

January 5, 2023

Address & Legal Description

170 Arnott Place

Lot 9, District Lot 116, Similkameen Division
Yale District, Plan 2559

Subject & Proposal

Zoning Amendment Bylaw 2022-56

The applicant is proposing to build a side-by-side duplex on the subject property with a detached two-car garage (accessed from the lane) that will be used by both duplex units.



To facilitate the proposed construction, the applicant has applied to rezone the property as follows:

- From R1 (Large Lot Residential) to RD1 (Duplex Housing) with a site-specific provision that a maximum of two dwelling units shall be permitted on the subject property.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, January 17, 2023** in Council Chambers, Penticton City Hall, 171 Main St.

In response to COVID-19, the Public Hearing is being held both in-person and electronically. All meetings and public hearings will be live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Information:

You can find the staff report to Council and Zoning Amendment Bylaw 2022-56 on the City's website at www.penticton.ca/publicnotice or scan the QR code to the right.

Please contact the file manager Steven Collyer at 250-490-2507 or steven.collyer@penticton.ca with any questions.



Public Comments:

Any person whose interest may be affected by the proposed bylaw:

1. May participate at the Public Hearing via Zoom. Please visit www.penticton.ca/publichearings for details and the Zoom link.
2. May participate at the Public Hearing via telephone. Please visit www.penticton.ca/publichearings for details and the telephone number.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, January 17, 2023, to:

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

Please ensure the following is included in your correspondence:

Subject: Zoning Amendment Bylaw 2022-56; 170 Arnott Pl.

4. May appear in person.

No letter, report or representation from the public will be received by Council after the conclusion of the January 17, 2023 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
Planning & Licencing Manager



Council Report

penticton.ca

Date: December 20, 2022
To: Donny van Dyk, Chief Administrative Officer
From: Steven Collyer, Planner II
Address: 170 Arnott Place

File No: RMS/170 Arnott PI

Subject: Zoning Amendment Bylaw No. 2022-56
Development Permit PL2022-9457

Staff Recommendation

THAT Council give first reading to "Zoning Amendment Bylaw No. 2022-56", a bylaw to rezone Lot 9 District Lot 116 Similkameen Division Yale District Plan 25549, located at 170 Arnott Place, from R1 (Large Lot Residential) to RD1 (Duplex Housing) with the following site-specific provision:

- A maximum of two dwelling units shall be permitted.

AND THAT Council forward "Zoning Amendment Bylaw No. 2022-56" to the January 17, 2023 Public Hearing;

AND THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2022-56", approve "Development Permit PL2022-9457", a permit to approve the form and character of a side-by-side duplex on the subject property.

Strategic Priority Objective

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The applicant is proposing to build a side-by-side duplex on the subject property with a detached two-car garage that will be used by both duplex units (Figure 1). To facilitate the proposed construction, the applicant has requested that the property be rezoned from R1 (Large Lot Residential) to RD1 (Duplex Housing) with a site-specific provision that a maximum of two dwelling units shall be permitted on the subject property.

Duplexes are considered within the Intensive Residential development Permit Area outlined by the Official Community Plan (OCP). The applicant also submitted a Development Permit application for approval of the form and character of the proposed duplex development. The rezoning and development permit applications are being presented to Council concurrently.



Figure 1 - Rendering of proposed side-by-side duplex.

Background

The subject property is located on the north side of Arnett Place, east of Wilson Street (Figure 2). The property contains a single detached home which is proposed to be removed. Other properties on this street contain singled detached homes, with duplexes and townhomes in the nearby area. The property is within walking distance of businesses on Skaha Lake Road, Princess Margaret Secondary School, Skaha Lake Middle School, and is located near transit routes and bike lanes.

The property is currently zoned R1 (Large Lot Residential) in the Zoning Bylaw and is designated 'Detached Residential' by the Official Community Plan (OCP).

Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. The proposed development is consistent with the following aspects of the CCAP:

- **Shift Beyond the Car:** Encourage active & accessible transportation and transit
 - Secure bicycle storage for residents is provided in the detached garage for each unit.
 - The subject property is located near transit routes on Skaha Lake Road and Green Avenue West, as well as the shared bike lanes on Wilson Street.
- **Step Up New Buildings:** All new buildings will be required to meet the BC Energy Step Code requirements at the time of construction.

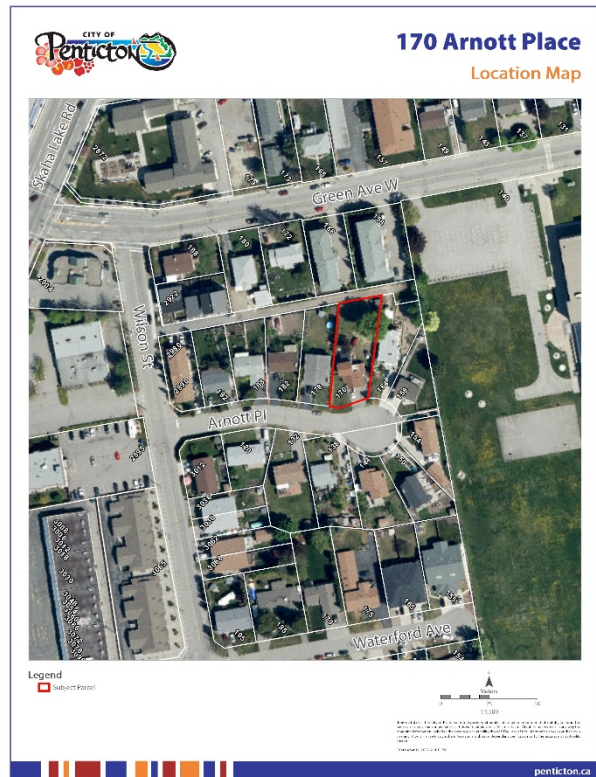


Figure 2 - Property location map

- The new building will be required to meet Step 3 of the BC Energy Step Code as a minimum standard of energy efficiency.

Technical Review

This application was reviewed by the Technical Planning Committee, a group of internal staff from various departments who review development applications. The development plans were updated with additional information to ensure compliance with zoning and applicable design guidelines. Staff are proposing a site-specific provision on the property to limit the total number of dwelling units to a maximum of two (2) to ensure the development remains aligned with the Detached Residential OCP designation on the property (Figure 3). This designation does not support duplex suites which would normally be permitted in the RD1 zone. Additional comments were provided related to requirements at the future building permit stage, to help expedite that future approvals process should Council ultimately adopt the rezoning and approve the development permit.

Development Statistics

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

	RD1 Zone Requirement	Provided on Plans
Minimum Lot Width*:	15 m	20 m
Minimum Lot Area*:	540 m ²	1,133 m ²
Maximum Lot Coverage:	50%	29%
Vehicle Parking:	1 parking space per dwelling unit Total required: 2 spaces	4 parking spaces per dwelling unit Total provided: 8 spaces
Required Setbacks (Duplex)		
Front Yard (Arnott Place):	4.5 m	4.77 m
Side Yard (east):	1.5 m	1.6 m
Side Yard (west):	1.5 m	1.6 m
Rear Yard (lane):	6.0 m	28.0 m
Required Setbacks (Detached Garage)		
Front Yard (Arnott Place):	4.5 m	28.0 m
Side Yard (east):	1.5 m	4.5 m
Side Yard (west):	1.5 m	4.6 m
Rear Yard (lane):	6.0 m	6.9 m
Maximum Building Height (Duplex)	10.5 m	7.15 m
Maximum Building Height (Garage)	4.5 m	4.0 m
Other Information:	*Lot width and lot area are only applicable at the time of subdivision.	

Analysis

Rezoning

When considering a rezoning application, staff encourage Council to consider the OCP future land use designation and policies affecting the site. The OCP designation for the subject property is 'Detached Residential'. The Detached Residential designation supports lower density areas of single detached houses and duplexes in primarily residential neighbourhoods, providing 1 to 2 units per lot (Figure 3). The proposed development on the subject property is consistent with this OCP designation. The proposed site-specific provision to set a maximum of two dwelling units on this property ensures the development remains in line with the OCP designation.

