing side yard setbacks and reducing the width of landscape buffers. This section allows for buffer widths for residential – multiple family developments to be reduced to the actual setback of the building. The applicant is required to pay \$3,600.00 (\$450.00/tree) in lieu of 8 trees not being planted. These funds are deposited into the Urban Forest Reserve Fund to be used for tree infilling in the City. This has been communicated to the applicant.



Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

	Requirement RM2 Zone	Provided on Plans
Minimum Lot Width:	18 m	15.5m*
Minimum Lot Area:	540 m ²	740 m ²
Maximum Lot Coverage:	40%	30 %
Maximum Density:	0.8 Floor Area Ratio (FAR)	0.51 FAR
Vehicle Parking:	5	5
Required Setbacks		
Front Yard (Cossar Avenue):	3.0 m	4.1 m
Side Yard (east):	3.0 m	1.5 m – Variance Requested
Side Yard (west):	3.0 m	1.5 m – Variance Requested
Rear Yard (lane):	6.0 m	10.0 m
Maximum Building Height	12 m	7.3 m
Other Information:	* The minimum parcel standards (in terms of width and area) only apply when a new parcel is being created, not through the rezoning of an existing parcel.	

Analysis

Support Zoning Amendment

The City's Official Community Plan (OCP) designation for the property is ground oriented residential, which supports duplexes with suites, cluster housing, fourplexes, higher-density rowhouses, townhouses and stacked townhouses and bareland strata developments. The proposed development is following the OCP vision for the neighbourhood, of multifamily medium density.

Staff consider that the proposed zoning amendment will allow for development that is supported through the following City Policies (within OCP):

- Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- Policy 4.1.3.1 Encourage more intensive "infill" residential development in areas close to the Downtown, to employment, services and shopping, through zoning amendments for housing types compatible with existing neighbourhood character, with form and character guided by Development Permit Area Guidelines.
- Policy 4.1.3.5 Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping.
- Policy 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- Policy 4.2.1.5 Create 'complete streets' (designed for everyone) in suitable areas that provide safe and comfortable mobility (i.e. allow for access, movement and crossing) for all users: pedestrian, cyclists, drivers, commercial vehicle operators and transit users.

- Policy 4.2.2.2 Address gaps in the pedestrian network by providing sidewalks on at least one side of the street in residential neighbourhoods, and commercial and mixed-use areas, using excess street rights-of-way where possible or through land acquisition if necessary. Where possible, provide sidewalks by requiring their construction or upgrades from developers
- Policy 4.2.2.4 Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
- Policy 4.2.3.8 Require adequate levels of secure bike parking in new multi-family, mixed-use and commercial development.
- Policy 4.2.5.2 Encourage land use planning that results in neighbourhoods that can be easily serviced by transit.

The proposed development demonstrates strong conformance with the City's OCP Policies. Staff consider that the application proposes an appropriately scaled development in a desired area of the community, that has been identified for increased density within the City's OCP.

Given that there is adequate policy through the OCP to support the proposal, support is recommended for First Reading of "Zoning Amendment Bylaw No. 2020-02.

Deny Zoning Amendment Bylaw

Council may consider that the proposed amendments are not suitable for this site. If this is the case, Council should deny the bylaw amendments. Alternatively, Council may wish to refer the matter back to staff to work with the applicant in any direction that Council considers appropriate.

Development Variance Permit

Approve Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The proposed variances and staff's comments on each are as follows:

Section 10.8.2.7.i: to reduce the minimum interior side yard from 3.0m to 1.5m.

- The applicant is requesting a 1.5m interior setback reduction along both interior property lines. The height of the proposed building (7.3 m) is well under the maximum 12.0 m permitted in the RM2 zone, thus reducing the impact on neighbours. Under the current RD2 (Duplex Housing: Lane) zoning, a developer could construct a duplex with suites with a 1.5m setback and construct up to 10.5m in height.
- Council has approved similar variances at three other properties along Cossar Avenue:
 - o June 2016 – 134 Cossar Avenue (two side-by-side duplexes):
 - Reduce interior setbacks in RM2 zone from 3.0m to 1.5m.
 - o June 2017 - 102 Cossar Avenue (townhouse development):
 - Reduce interior setbacks in RM2 zone from 3.0m to 1.5m and 2.4m.
 - Waive requirements to provide trees in the landscape buffer area.
 - o April 2018 – 175 Cossar Avenue (two side-by-side duplexes):
 - Reduce interior setbacks in RM2 zone from 3.0m to 1.5m.

- The applicant has provided a design that improves the pedestrian experience along this property by adding landscaping and sidewalks to connect the duplex to the public realm. This design helps to integrate a medium density development within an existing single family area.

Given the above, staff find the variance request reasonable and recommend that Council support the application.

