

# The Corporation of the City of Penticton

## Bylaw No. 2025-32

### *A Bylaw to Amend Zoning Bylaw 2024-22*

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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. 2024-22;

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. 2025-32".

2. **Amendment:**

"Zoning Bylaw No. 2024-22" is hereby amended as follows:

- 2.1 Delete Site Specific Provision 10.1.5.6 from R4-L - Small-Scale Multi-Unit Residential: Large Lot in its entirety.
- 2.2 Delete the following Site Specific Provision 10.1.5.1.d from R4-L - Small-Scale Multi-Unit Residential: Large Lot and add to 10.4 RM2 – Low Density Multiple Housing Section 10.4.5 Site Specific Provisions:
  - .7 In the case of *Lot A*, District *Lot 3*, SDY (Formerly Yale-Lytton) District, Plan KAP74500, except Plan KAP89094, located at 1050 Churchill Avenue, a ***bed and breakfast home***, shall be permitted.
- 2.3 Delete the following Site Specific Provision 10.1.5.3 from R4-L - Small-Scale Multi-Unit Residential: Large Lot and add to 10.4 RM2 – Low Density Multiple Housing Section 10.4.5 Site Specific Provisions:
  - .8 In the case of *Lot A*, District *Lot 3*, SDYD, Plan KAP74500, located at 1050 Churchill Avenue, an ***Emergency Shelter***, shall be permitted.
- 2.4 Delete the following Site Specific Provision 10.2.5.1.e from R4-S - Small-Scale Multi-Unit Residential: Small Lot and add to 10.4 RM2 – Low Density Multiple Housing Section 10.4.5 Site Specific Provisions:
  - .9 In the case of *Lot 1*, District *Lot 4*, Group 7, SDY (Formerly Yale-Lytton) District, Plan 26701, located at 396 Lakeshore Drive West, a ***bed and breakfast home***, shall be permitted.

Notice of intention to proceed with this bylaw was published on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 and the \_\_\_\_\_ day of \_\_\_\_\_, 2025 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025

for Minister of Transportation & Transit

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## Julius Bloomfield, Mayor

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Angie Collison, Corporate Officer



**City of Penticton**  
Schedule 'B'  
Zoning Bylaw No. 2024-22

0 0.25 0.5 1  
Kilometres  
Scale: 1:12,500

Legend

Road Stream  
Waterbody

City of Penticton Municipal Boundary

Penticton Indian Band

Site Specific Zoning

Zoning Bylaw No. 2024-22

No Zoning

Partially Zoning - No Zoning

Rural Zones

PG - Forestry and Grazing

A - Agriculture

RC - Country Residential Housing

Urban Residential Zones

RA-5 - Small Scale Multi Unit Residential - Small Lot

RA-4 - Small Scale Multi Unit Residential - Large Lot

RM-1 - Mobile Home Park Housing

RM-2 - Low Density Multiple Housing

RM-3 - Medium Density Multiple Housing

RM-4 - High Density Multiple Housing

RM-5 - Urban Residential

Commercial Zones

CT - Commercial Transition

C1 - Neighborhood Commercial

C2 - Mixed Use Commercial

C4 - General Commercial

C5 - Urban Centre Commercial

C6 - Urban Peripheral Commercial

CT1 - Tourist Commercial

CT2 - Campground Commercial

CT3 - Hotel Resort

Industrial Zones

M1 - General Industrial

M2 - Heavy Industrial

M3 - Wedding Yard

Public Assembly & Recreational Zones

P1 - Public Assembly

P2 - Parks and Recreation

P3 - Major Utilities

P4 - Environmental Reserve

Comprehensive Development

CD2 - Comprehensive Development (270 Riverside Drive)

CD3 - Comprehensive Development (2784 Skaha Lake Road)

CD5 - Comprehensive Development (3388 Skaha Lake Road)

CD7 - Comprehensive Development (154 Brunswick Street)

CD8 - Comprehensive Development (179 Westminster Ave W)

CD9 - Comprehensive Development (170 Government Street)

CD10 - Comprehensive Development (955 Timmies Street)

CD11 - Comprehensive Development Zone (10 Galt Avenue)

102-2025 304 fm

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Okanagan Lake

Skaha Lake

Amended By Bylaw

2024-25 2024-05 2024-31 2024-32 2024-34 2024-35 2024-38

2024-37 2025-04 2025-05 2025-07 2024-20 2024-44 2023-14

2025-08 2025-18 2025-07 2025-24 2025-27 2025-33 2025-32