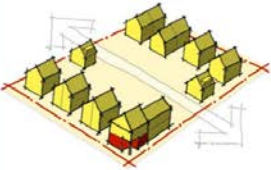
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
	Lower-density areas of single detached houses and/or duplexes in primarily residential neighbourhoods including single-detached bareland stratas	<ul style="list-style-type: none"> Single detached houses with secondary suites or carriage houses Duplexes Small-scale neighbourhood commercial building (e.g., corner store, coffee shop) Manufactured homes 	<ul style="list-style-type: none"> Residential Limited retail/service 	<ul style="list-style-type: none"> 1 or 2 units per lot Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw 	<ul style="list-style-type: none"> R1 R2 R3 RD1 RSM C2
<p>Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.</p>					

Figure 3 - Excerpt from Land Use Designations table (Source: OCP)

Staff consider that the proposed rezoning will allow for development that is supported by the following OCP policies:

- OCP Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
 - *The subject property is located within an existing and established residential neighbourhood.*
- OCP 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.
 - *The proposed development would create two dwelling units where there is currently one. The proposed duplex is two storeys high, which is consistent with the built form in the area.*
 - *The subject property is located almost adjacent to Princess Margaret Secondary School and Skaha Lake Middle School, with a walkway at the end of the cul-de-sac.*
 - *Commercial uses are located at Peachtree Plaza and along Skaha Lake Road nearby.*
 - *The design is aligned with the applicable Development Permit Area Guidelines.*

- OCP 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.
- *The subject property is within walking distance of schools, shopping and near multiple transit routes and bike lanes. Currently Wilson Street has shared bike lanes, and Green Avenue is identified for future protected bike lanes, providing a separated bike lane connection to the Lake-to-Lake bike route.*
- OCP 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.
- *The development permit analyses attached to this report, one prepared by the applicant and the other by staff, demonstrate that the duplex and detached garage meet the applicable design guidelines and are a compatible density for the neighbourhood. The plans provide parking and a detached garage off the rear lane to maintain the front for on-street parking and landscaping.*
- OCP Policy 4.1.5.1 Recognize that some traditionally single-family neighbourhoods will see intensification as the city grows, but ensure that new forms of residential development are compatible with the neighbourhood in scale and design, and are appropriately located (e.g., greater density close to collector roads, services and amenities).
- *The proposed duplex is two storeys in height and located on a large lot. Two dwelling units will be provided on the property, similar to a single detached dwelling with a secondary suite or a carriage house. However, in this development each duplex unit can be owned separately, creating more options for potential homeowners.*
- OCP Policy 4.1.5.3 Use Multifamily and Intensive Residential Development Permit Area Guidelines to direct, through the City's approval processes, the character and feel of residential neighbourhoods, as well as guide water and energy conservation.
- *The applicant has submitted a Development Permit Analysis with their application package (Attachment 'E'). In addition, staff have prepared a Development Permit Analysis (Attachment 'F'). These show the proposal is aligned with the Intensive Residential Development Permit Area guidelines.*
- OCP Policy 4.2.2.5 Require that vehicle access to parking in residential areas is from the laneway in neighbourhoods where laneways exist.
- *In accordance with this policy and the Zoning Bylaw regulations, all vehicle access to the lot is being provided from the rear lane. This maintains the streetscape for landscaping, avoids driveway crossovers, and maintains public on-street parking.*

Staff consider that the proposed development is appropriately-scaled for this street and aligns with the vision identified to have with 1 to 2 units on each lot by the OCP. The proposed rezoning is consistent with the housing forms envisioned by the Detached Residential designation on the subject property. Staff note

that the applicant has not requested any variances from the Zoning Bylaw provisions for the proposed development, and the site-specific provision will ensure that development density is consistent with the future land use designation on Arnott Place.

The OCP policies encourage infill development in areas close to services, parks, and shops to encourage walkability and active transportation. The subject property is within walking distance of two schools, Peachtree Plaza, and shops and services along Skaha Lake Road. The development has been designed with parking from the rear lane, which preserves the street-side boulevard free of any driveway crossovers and allows more landscaping on the street side of the site.

Given that there is adequate policy through the OCP to support the proposal, staff recommend that Council give first reading to "Zoning Amendment Bylaw No. 2022-56", and forward the bylaw to the January 17, 2023 Public Hearing to obtain public input.

Development Permit

The proposed development is included in the Intensive Residential Development Permit Area, which is established in the OCP to result in form and character that strengthens livability, neighbourliness and visual interest. Duplexes are one of the housing forms envisioned by this designation.

The applicant has provided a development permit analysis with their submission (Attachment 'E'). Staff have also completed a development permit analysis (Attachment 'F') that shows how the proposed development conforms to the applicable design guidelines.

The proposed development has been designed with the applicable OCP policies in mind and with due consideration of impacts on neighbouring property owners. As such, staff recommend that Council consider approving the Development Permit, subject to the adoption of the Zoning Amendment Bylaw and registration of the subdivision.

Alternate Recommendations

Council may consider the proposed rezoning is undesirable for this property. If this decision is made, Council should deny first reading of the Zoning Amendment Bylaw. Staff are recommending against this option, as the development is considered compatible with the surrounding uses and the OCP designation on the property.

1. THAT Council deny "Zoning Amendment Bylaw No. 2022-56.

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Letter of Intent

Attachment E – Development Permit Analysis (applicant)

Attachment F – Development Permit Analysis (staff)

Attachment G – Draft Development Permit PL2022-9457

Attachment H – Zoning Amendment Bylaw No. 2022-56

Respectfully submitted,

Steven Collyer, RPP, MCIP
Planner II

Concurrence

<p>Director of Development Services</p> <p><i>BL</i></p>	<p>Chief Administrative Officer</p> <p>DvD</p>
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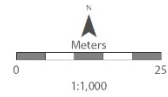
170 Arnott Place

Zoning Map



Legend

- Subject Parcel
- R1 - Large Lot Residential
- RM2 - Low Density Multiple Housing
- RD1 - Duplex Housing
- P1 - Public Assembly



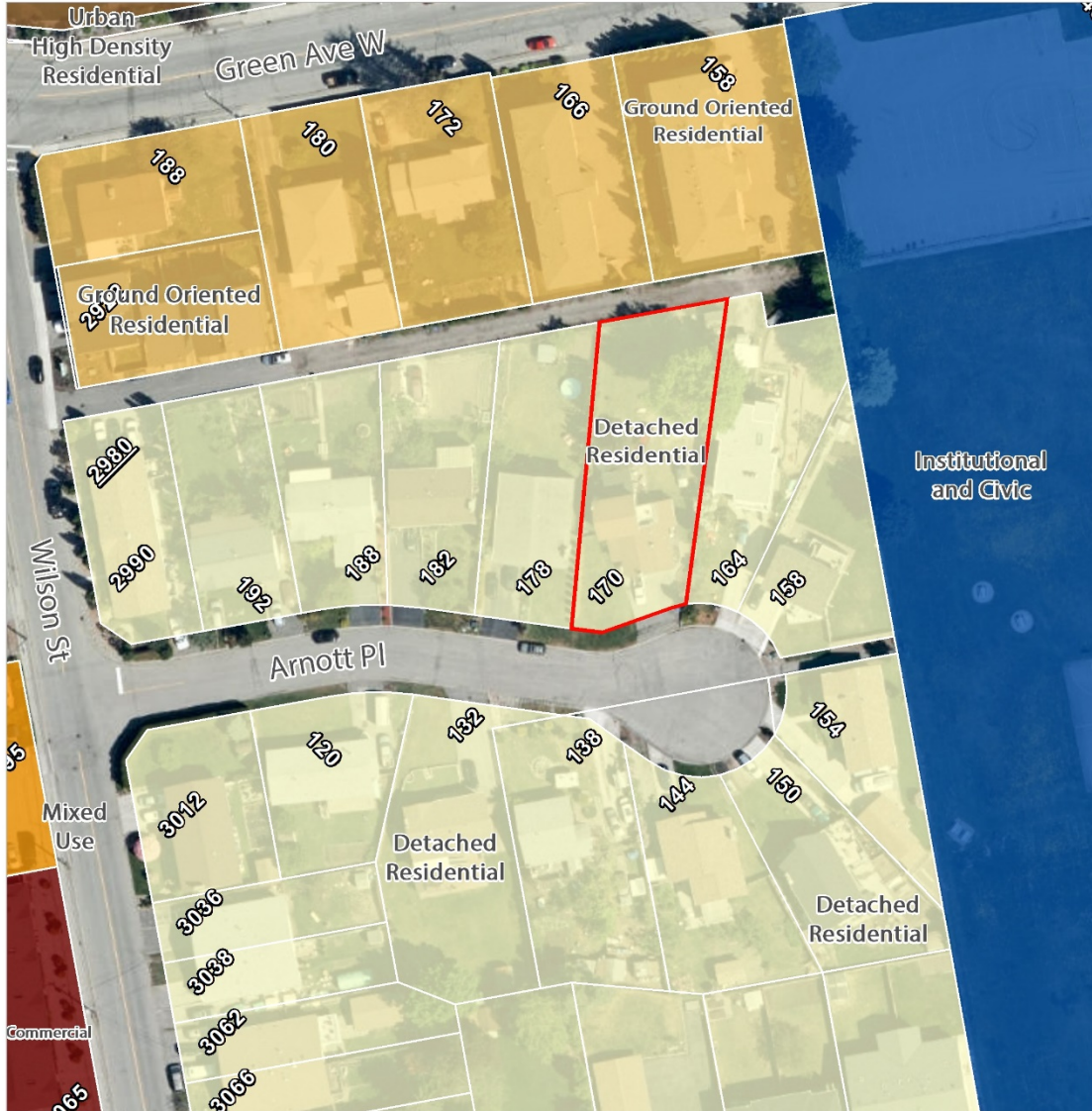
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September 12, 2022 3:09:32 PM