Deny Development Variance Permit

Council may consider that the proposed variance will negatively affect the neighbourhood, in particular, the adjacent neighbours. Council may decide that the developer should reduce the size and/or number of units to meet the setbacks. If this is the case, Council should deny the variance.

Development Permit

Approve Development Permit

The subject property is considered within the Multifamily Development Permit Area, which is established to enhance neighbourhoods and create sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness. Staff have completed an in-depth analysis of how the proposed development conforms to the Development Permit Guidelines. As shown within the analysis, there is alignment between the plans and the intent of the Multifamily Development Permit Area. The development permit analysis has been attached as Attachment 'D'. The applicant(s) also provided an analysis with their submission, which is attached as Attachment 'E'.

The proposed development demonstrates a strong conformance with the Development Permit Guidelines. The proposed development has been designed with the OCP policies in mind and is a project aimed at achieving the desired density for this area of the City, while being courteous to the surrounding neighbours. As such, staff recommend that Council approve the Development Permit.

Deny Development Permit

Council may consider that the applicant(s) can change the design to more accurately reflect the development permit area guidelines. If this is the case, Council should refer the permits back to staff to work with the applicant(s) as directed by Council.

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2020-02" and deny support for DVP PL2019-8629 and DP PL2019-8624.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2020-02", but deny support for DVP PL2019-8629 and DP PL2019-8624.

Attachments

Attachment A – Zoning Map of Subject Property
 Attachment B – Official Community Plan Map of Subject Property
 Attachment C – Images of Subject Property
 Attachment D – Development Permit Analysis
 Attachment E – Letter of Intent
 Attachment F – Proposed Renderings
 Attachment G – Draft Development Permit (DP)

Attachment H – Draft Development Variance Permit (DVP)
Attachment I – Draft Zoning Amendment Bylaw No. 2020-02

Respectfully submitted

Nicole Capewell
Planner 1

Approvals

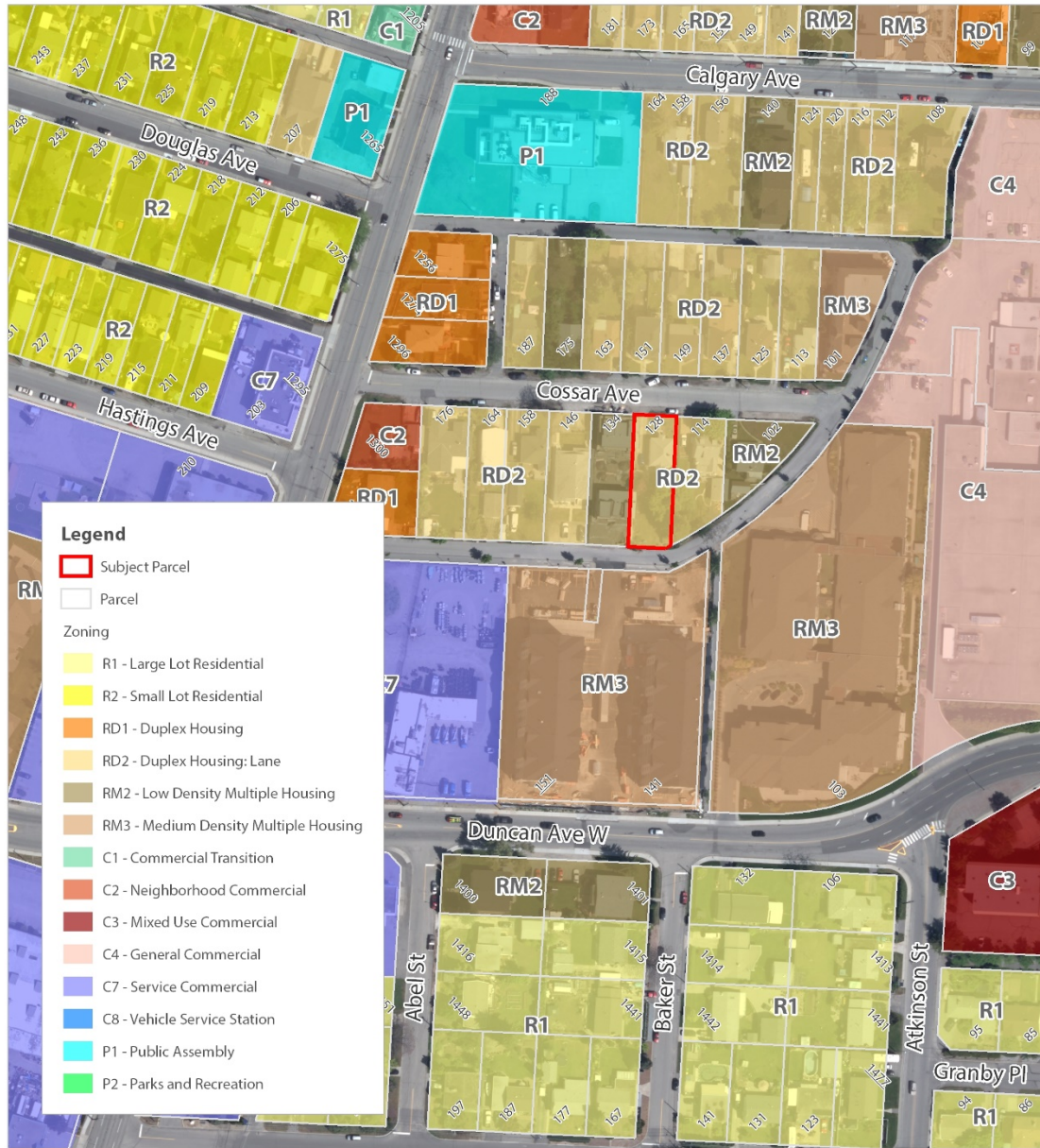
Acting Director Development Services <i>BL</i>	Chief Administrative Officer DyD
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Attachment A – Zoning Map of Subject Property

