



Public Notice

New Residential Development

September 19, 2024

penticton.ca

As part of the Provincial Government's Housing Action Plan and new legislation (s. 464 of the Local Government Act, effective November 30, 2023), the City is prohibited from holding a Public Hearing for Zoning Amendment Bylaws that facilitate residential development and are consistent with the Official Community Plan. As such, there is no opportunity to speak to Council in person.

A new residential development is being proposed in your neighbourhood:

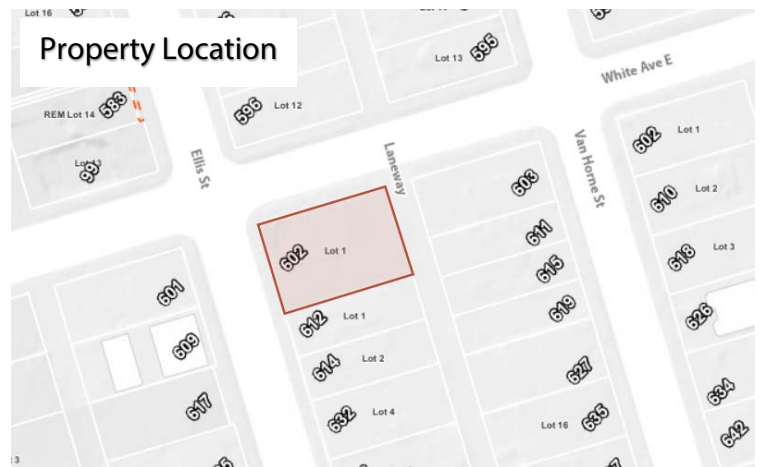
Property:

602 Ellis Street

Lot 1 District Lot 202 Similkameen Division Yale District Plan 13896

Proposal:

The applicant is proposing to subdivide the property into two lots and construct a back-to-back duplex with suites (4 dwelling units total) on the newly created lot.



In order to proceed with the proposed development and subdivision, the applicant has requested the following:

1. Rezone the property from RM2 (Low Density Multiple Housing) to RM5 (Urban Residential).
2. Vary Section 10.7.2.1 of Zoning Bylaw 2024-22 to reduce the minimum lot width (of the new lot) from 10m to 8.7m.
3. Vary Section 11.2 of Subdivision and Development Bylaw No. 2004-81 to not require a 3.8m x 3.8m corner cut to be taken (at the corner of Ellis St. and White Ave. E.).

Information:

You can find a copy of Zoning Amendment Bylaw No. 2024-34 and Development Variance Permit PL2024-9787 on the City's website at www.penticton.ca/publicnotice (or scan the QR code to the right) and at City Hall.



The staff report to Council will be available **Friday, September 27, 2024** at City Hall and on the City's *Council Meetings Agendas and Minutes* web page (www.penticton.ca).

Questions?

Please contact Gabe Tamminga at 250-490-2517 or gabe.tamminga@penticton.ca with any questions.

Council Consideration:

Council will consider giving first reading to Zoning Amendment Bylaw No. 2024-34 at its Regular Council meeting scheduled for **1:00 pm, Tuesday, October 1, 2024** in Council Chambers, Penticton City Hall, 171 Main St.

Consideration of Development Variance Permit PL2024-9787 is subject to adoption of the zoning amendment bylaw. Adoption of the bylaw may occur at a future Council meeting.

All meetings are live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Written Submissions:

All submitted comments will be distributed to Council and must be received by mail or email no later than 9:30 am, Tuesday, October 1, 2024, to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, BC V2A 5A9
Email: corpadmin@penticton.ca

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



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2024-34

Date: _____

Corporate Officer: _____



Development Variance Permit

Permit Number: DVP PL2024-9787

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 1 District Lot 202 Similkameen Division Yale District Plan 13896
 - Civic: 602 Ellis Street
 - PID: 009-139-982
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of back-to-back duplex suites as shown in the plans attached in Schedule 'A':
 - a. To vary Section 10.7.2.1 of the Zoning Bylaw to permit a reduced lot width from 10m to 8.7m.
 - b. To vary Section 11.2 of the Subdivision and Development Bylaw to not require a 3.8m x 3.8m corner cut to be taken as a part of the subdivision process.

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 October, 2024.

Issued this ____ day of October, 2024.

Angela Collison
Corporate Officer

DRAFT



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602 Ellis Street, Penticton BC

Project number	24-006
Date	2024-03-22
Drawn by	J.P.F.

ID-101

Scale 1 : 75