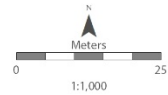
170 Arnott Place

Official Community Plan Map



Legend

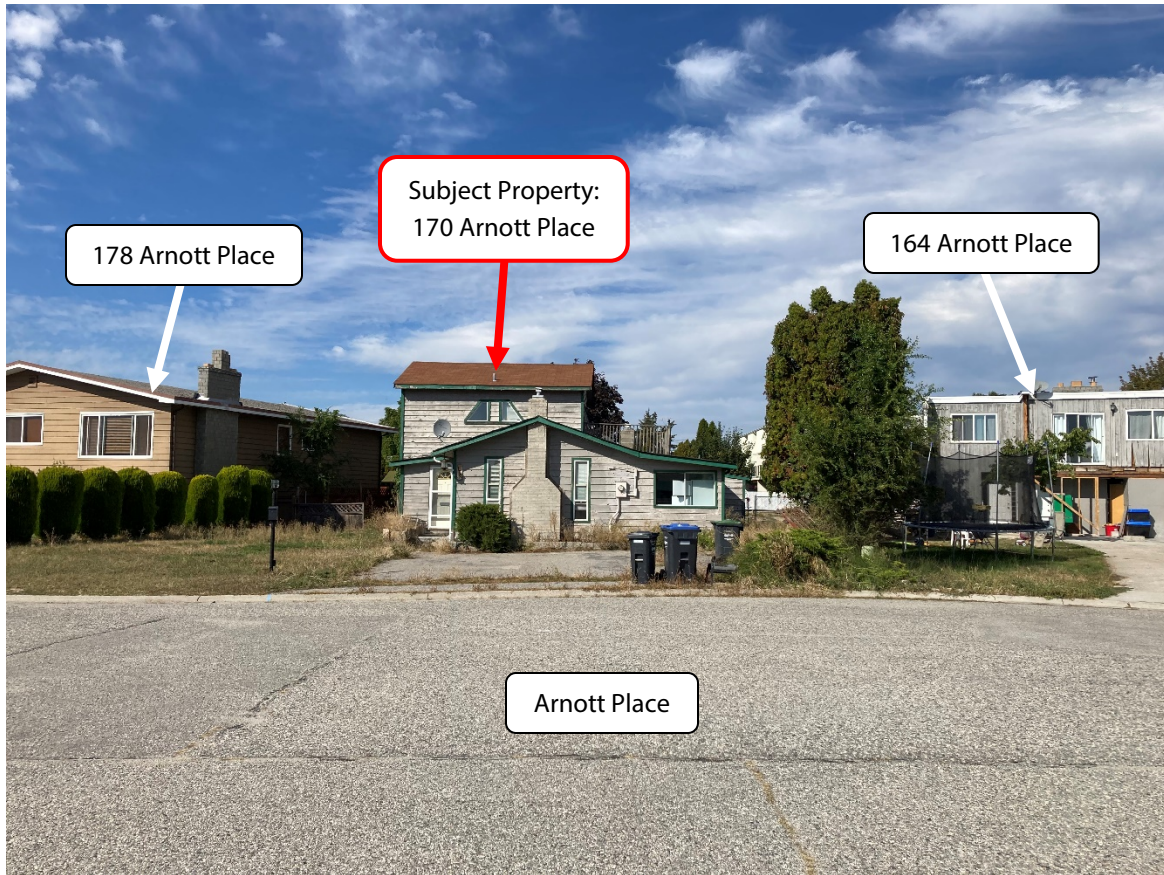
- Subject Parcel
- Future Land Use
 - Detached Residential
 - Ground Oriented Residential
 - Institutional and Civic
 - Commercial
 - Mixed Use



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Attachment C – Photos of Property





Attachment D - Letter of Intent



August 17, 2022

Our File: 200642-0

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

Re: 170 Arnott Place Rezoning Application- Letter of Intent

To City of Penticton Mayor, Council, and Planning Department,

This letter is regarding the proposed rezoning of the property 170 Arnott Place. This property is currently zoned as R1.

The proposal is to rezone this property into RD1 (Duplex Housing: Lane) and build a duplex on the property (2 residences on the property). There are currently numerous duplexes already situated within this area of Penticton.

Access to this development will be from Arnott Place (foot traffic) and the rear lane (vehicular access). Each unit will have their own garage and designated driveway accessed from the rear lane. The duplexes and garages are modest in size (35% lot coverage). These units will provide much needed family housing close to schools and shopping centres. This proposal fits within the City of Penticton's Official Community Plan which shows this area is designated for detached residential (which allows duplexes).

We believe this project meets the intent of providing modest densification to an area of town that already has a mix of single family dwelling, duplexes and townhouses.

Thank you for considering our proposal,

Lucas Bonneau

Attachment E - Development Permit Analysis (applicant)



August 17, 2022

Our File: 200642-0

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

Re: 170 Arnott Place Rezoning Application-Development Analysis

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

- The location of building is sighted at 4.77 meters from the front setback line of 4.5 meters. This helps maintain a connection with the street.

G11: Barrier free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.

- The site plan shows a concrete path from the road to the front door, which also loops around to the back to connect to the garage, driveway and lane.

G13: Entry to ground level residential units should be no more than 1.8m above the grade of adjacent public sidewalks.

- The main floor is on average 0.6 meters above the gutterline making for a smooth transition from sidewalk to front door.

G17: Onsite parking locations and designs should minimize visual impact and provide safe connections for pedestrians.

- Parking is located at the rear of property accessed from the lane minimizing visual impact.

G21: Orientation of buildings should face public faces with a preference for ground oriented types.

- This building has porch facing the street and a deck facing the laneway.

MF1: All multifamily developments 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.

- Each unit has a large area of outdoor grass between the dwelling and garage. This outdoor area will be separated by a fence to allow for privacy between the 2 units.

Thank you for your consideration,

Lucas Bonneau

Attachment F - Development Permit Analysis (staff)

Development Permit Analysis

The proposed development is located within the Intensive Residential Development Permit Area. The following analysis demonstrates how the development on both proposed lots is aligned with the applicable design guidelines.