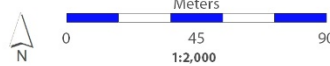


128 Cossar Ave

Zoning Map



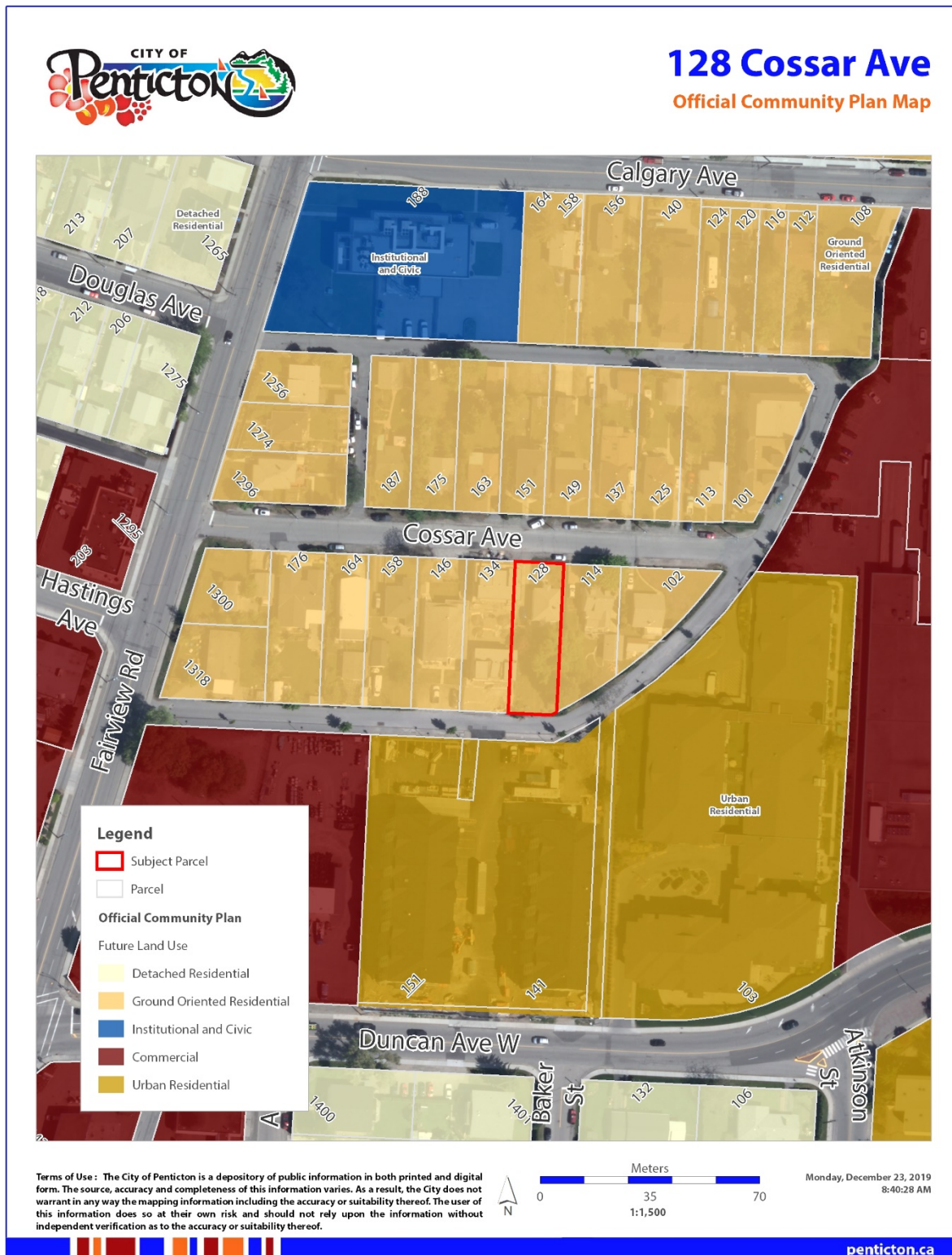
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Monday, December 23, 2019
8:41:21 AM

