



Address & Legal Description:

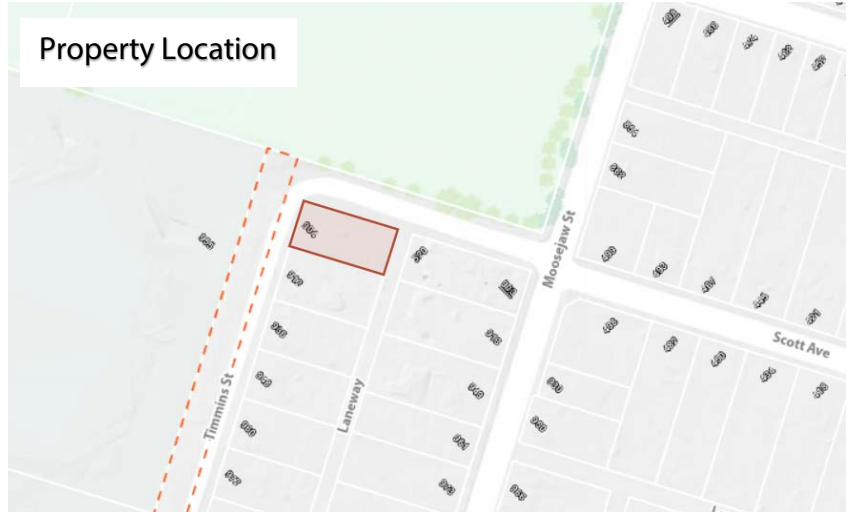
904 Timmins Street

Lot 2 District Lot 4 Group 7 Similkameen
Division Yale (Formerly Yale-Lytton) District
Plan 5380

Subject & Proposal:

Development Variance Permit PL2025-10025

The applicant is proposing to construct two duplexes (total of 4 units) and has applied to vary the following sections of Zoning Bylaw 2024-22:



- Section 4.9.1 to increase the maximum architectural projections into the required front and exterior side yards from 1.5 m to 2.9 m;
- Section 5.3.1.1 to reduce the required number of on-site trees from 1 per unit to 0.5 per unit and not require a tree in the front yard;
- Section 10.1.2.3 to increase the maximum lot coverage from 40% to 44%;
- Section 10.1.2.6 to decrease the minimum front yard from 4.5 m to 3.0 m;
- Section 10.1.2.8.a to decrease the minimum exterior side yard from 3.0 m to 0.1 m; and
- Section 10.1.2.9.a to decrease the minimum rear yard from 6.0 m to 3.3 m.

Council Consideration:

Council will consider the Development Variance Permit at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, September 16, 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.

Information:

You can find a copy of Development Variance Permit PL2025-10025 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 **Friday, September 12, 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 Yvonne Kent at 250-490-2529 or yvonne.kent@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, September 16, 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: 904 Timmins St.

No letter, report or representation from the public will be received by Council after the conclusion of the September 16, 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