- Guideline G5 Siting of buildings should support strong street definition by minimizing front yard setbacks while sensitively transitioning to neighbouring building setbacks.*
- Given the angle of the front lot line, the proposed building setback ranges from 4.77m to 11.26m. This provides strong street definition while transitioning to the setback on neighbouring property to the east at approximately 10.5m.
- Guideline G7 All designs shall consider Crime Prevention Through Environmental Design (CPTED) principles and balance the reduction of crime and nuisance opportunities with other objectives to maximize the enjoyment of the built environment.*
- A detached garage is proposed which provides secure parking and storage for both duplex units. The duplex faces towards the street and the lane with windows and main unit entries on both sides, providing casual overlook (eyes on the street surveillance).
- Guideline G8 Secondary buildings should create comfortable and social, semi-public and semi-private spaces within interior courtyards and/or side-yards.*
- The detached garage frames the rear yards of each duplex unit, in a courtyard-type form. This enhances the privacy of these semi-private yard areas and provides physical separation between the parking area and lane at the rear.
- Guideline G11 Barrier-free pedestrian walkways to primary building entrances must be provided from municipal sidewalks, parking areas, storage, garbage and amenity areas.*
- Two barrier-free pedestrian walkways are provided on each side of the lot to provide access between the parking area off the lane, leading past the detached garage along the sides of the building and around the front to connect directly to the street.
- 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 street-facing entrances to each unit are approximately 0.4m above grade.
- Guideline G16 Site and building access must prioritize pedestrian movement, minimize conflict between various modes of transportation and optimize use of space...*
- The parking area for the proposed development is accessed from the rear lane while the primary pedestrian entrance is at the front, accessed from Arnott Place. A sidewalk is provided on each side of the lot to connect the rear parking area to each unit and the street, which reduces conflict between vehicles and pedestrians on the site.
- Guideline G21 Orientation of buildings should face public spaces (e.g., street and lane) with a preference for ground-oriented types (e.g., a front door for everyone or every business).*

- The duplex faces the street with ground-oriented entries for each unit. The two-storey duplex design is a compatible ground-oriented housing form with the other homes on the street, which range from one-and-a-half to two storeys.

Guideline G23 *Articulation of building mass should include horizontal (minor) setbacks and stepbacks (along upper storeys) to provide visual interest and enrich the pedestrian experience. Balconies and/or cantilever upper floors may be considered as a means to breaking up massing while promoting overlook and/or weather protection.*

- The proposed duplex design includes architectural projections on the first and second floors, as well as covered entries and a variety of façade materials to create visual interest and provide weather protection.

Guideline G24 *Street-facing units should utilize a layering of elements – including but not limited to street-facing entries, stairs, stoops, porches, patios and landscape elements – to create transitions between the public (e.g., street, sidewalk), semi-public (e.g., walkway, ramp, stair), semi-private (e.g., stoop, balcony) and private areas.*

- As shown on the development plans, the street facing building facade features a front-facing entry and covered porch. A variety of façade materials and landscaping, including two new trees in the front yard, will provide a friendly face towards Arnott Place.

Guideline G26 *Building designs should minimize impacts on the privacy of adjacent dwellings, including private open spaces.*

- Windows facing towards neighbouring properties on the east and west facades of the duplex are smaller than those facing north and south. This design choice assists with maintaining privacy of neighbouring properties. A small 3.8m² (41ft²) deck is provided for each unit on the second floor. These decks are aligned with the buildings on neighbouring properties which limits visual overlook over private yards. The majority of amenity space in this development is provided at-grade.

Guideline G28 *Entries should be visible and clearly identifiable from the fronting public street.*

- The main entries to each duplex unit are clearly visible from Arnott Place. The entries face towards the street and are designed off covered porches. Each front entry has a path leading to it directly from the street.

Guideline G35 *Tree planting...*

- Five (5) new trees are proposed on the property as shown on the landscaping plan. Two of those trees are in the front yard, and three in the rear yard. These trees are in addition to shrubs and lawn areas to be planted.

Guideline IR1 *Building siting. Front and rear yard setbacks should relate to those of existing neighbouring buildings. The primary building's front setback should be no greater than 6.0m so that homes engage with the street.*

- The front yard setback varies from 4.77m to 11.26m. This follows the 4.5m minimum front yard setback and provides a transition to the approximately 10.5m front yard setback of the existing home to the east of the subject property. The home to the west has an approximately 17.5m front yard setback which substantially exceeds the minimum permitted setback. Gentle transition to that neighbouring setback is not feasible while also meeting the current OCP guidelines which encourage buildings set closer to the street. Staff also note that the proposed duplex features a similar front yard setback as the existing home to be demolished, which has a 6.6m setback.

Guideline IR2 Intensive residential (infill) development should offer a diversity of housing to support objectives related to affordability and ageing in place.

- The development provides two homes where there is currently only one. The development provides a different housing type on the street while remaining compatible with the surrounding single detached dwellings in scale and density.

Guideline IR4 Accessory buildings (garages, storage sheds, covered patios/decks, greenhouses) and accessory dwelling units (carriage houses) shall be modest in scale...

- The detached garage is 74.5m² (800ft²) which is approximately 6.5% lot area. The one-storey design of the garage mitigates the visual impact of the detached garage from surrounding properties. The location on the site allows for vehicles to be parked in front of the closed garage doors full within the property lines. The roof pitch and exterior finish are visually complementary to the design of the duplex on the property.

Development Permit

Permit Number: DP PL2022-9457

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 9 District Lot 116 Similkameen Division Yale District Plan 25549
 - Civic: 170 Arnott Place
 - PID: 004-160-924
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a side-by-side duplex 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 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).

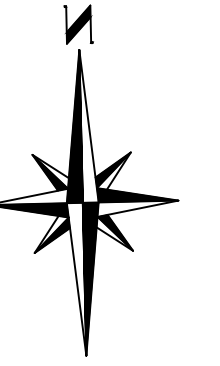
General Conditions

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 _____, 2023.

Issued this ____ day of _____, 2023.

Angela Collison
Corporate Officer



3D Perspective

ZONING DATA CALCULATIONS

Civic Address: 170 ARNOTT PL BC
 Folio: 02238-110
 Pid: 004-160-924
 Plan: KAP25549
 Parcel Class: Subdivision
 Folio Lot Size: .28 ACRES
 Penticton, The Corporation of the City of
 LOT 9 DISTRICT LOT 116 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 25549
 RE-Zoning R1 to RD1 Duplex Housing

10.5.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

	Lane	Prop. Dwelling1	Prop. Dwelling2
.1 Minimum lot width:	.a standard lot	15m	9.75 m
	.b corner lot	16.5m	N/A
.2 Minimum lot area:		540m ²	562.30 m ²
.3 Maximum lot coverage:		50%	3458 Sqft. 321.25 m ²
			4359 Sqft. 404.95 m ²
.4 Maximum density: 0.95 FAR			
.5 Maximum height:	.a principal building	10.5m	8.10 m
	.b accessory building or structure	4.5m	4.04 m
.6 Minimum front yard (subject to general development regulation 4.2.5):		4.5 m	11.26 m
			4.77 m
.7 Minimum interior side yard:	.a principal building	1.5 m	1.64 m
	.b accessory building or structure	1.2 m	4.46 m
.8 Minimum exterior side yard:	.a principal building	3.0 m	
	.b accessory building or structure	1.2 m	
.9 Minimum rear yard:	.a principal building	6.0 m	28.07m
	.b accessory building or structure	1.5 m	8.76 m
.10 Maximum combined building footprint of all accessory buildings:	75 m ²		74.32 m ²