penticton.ca

Attachment B – Official Community Plan Map of Subject Property



Attachment C – Images of Subject Property



Looking toward 128 Cossar Avenue from Cossar Avenue



Looking down eastern property line from Cossar Avenue



Looking down western property line from Cossar Avenue
(next to 134 Cossar Avenue development)



Looking down western property line from lane

Development Permit Analysis

The proposed development is located within the Multi Residential Development Permit Area. The following analysis demonstrates how the proposal is aligned with this development permit area.

- Guideline G1* *Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.).*
- Site analysis was completed to review elevations on the property.
- Guideline G3* Private and semi-private open spaces should be designed to optimize solar access.
- The applicant(s) have identified that the requested variance to reduce the side yard setback to 1.5m will allow for a more desirable site design, including private backyards for each unit.
- Guideline G5* *Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- The front yard setback proposed is similar to other properties in the neighbourhood, and includes landscaping to improve the public realm.
 - The building face is proposed at the minimum setback and includes minor projections, allowed through the Zoning Bylaw to create interest from the public realm.
- Guideline G13* *Entry to ground-level residential units should be no more than 1.8m above the grade of adjacent public sidewalks and walkways.*
- The proposed entrances will be within 1' from the grade of the public right of way along the street.
- Guideline G16* *Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- The proposed development includes an accessory building at the rear of the property used for vehicle access and storage. The buildings will accommodate vehicles and storage for the units.
 - Pedestrian connections have been included from the parking areas, to the units, garbage and recycling areas, and the street frontage.
- Guideline G20* Designs should respond to Penticton's setting and climate through use of...
- The proposed development will be prepared for solar equipment to be installed by future occupants of the units. The developer also offers solar packages on the units, should the new owners wish to purchase a home fully equipped with solar.
 - The applicant(s) have been working with an Energy Advisor since the design phase of the project to help achieve a higher than code building design.
 - The applicant(s) plan to have this building built to Step 3 of the step code.
- Guideline MF1* *All multifamily development should incorporate community amenity spaces that provide opportunity for recreation and play and address the needs of all age groups likely to reside within the development.*

- The proposed development has been designed with amenity areas at the rear of the buildings. The design also includes bicycle storage rooms for each unit to encourage alternative methods of transportation.
- The subject property is located within walking distance of access to the KVR Trail, with easy access to recreational opportunities.



101-144 Front Street, Penticton, BC, V2A 1H1
Tel: 250-490-6770
www.schoennehomes.com

September 26th, 2019

City of Penticton
171 Main Street
Penticton, BC, V2A 5A9

Attn: Blake Laven, Planning Manager

Dear Blake:

Re: Rezoning, Development Permit, and Development Variance Permit
128 Cossar Avenue, Penticton, BC
Lot 2, Plan 3723, DL 1 and 5, Grp 7, PID # 010-811-575

The above noted property is currently zoned RD2 - Duplex Housing Lane and designated Ground Oriented Residential on the new Official Community Plan.

We are requesting to rezone the property from the current RD2 - Duplex Housing Lane to RM2: Low Density Multiple Family. The purpose of the rezoning is to allow for the construction of two side by side duplex buildings, in a front to back configuration, as per the attached development proposal.

This property is located directly beside a development that we completed in 2016. We are proposing to construct the same thing with minor color tweaks which we feel will further enhance the street appeal of Cossar.

In order to achieve the desired layout we are requesting a reduction of the side yard setbacks from the required 3.0m to 1.5m.

Respectfully submitted

Chris Schoenne, Director
Schoenne Homes Inc.

October 10th, 2019

City of Penticton
171 Main Street
Penticton, BC, V2A 5A9

Attention: Planning Department

Re: Development Permit Analysis
128 Cossar, Penticton, BC
Lot 2 District Lot 1 and 5 Group 7 Similkameen Division Yale (formerly yale-lytton) District Plan 3723

Dear Planning Department,

Please see below a brief analysis showing how our proposed development at 589 Churchill meets the guidelines within the OCP.

G1. Prior to site design, analysis shall be undertaken to identify significant on-site and off-site opportunities and constraints, including built and natural elements (e.g., structures, slopes and drainage, significant landscape features, etc.)

- The proposed lot sits right beside a property we developed in 2016. We are planning to use the same design with minor color tweaks as we feel it will further compliment the neighborhood.

