



As part of the Provincial Government's Housing Action Plan and s. 464 of the *Local Government Act*, the City is prohibited from holding a public hearing for proposed zoning bylaws that facilitate residential development and that are consistent with the Official Community Plan. As such, there is no opportunity to speak to Council in person.

A new residential development is being proposed in your neighbourhood:

Property:
680 Westminster Ave. W.

Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3520

Proposal:
Zoning Amendment Bylaw 2026-06



The applicant is proposing to construct two three-storey duplexes, one with secondary suites, for a total of 6 dwelling units. To facilitate the proposed development, the following have been applied for:

- 1) Rezone the property from C2 – Neighbourhood Commercial to RM2 – Low Density Multiple Housing, and
- 2) Add the following site-specific provision to the RM2 – Low Density Multiple Housing zone as follows: "Section 10.4.5.13, in the case of Lot 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3520, located at 680 Westminster Avenue W, the maximum density shall be 0.94 FAR".

Information:

You can find a copy of Zoning Amendment Bylaw No. 2026-06 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, January 16, 2026** at City Hall (during business hours) and on the City's *Council Meetings Agendas and Minutes* web page (www.penticton.ca).

Council Consideration:

Council will consider giving first reading to Zoning Amendment Bylaw No. 2026-06 at its Regular Council meeting scheduled for **1:00 pm, Tuesday, January 20, 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.

Written Submissions:

All submitted comments will be distributed to Council and must be received by mail or email no later than 9:30 am, Tuesday, January 20, 2026, to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, BC V2A 5A9

Email: corpadmin@penticton.ca

Please ensure the following is included in your correspondence:

Subject: 680 Westminster Ave. W.

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