THESE PLANS COMPARE TO THE B.C. BUILDING CODE 2018

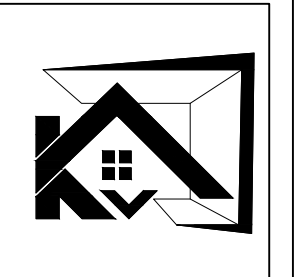
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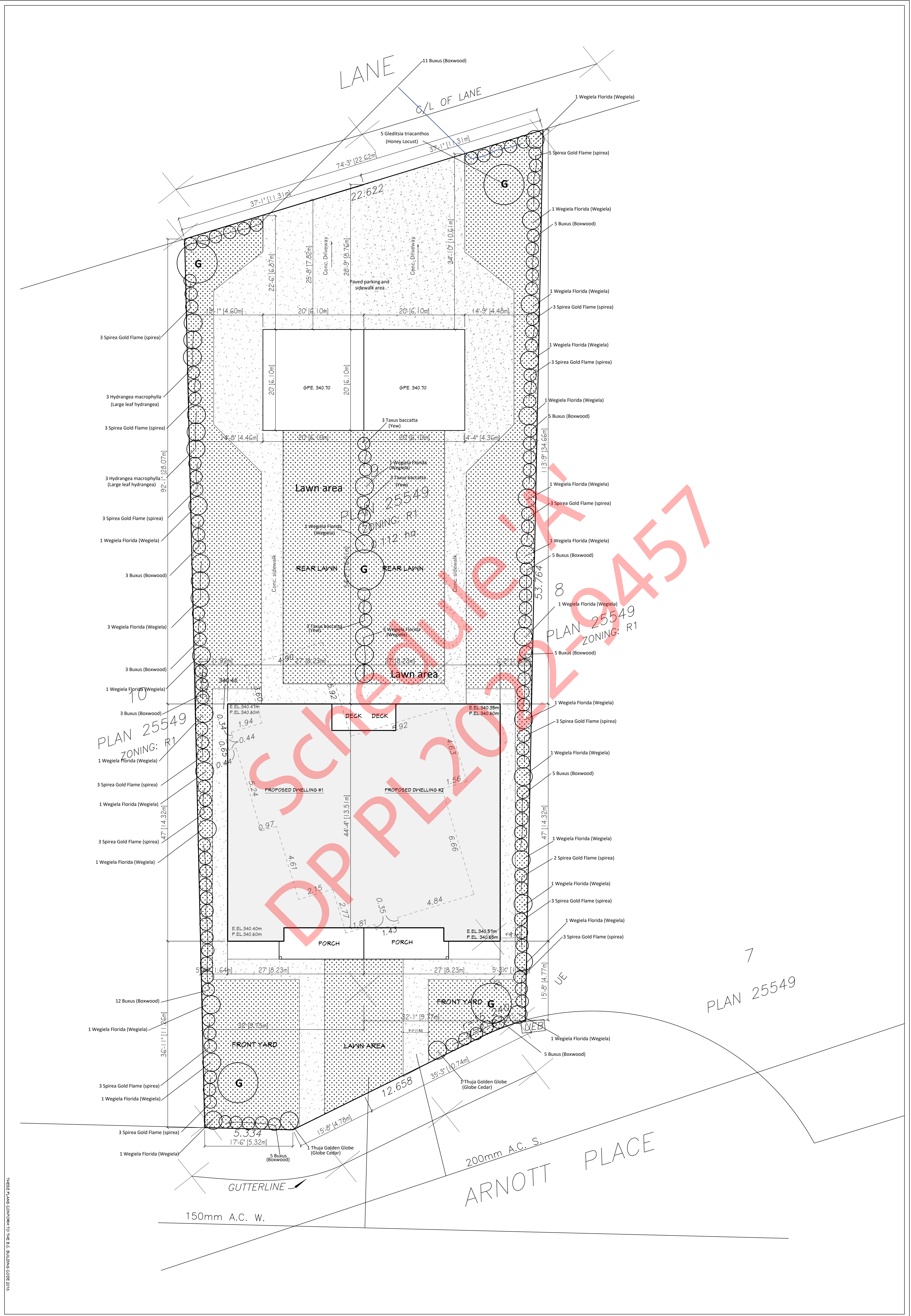
Revised On
 2022.10.07

PROJECT TITLE: Residence of Mr. Karmjit Gill at
 170 Arnott Pl. Penticton
 DRAWING TITLE: Site plan & Zoning Data
 Drg. No.: Penticton 2022.07.26 v1 Drawn By: HS Checked By: GSM

DRAWINGS PROVIDED BY:
KRESTVIEW DESIGN INC
 HOME PLANS : INTERIORS : TENANT IMPROVEMENTS : RENOVATIONS
 Phone : Email : info@krestview.ca
 Address : 3413 Okanagan Dr. Abbotsford BC

GENERAL NOTE:
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PLAN 25549
ZONING: R1

PLAN 25549
ZONING: R1

PLAN 25549

THESE PLANS COMPARE TO THE B.C. BUILDING CODE 2018

SHEET:
1-4

Scale:
1/4" = 1'-0"

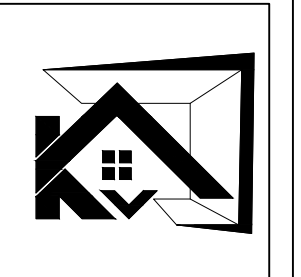
Revised On

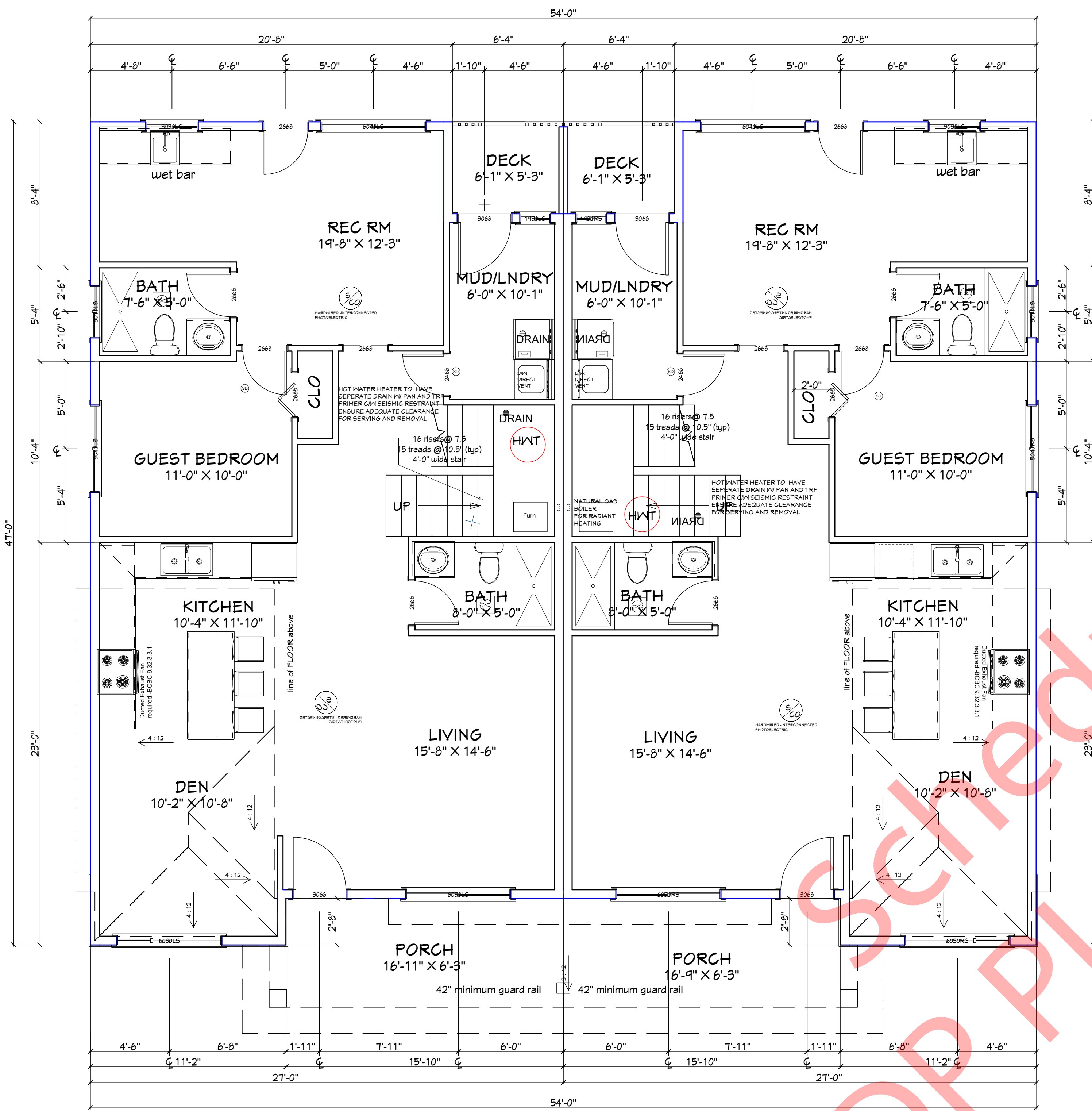
2022.10.07

PROJECT TITLE: **Residence of Mr. Karmjit Gill at**
170 Arnott Pl. Penticton
DRAWING TITLE: **Landscape plan**