G3. Private and semi-private open spaces should be designed to optimize solar access (see Figure G3)

- With our requested side yard setback reduction to 1.5M, this will allow us to construct what we feel is a desirable layout that provides private backyards for each unit with optimized solar access.

G5. Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.

- Again, we feel that building the same design we constructed next door in 2016 will only enhance the neighborhood further and compliment what is already there.

G13. Entry to ground-level residential units should be no more than 1.8m (6.0 ft.) above the grade of adjacent public sidewalks and walkways (see Figure G74).

- Entry to these proposed units will be within 6" of sidewalk grade

G16. Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space: . Off-street parking and servicing access should be provided from the rear lane (where one exists) to free the street for uninterrupted pedestrian circulation and boulevard landscaping (see Figure 5'4)

- Our plan is to have 5 total parking spaces off the lane, one for each unit and a visitor stall. With all parking designated off the lane, the front of the development will be tastefully landscaped and allow for uninterrupted pedestrian circulation.

G20. Designs should respond to Penticton's setting and climate through use of:

- . passive solar strategies;
- . optimized placement of windows to maximize natural light;
- . energy-efficient building design;
- . passive solar principles;
- . landscape design and plantings that provide cooling through shade in summer months;
- . selecting roof materials to minimize heat loading and increase reflectivity.; and,
- . strategies for cross-ventilation.

- Each unit will be roughed in with conduit for future solar equipment. We will be offering a solar package on these units should the new owners wish to purchase the home fully equipped with Solar.
- We have been working with an Energy Advisor since the design phase to help us achieve a higher than code building design. It is our intent to have this building built to Step 3 of the step code.

Attachment F – Proposed Renderings





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

Development Permit

Permit Number: DP PL2019-8624

Owner Name
Owner Address

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 2 District Lots 1 and 5 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 3723
Civic: 128 Cossar Avenue
PID: 010-811-575
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two side-by-side duplexes as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.

