

Property:

434 Lakeshore Dr. W.

Lot 1 District Lot 4 Group 7 Similkameen Division Yale
(Formerly Yale-Lytton) District Plan 35081 Except Plan
EPP91648

Subject & Proposal

Official Community Plan Amendment Bylaw No. 2026-25
and Zoning Amendment Bylaw No. 2026-26

The City has received an application to change the
Official Community Plan (OCP) future land use
designation on the site from 'Low Density Residential' to
'High Density Residential'.



An application has also been made to change the zoning on the site from 'R4-L – Small-Scale Multi-Unit Residential: Large Lot' to 'RM3 – Medium Density Multiple Housing'.

In addition, staff are proposing to remove the following site-specific text amendment from Zoning Bylaw 2024-22 which allows a bed and breakfast on the property and would no longer be applicable should the property be redeveloped.

- "S.10.2.5.1 A bed and breakfast home shall be permitted on the following lots: ... f Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 35081, located at 434 Lakeshore Drive West."

The proposed amendments would allow for multi-family residential development up to 6 storeys in height.

Information:

You can find a copy of the staff report, Official Community Plan Amendment Bylaw No. 2026-25 and Zoning Amendment Bylaw No. 2026-26 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).

**Council Consideration:**

A Public Hearing has been scheduled for **6:00 pm, Tuesday, August 18, 2026** in Council Chambers, Penticton City Hall, 171 Main St.

All meetings will be live streamed via the City's website at www.penticton.ca.

Questions?

Please contact Yvonne Kent at 250-490-2529 or yvonne.kent@penticton.ca with any questions.

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 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, Tuesday, August 18, 2026, to:

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

Please ensure the following is included in your correspondence:
Subject: 434 Lakeshore Dr. W.

No letter, report or representation from the public will be received by Council after the conclusion of the August 18, 2026 Public Hearing.

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