DRAWINGS PROVIDED BY:
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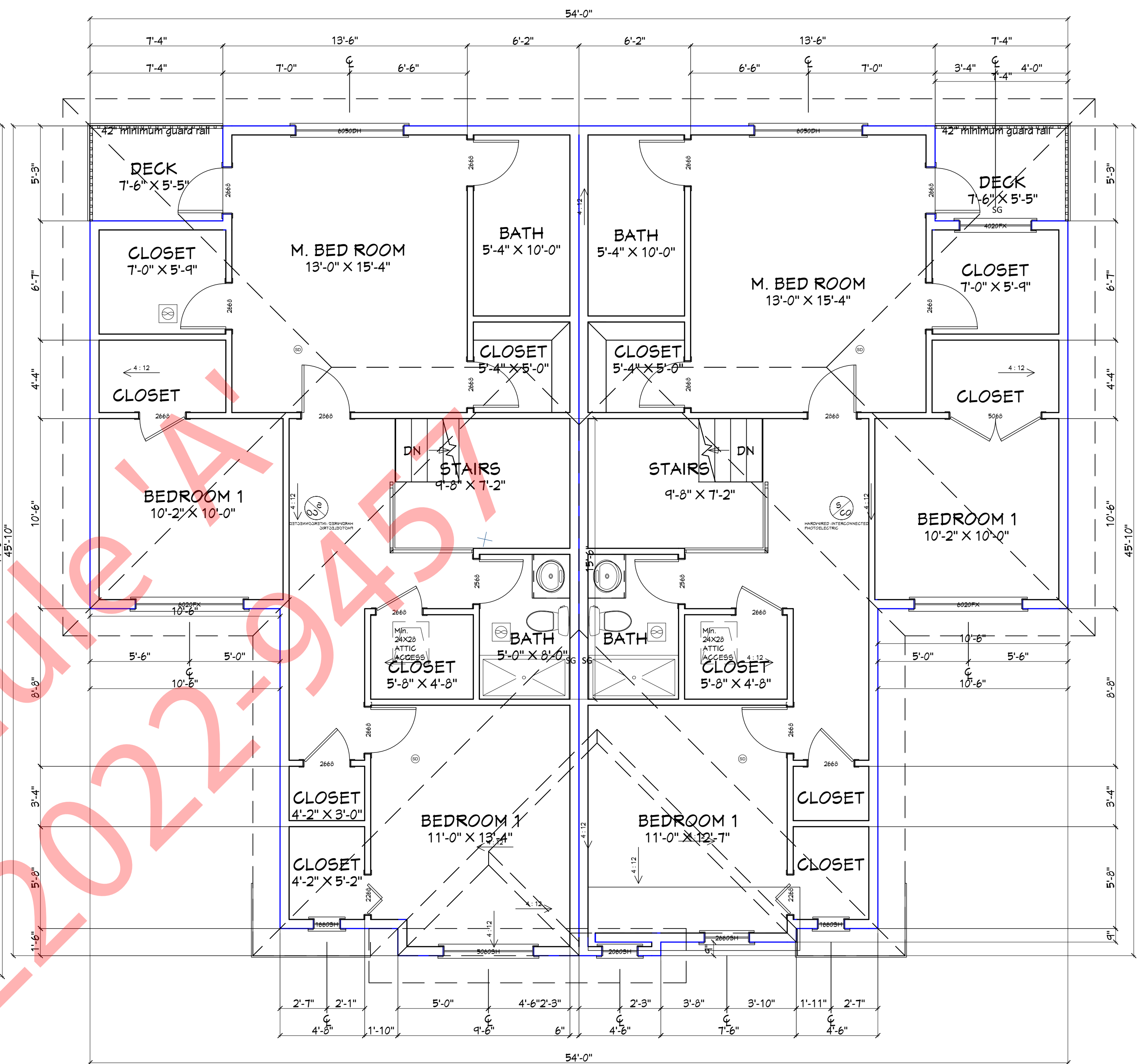




MAIN FLOOR PLAN

SCALE: 1/4"=1'-0" 9'-0" High. Ceiling

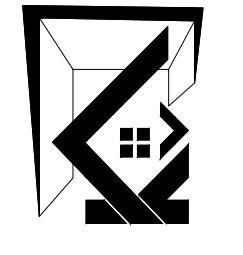
Main Floor Area	2386 SQ.FT.
Porch	204 SQ.FT.
Deck	32 SQ.FT.
Heating System	Furnace Heat



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" 9'-0" High. Ceiling

Floor Area	1973 SQ.FT.
Net Floor Area	761 SQ.FT.
Porch	102 SQ.FT.
Deck	42 SQ.FT.
Heating System	Furnace Heat



GENERAL NOTE:
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 3. ANY DISCREPANCY TO THE DESIGNER.
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 Phone : Email : int@krestview.ca
 Address : 3413 Okanagan Dr. Abbotsford BC

PROJECT TITLE: Residence of Mr. Kamjit Gill at 170 Arnot Pl. Penticton
 DRAWING TITLE: Floor Plans
 Dwg. No.: Penticton 2022.07.26 v1 Drawn By: HS Checked By: GSM

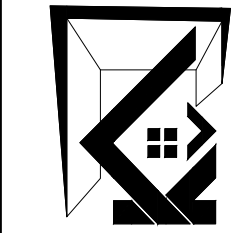
Issued On

Revised On

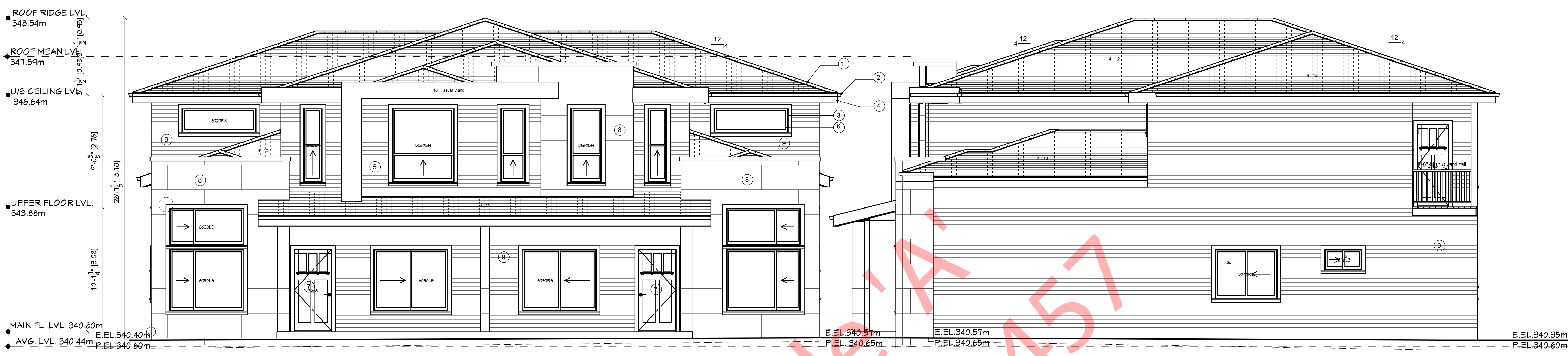
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SHEET:
A
2-4

THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018.