6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

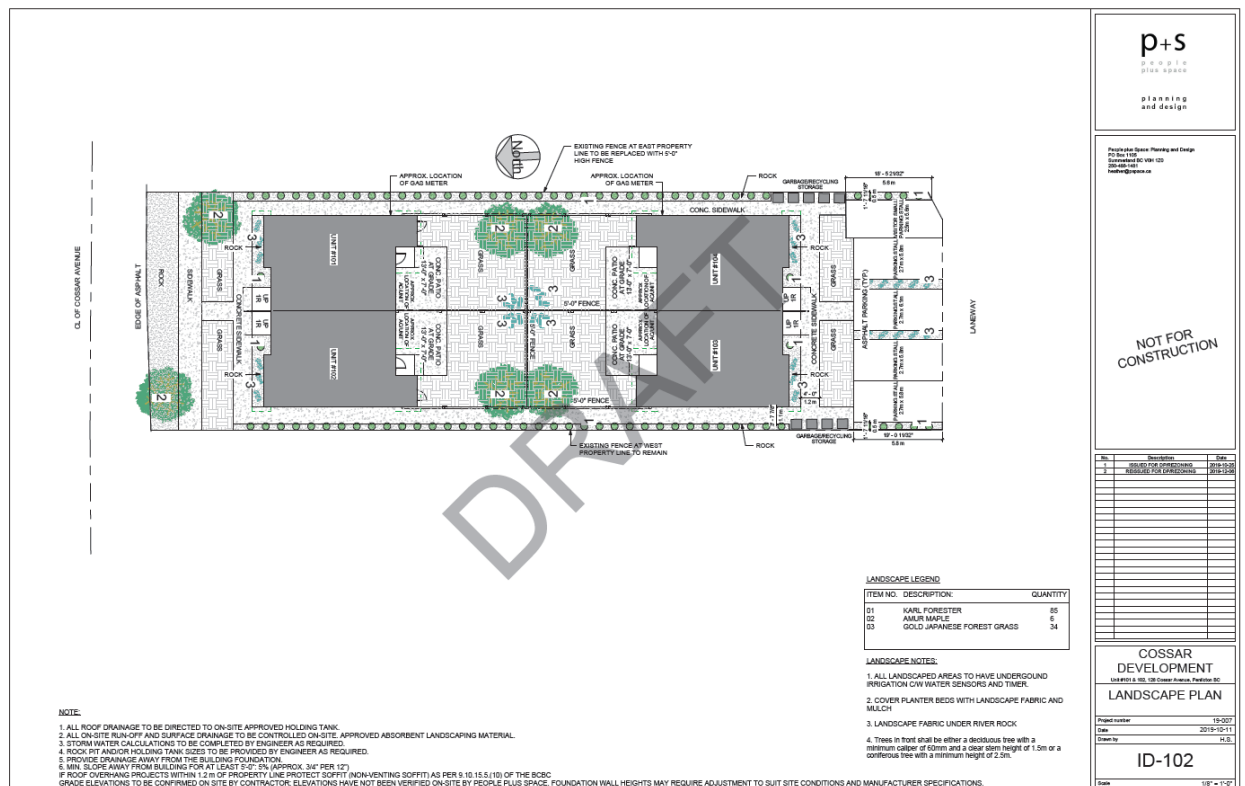
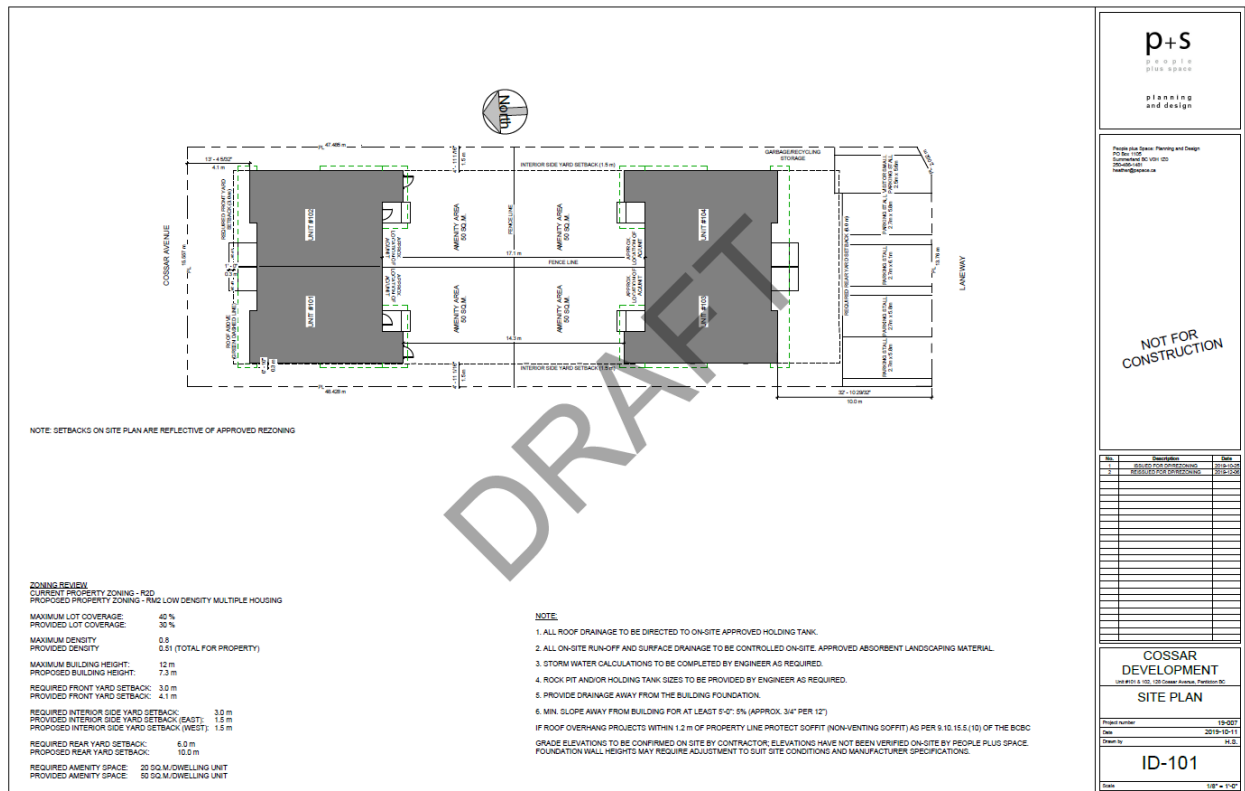
General Conditions

