

Property:

150 McKeen Place

*Lot 7 District Lot 116 Similkameen Division
Yale District Plan 25969*

Subject & Proposal:

Development Variance Permit PL2025-9959

The applicant is proposing to build a two storey accessory building containing a garage and a 32.5m² (349.9ft²) studio unit (living space) above. Due to the unique shape of the lot, the applicant requires a few variances to Zoning Bylaw 2024-22 to make this proposal work within the area that is available. The variances are as follows:



1. Section 10.1.2.7.a to reduce the interior side yard setback on the east side of the property from 1.5m to 1.0m.,
2. Section 8.2.3.6 to reduce the rear yard setback for a carriage house from 1.5m to 1.0m.,
3. Section 8.2.3.5.a.ii to increase the maximum carriage house height from 5.0m and one storey to 7.0m and two storeys where no lane exists, and
4. Section 8.2.3.10.a to allow a balcony on the carriage house in the R4-L (Small-Scale Multi-Unit Residential: Large Lot) zone.

Council Consideration:

Council will consider the Development Variance Permit at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, April 22, 2025** in Council Chambers at Penticton City Hall, 171 Main St.

All meetings 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 a copy of Development Variance Permit PL2025-9959 on the City's website at www.penticton.ca/publicnotice (or scan the QR code to the right) and at City Hall (during business hours).



The staff report to Council will be available **Thursday, April 17, 2025** at City Hall (during business hours) 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.

Written Submissions:

Any person whose interest may be affected by the proposed Development Variance Permit, may submit written comments by mail or email no later than **9:30 am, Tuesday, April 22, 2025**, to:

Attention: Corporate Officer, City of Penticton

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

Email: corpadmin@penticton.ca

Please ensure the following is included in your correspondence:

Subject: 150 McKeen Pl.

No letter, report or representation from the public will be received by Council after the conclusion of the April 22, 2025 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.

Audrey Tanguay

Planning & Licencing Manager