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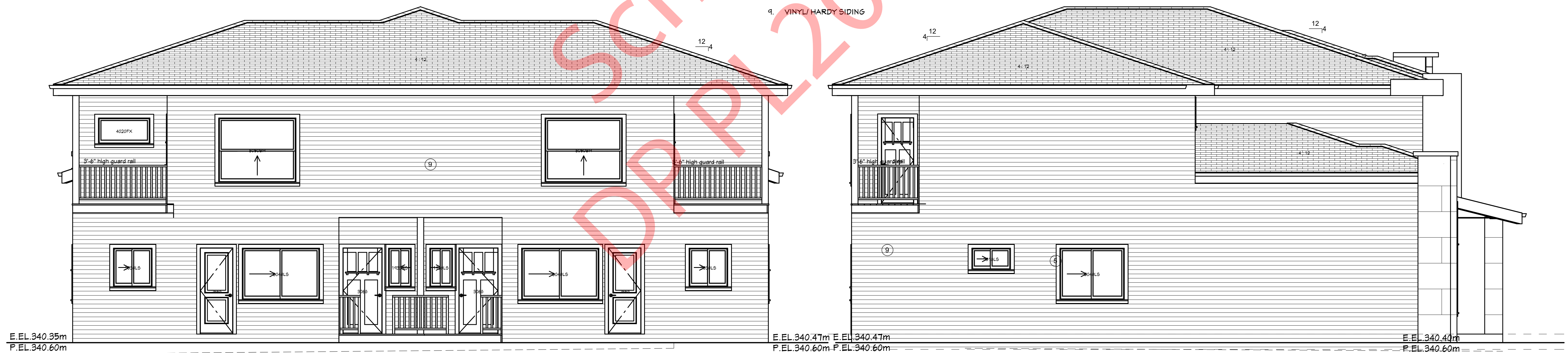


FRONT ELEVATION

RIGHT ELEVATION

MATERIAL LIST

1. ASPHALT SHINGLE 40 YRS - SHAKE PROFILE W/ RAISED RIDGE CAP
2. BUILT-IN GUTTER - METAL SOFFIT WITH 2" CONTINUOUS - SCREENED VENT (GREY, BROWN OR BLACK)
3. 1" X 4" WOODEN TRIM AND 4" MOULDING ALL AROUND STONE TRIM ONLY AT STONE
4. 12" FACIA BOARD (BLACK)
5. (CEDAR PANELS)
6. ALUMINUM FRAMED WINDOW AND PATIO DOOR
7. WOODEN EXTERIOR DOOR
8. STONE / PANELS
9. VINYL HARDY SIDING



BACK ELEVATION

LEFT ELEVATION

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 HOME PLANS : INTERIORS : TENANT IMPROVEMENTS : RENOVATIONS
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 Address : 3413 Okanagan Dr. Abbotsford BC

PROJECT TITLE: Residence of Mr. Kamjit Gill at 170 Annot Pt. Penticton
 DRAWING TITLE: Elevations
 Dwg. No.: Penticton 2022.07.26 v1 Drawn By: HS Checked By: GSM

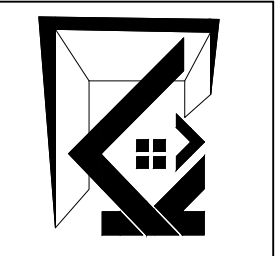
Issued On

Revised On

Scale: 1/4"=1'-0"

SHEET: A 3-4

THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018.



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 Phone : Email : info@krestview.ca
 Address : 3413 Okanagan Dr. Abbotsford BC

PROJECT TITLE: Residence of Mr. Karmjit Gill at 170 Arnott Pl. Penticton
 DRAWING TITLE: Garage Plan and Elevations
 Drg. No.: Penticton 2022.07.26 v1 Drawn By: HS Checked By: GSM

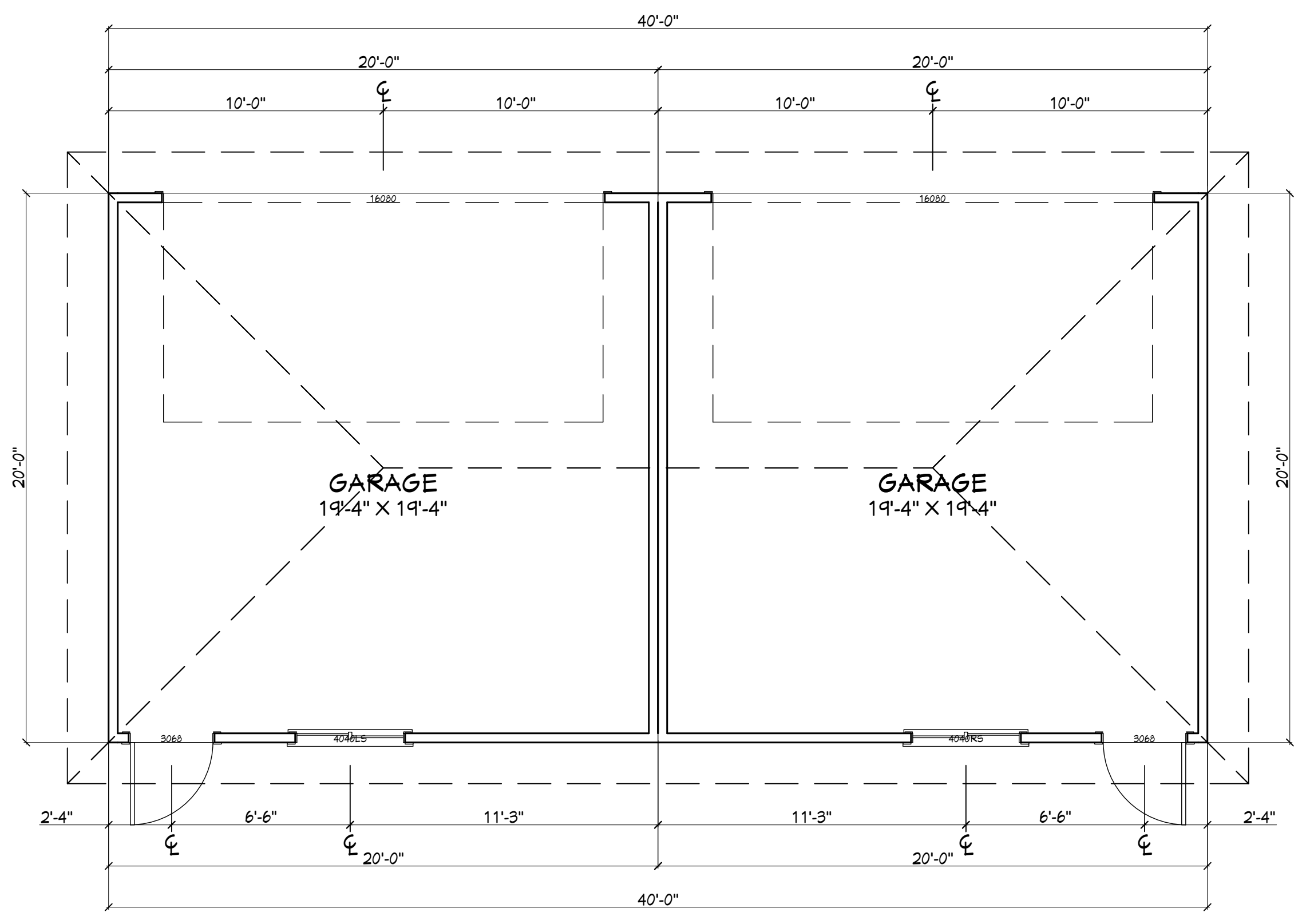
2022.10.07

Revised On

Scale:
 1/4" = 1'-0"

SHEET:
**A
 44**

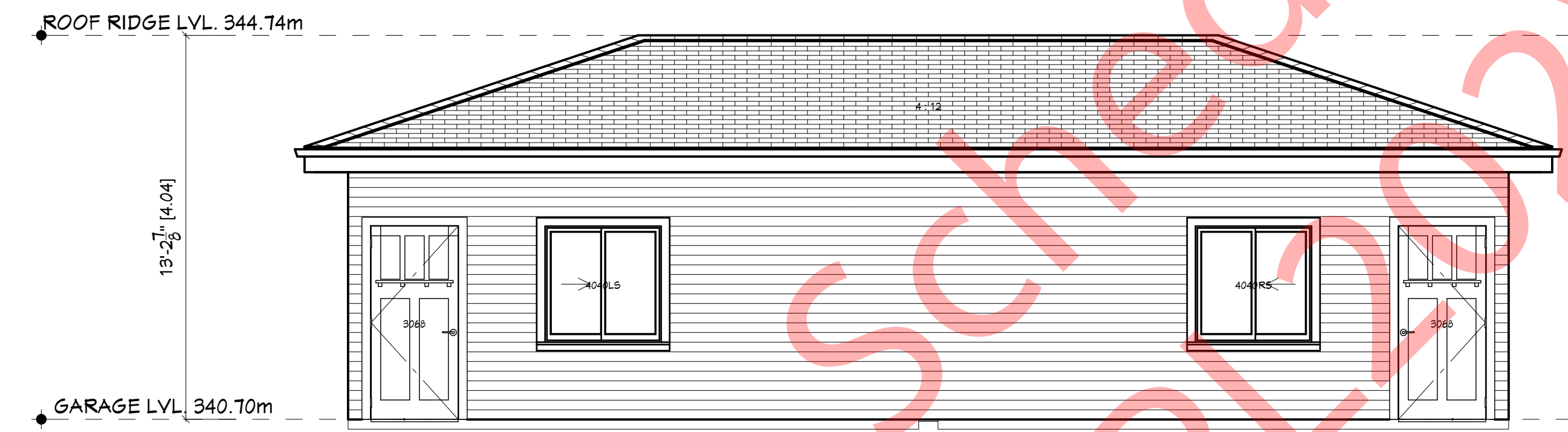
THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018.