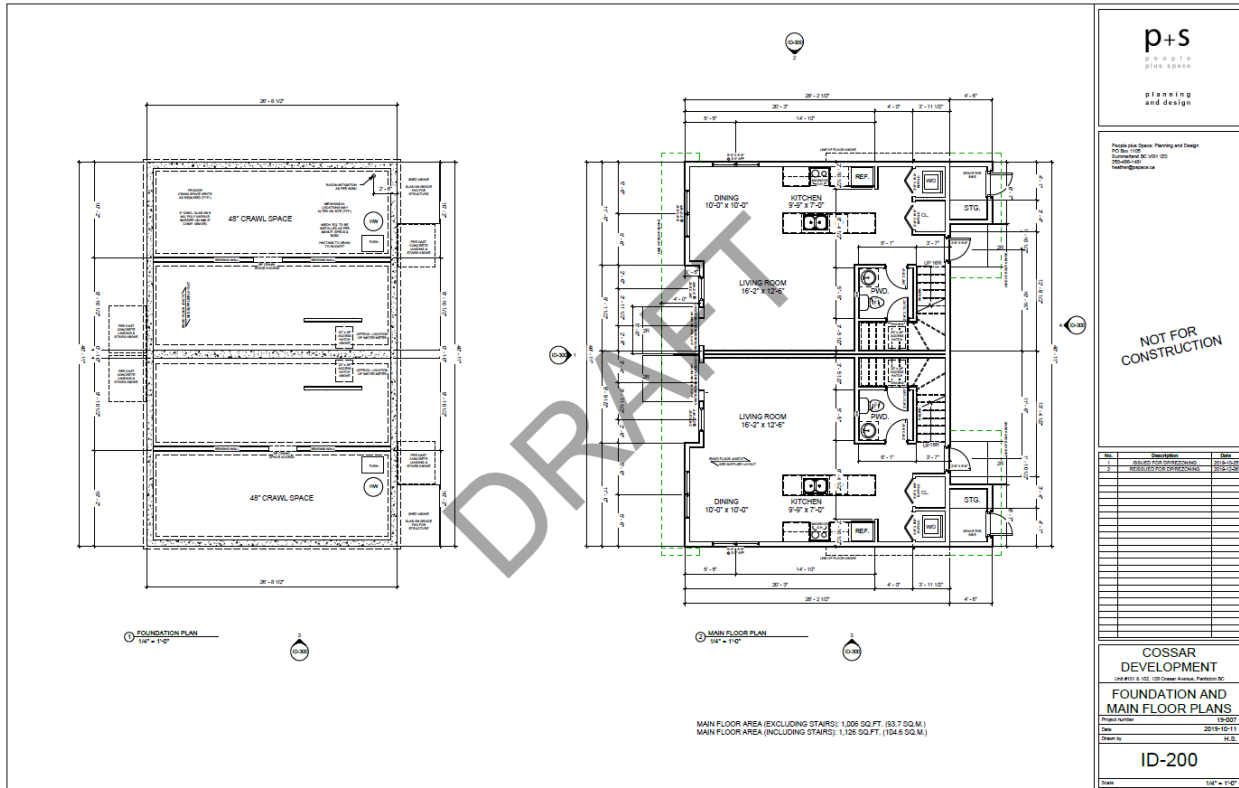
7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **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.**
10. 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.
11. 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 _____, 2020.

Issued this _____ day of _____, 2020.

Angela Collison,
Corporate Officer







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

Development Variance Permit

Permit Number: DVP PL2019-8629

Owner Name
Owner Address

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 2 District Lots 1 and 5 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 3723
Civic: 128 Cossar Avenue
PID: 010-811-575
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for the construction of two side-by-side duplexes:
 1. Section 10.8.2.7.i: to reduce the minimum interior side yard from 3.0m to 1.5m.

