

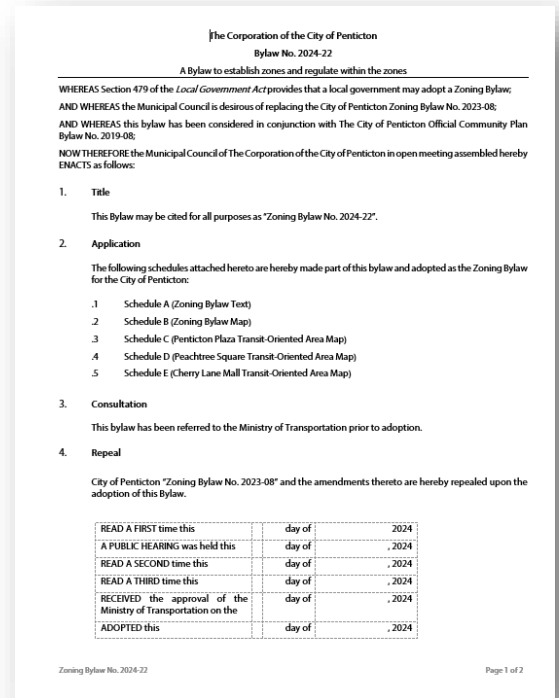


## Zoning Bylaw 2024-22

A comprehensive update to the Zoning Bylaw is proposed to implement recent Provincial housing initiatives and the local Official Community Plan (OCP) Housing Task Force recommendations. Given the extent of the proposed updates, staff are proposing a new Zoning Bylaw to repeal and replace Zoning Bylaw No. 2023-08.

The vast majority of regulations from the previous Zoning Bylaw No. 2023-08 are carried forward, with the following key changes proposed in the new Zoning Bylaw No. 2024-22:

- Implement Provincial small-scale multi-unit housing regulations (up to 4 units per lot).
  - Following requirements of Provincial *Bill 44: Housing Statutes (Residential Development) Amendment Act*.
- Implement Provincial transit-oriented area regulations for the areas around Penticton Plaza and Peachtree Square.
  - Following requirements of Provincial *Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act*.
  - Including local initiative to designate the area around Cherry Lane Mall as a transit-oriented area.
- Updated parking requirements:
  - Remove on-site residential parking requirements in the downtown.
  - Remove on-site parking requirements for secondary suites and carriage houses.
  - Reduce the residential visitor parking requirement from 0.25 spaces per unit to 0.20 spaces per unit.
- Increase residential front yard setbacks along Lakeshore Drive West.
- Increase allowable building heights along the 400-700 blocks of Main Street.
- Rezone city-owned properties to allow residential uses:
  - 2509 South Main Street to RM3 (Medium Density Multiple Housing) zone.
  - 971, 977, 985, 999 Eckhardt Avenue West to RM3 (Medium Density Multiple Housing) zone.
- Rezone BC Housing owned property at 393 Winnipeg Street to C5 (Urban Centre Commercial) zone.
- Remove RSM (Manufactured Home Park) zoning from 1050 Spiller Road.



- Other minor updates, including:
  - Wording changes (i.e. changing “vacation rental” to “short term rental”).
  - Additional information and regulations for localized depressions, carriage house decks and balconies, pedestrian access paths.
  - Expand definition of residential amenity space, and add definition for major high-occupancy short term rental.
  - Formatting, wording and grammar changes.

**Information:**

You can find the staff report to Council and Zoning Bylaw 2024-22 on the City’s website at [www.penticton.ca/publicnotice](http://www.penticton.ca/publicnotice) or scan the QR code to the right.



**Questions?**

Please contact **Steven Collyer** at 250-490-2507 or [steven.collyer@penticton.ca](mailto:steven.collyer@penticton.ca) with any questions.

**Council Consideration:**

A Public Hearing has been scheduled for **6:00 pm, Monday, June 3, 2024**, in Council Chambers, Penticton City Hall, 171 Main St.

All meetings are live streamed via the City’s website at: [www.penticton.ca/city-hall/city-council/council-meetings](http://www.penticton.ca/city-hall/city-council/council-meetings). Select the ‘Watch Live’ button.

**Public Comments:**

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

1. May participate at the Public Hearing via Zoom or telephone. Please visit [www.penticton.ca/publichearings](http://www.penticton.ca/publichearings) for details and the Zoom link.
2. May appear in person.
3. Submit written comments by mail or email no later than 9:30 am, Monday, June 3, 2024, to:

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

Please ensure **Zoning Bylaw No. 2024-22** is included in the subject line of your correspondence:

No letter, report or representation from the public will be received by Council after the conclusion of the June 3, 2024, 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