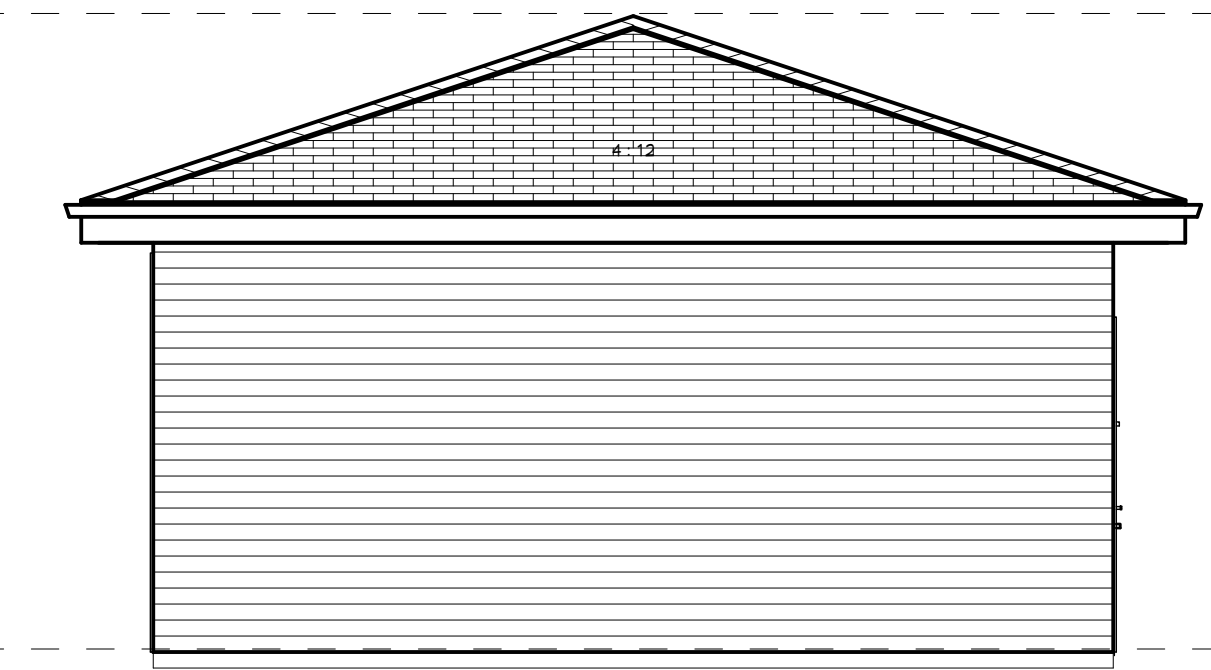
GARAGE FLOOR PLAN
 SCALE: 1/4"=1'-0"



3D PERSPECTIVE



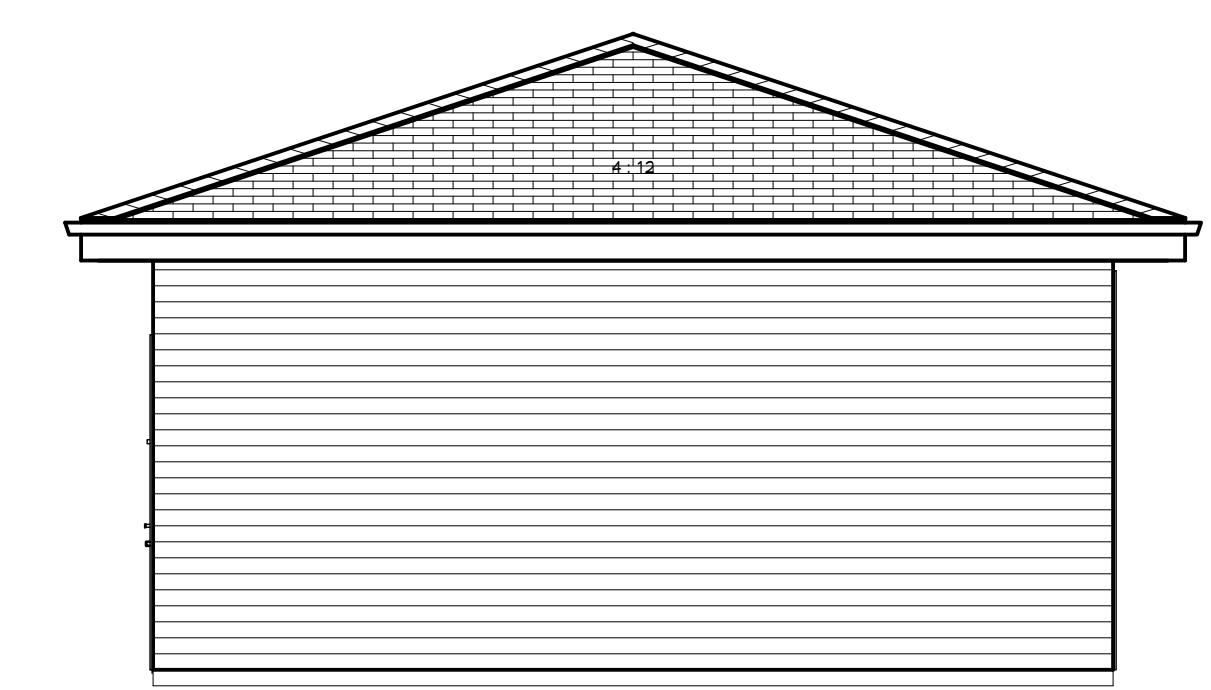
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

The Corporation of the City of Penticton

Bylaw No. 2022-56

A Bylaw to Amend Zoning Bylaw 2021-01

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2021-01;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2022-56".

2. Amendment:

Zoning Bylaw No. 2021-01 is hereby amended as follows:

- 2.1 Rezone Lot 9 District Lot 116 Similkameen Division Yale District Plan 25549, located at 170 Arnott Place from R1 (Large Lot Residential) to RD1 (Duplex Housing) as shown on Schedule 'A'.
- 2.2 Add Section 10.4.4 SITE SPECIFIC PROVISIONS: .1 "In the case of Lot 9 District Lot 116 Similkameen Division Yale District Plan 25549, located at 170 Arnott Place, a maximum of two dwelling units shall be permitted.
- 2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	20	day of	December, 2022
A PUBLIC HEARING was held this	17	day of	January, 2023
READ A SECOND time this		day of	, 2023
READ A THIRD time this		day of	, 2023
RECEIVED the approval of the		day of	, 2023
Ministry of Transportation on the			
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 6th day of January, 2023 and the 11th day of January, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 2022</p> <p>_____</p> <p>for Minister of Transportation & Infrastructure</p>
--

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer



Schedule A: Zoning Amendment Bylaw 2022-56

Date:

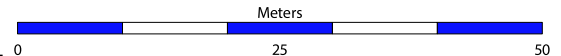
Corporate Officer:



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1:720
December 13, 2022 11:01:32 AM



Coordinate System: NAD 1983 CSRS UTM Zone 11N