General Conditions

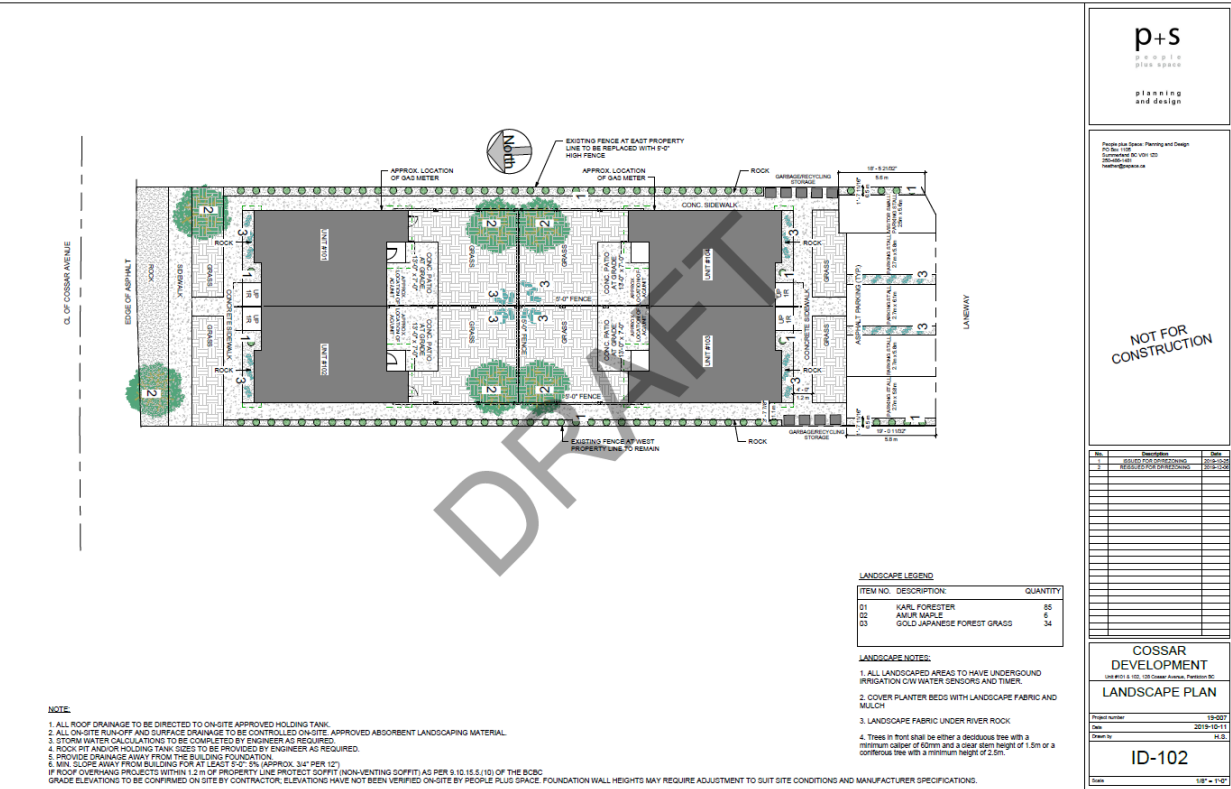
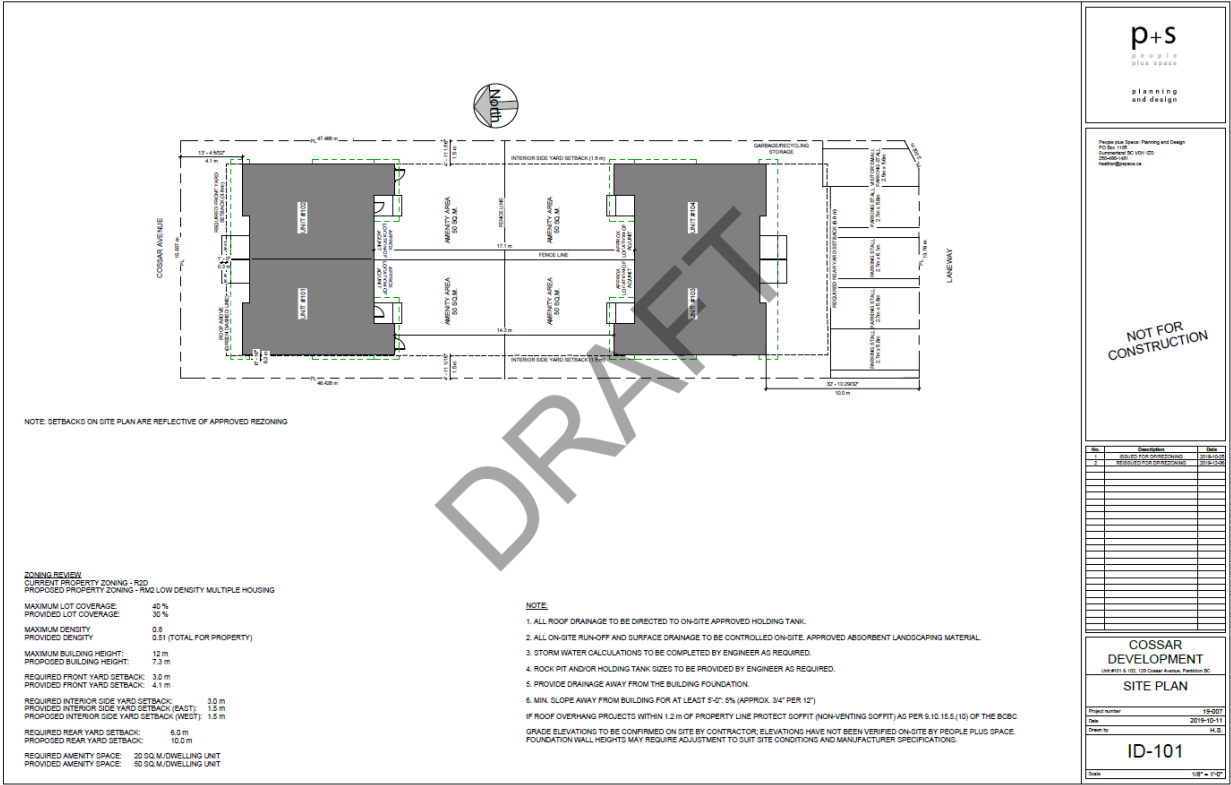
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence 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 _____, 2020.

Issued this _____ day of _____, 2020.

Angela Collison,
Corporate Officer

DRAFT



Rezone 128 Cossar Ave

From: RD2 (Duplex
Housing: Lane)

To: RM2 (Low Density
Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2020-02

Date: _____

Corporate Officer: _____