

Address & Legal Description:

425 Heales Avenue

*Lot 1 District Lot 4 Group 7 Similkameen Division Yale
(Formerly Yale-Lytton) District Plan EPP 49039*

Subject & Proposal

Development Variance Permit PL2025-10124

The applicant is proposing to construct a carriage house at the rear of their property with a garage on the ground level and living space above. In order to facilitate their proposal, they have applied to vary the following sections of Zoning Bylaw 2024-22:

1. Section 8.2.3.3.b to increase the maximum building footprint for a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone from 15% of the lot to 16.3% of the lot area;
2. Section 8.2.3.10.b to allow a deck on a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone; and
3. Section 5.4.1.b to allow a screen 2.13 m in height on the carriage house deck for privacy.

Council Consideration:

Council will consider the Development Variance Permit at its Regular Council Meeting scheduled for **1:00 pm, Tuesday, March 3, 2026** 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:

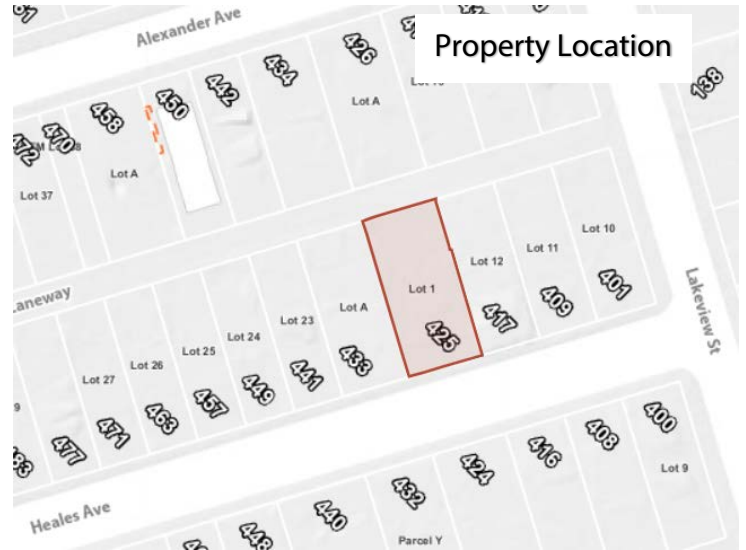
You can find a copy of Development Variance Permit PL2025-10124 on the City's website at www.penticton.ca/publicnotice (or scan the QR code to the right) and at City Hall (during business hours).



The staff report to Council will be available **Friday, February 27, 2026** 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, March 3, 2026**, 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: 425 Heales Ave.

No letter, report or representation from the public will be received by Council after the conclusion of the March 3, 2026 Council Meeting.

Please note that correspondence submitted to the City of Penticton in response to this Notice 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