



Council Report

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Date: June 9, 2026 **File No:** RMS/3900-02
To: Anthony Haddad, City Manager
From: Yvonne Kent, Planner II
Subject: **Official Community Plan Amendment Bylaw No. 2026-19: Updates**

Staff Recommendation

THAT Council, prior to consideration of "Official Community Plan Amendment Bylaw No. 2026-19" and in accordance with Section 475 of the *Local Government Act*, consider whether early and on-going consultation in addition to the required Public Hearing is necessary with:

- a. One or more persons, organizations or authorities;
- b. Regional District of Okanagan Similkameen;
- c. Local First Nations;
- d. School District #67;
- e. The provincial or federal government and their agencies;

And be it determined that consultation is not necessary given the technical nature of the proposed amendments, except for the statutory referral to School District #67 and the Agricultural Land Commission.

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2026-19";

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2026-19" to the June 23, 2026, Public Hearing.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Proposal

Bylaw 2026-19 (Attachment A) proposes several updates to the Official Community Plan to ensure the bylaw continues to meet the City's goals and address mapping discrepancies.

Background

As per the *Local Government Act*, an Official Community Plan (OCP) is a statement of objectives and policies to guide decisions on planning and land use management. All municipalities in British Columbia are required to adopt an OCP. The City's current Official Community Plan Bylaw No. 2019-08 was adopted in 2019.


Various amendments have been made to the OCP over the years due to amendment applications made by property owners, and amendments initiated by staff to reflect both Provincial and Council directives and keep the plan up to date.

Analysis

This section outlines the proposed Official Community Plan amendments. The changes include updates to the land use designations, development permit guidelines, and the land use map.

Low Density Residential Land Use Designation

The Low Density Residential Land Use Designation reads as follows:

Land Use	Description	Building Type(s)	Uses	Height / Density
Low Density Residential 	Lower-density residential areas with new housing types compatible with single-detached houses in character and scale but providing more units per lot	<ul style="list-style-type: none"> • Single detached houses with or without secondary suites and/or carriage houses • Duplexes with or without suites and/or carriage houses • Cluster housing • Townhouses • Bareland stratas • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare) 	<ul style="list-style-type: none"> • Residential • Limited retail/service 	<ul style="list-style-type: none"> • 1 to 4 units per lot • Up to 6 units subject to contextual design and adherence to DP guidelines Additional • units may be considered where lot consolidation occurs (e.g. consolidation of two lots could support twice as many units per lot) • Generally up to 3 storeys • <i>increased height and density permitted in transit-oriented areas</i>
Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.				Bylaw No. 2025-31

It is proposed to add "Low-rise apartment buildings" to the Building Type(s) section.

This change would align the designation with the uses permitted in the low density residential zones in the Zoning Bylaw (R4-L and R4-S). The R4-L and R4-S zones already permit apartments up to three stories in height (low-rise apartment buildings).

General Development Permit Area Guidelines

The General Development Permit Area guidelines apply to all multifamily and commercial developments in the City, ranging from duplexes to six storey mixed-use buildings. The guidelines currently include the following:

Synthetic turf should be avoided

It is proposed to replace the above guideline with the following:

Synthetic turf may be considered where it supports functional outdoor space design.

This change recognizes that in some circumstances, outdoor spaces with conventional lawns are not always practical or functional. For example, in some multifamily developments backyards have limited storage space for lawn maintenance equipment, making synthetic turf a preferred alternative.

This change aligns with the Development Permit Area's objective of water conservation, while maintaining that synthetic turf should only be used where appropriate.

Multifamily Development Permit Area Guidelines

The Multifamily Development Permit Area includes form and character guidelines for multifamily development in the City such as duplexes, townhouses, and apartments. The guidelines currently include the following:

All multifamily developments should incorporate shared amenity spaces that address the needs of all age groups likely to reside within the development.

It is proposed to remove the word "shared" from the guideline, so it reads as follows:

All multifamily developments should incorporate amenity spaces that address the needs of all age groups likely to reside within the development.

This change continues to align with the OCP's goal of providing amenity space in multifamily developments, while recognizing that amenity space does not always need to be shared. For example, in townhouse developments, amenity space needs may be met through private outdoor spaces, such as individual yards, rather than common shared areas.

Environmental Development Permit Exemption

The Environmental Development Permit Area includes guidelines to protect the natural environment. The exemptions to requiring a Development Permit currently include the following:

Acceptance by the City of Penticton of a report prepared by a Qualified Environmental Professional concluding that there is no natural environment associated with the development or adjacent areas described on the Environmental Development Permit Map.

It is proposed the above exemption be revised to read as follows:

In the Environmental Protection Area, acceptance by the City of Penticton of a report prepared by a Qualified Environmental Professional that there is no natural environment associated with the development or adjacent areas described on the Environmental Development Permit Map due to previously approved development.

In the Environmental Assessment Area, acceptance by the City of Penticton that there is no natural environment associated with the development or adjacent areas described on the Environmental Development Permit Map due to previously approved development. A report prepared by a Qualified Environmental Professional may be required where additional information is necessary to determine whether this exemption applies.

The City's Environmental Development Permit Area covers a large portion of the community and consists of two sub-areas: the Environmental Protection Area and the Environmental Assessment Area. The Environmental Protection Area has been in place since at least 2002 and applies to known very high sensitivity areas in the city. The Environmental Assessment Area was added more recently in 2019 and applies to potentially environmentally sensitive areas. As the Environmental Assessment Development Permit Area has not always been in place, it is more likely to include land that contains previously approved development.

As currently written, the exemption from a Development Permit requires a qualified environmental professional (QEP) to confirm where there is no natural environment present. This requirement can create a significant cost and process burden for landowners in situations where the absence of natural environmental features can be reasonably confirmed by City staff, such as in the case of manicured grass lawns, paved patios, driveways, or other fully developed areas.

The proposed revised exemption would require the QEP report only where additional information is needed to assist staff in confirming the exemption in the Environmental Assessment Area. Similar exemptions are used by the City of Kelowna for their Natural Environment Development Permit Area. The requirement that a QEP confirms the exemption in the high sensitivity Environmental Protection Area would remain.

In addition, the wording "due to previously approved development" has been added to the exemptions to clarify that there being no natural environment must be because of previously *approved* development. Work done without a permit does not exempt development from the environmental development permit requirement.

Future Land Use Map

Amendments are proposed to Map 1: Future Land Use in the Official Community Plan. These amendments correct instances where properties have been assigned an incorrect land use

designation, or no designation, due to mapping discrepancies that have occurred over time through successive bylaw amendments.

As Map 1 forms part of the Official Community Plan Bylaw, these corrections require approval by Council. The impacted properties are summarized below by type of mapping correction required:

Property Addresses	Type of Mapping Correction
Adams Crescent (Multiple Properties)	No land use designation shown on the map.
Smythe Road (Multiple Properties)	
1634 Penticton Avenue	
3099 Paris Street	
1055 King Street	
3050 Valleyview Road	
87 Woodstock Road	Incorrect land use designation shown on map.
795 Westminster Avenue W	
76 Duncan Avenue E	

Referral Feedback

Staff have consulted with School District #67 as is required when amending an Official Community Plan as per the *Local Government Act*. The proposed changes were referred to School District #67 from May 12 to May 29 via email. No comments have been received from the District.

Staff have also consulted with the Provincial Agricultural Land Commission as is required when an Official Community Plan might affect agricultural land as per the *Local Government Act*. The proposed changes were referred to the ALC from May 13 to May 29 via email. The ALC has indicated they have no comments.

As per s.475 of the *Local Government Act*, Council must consider whether consultation is necessary with any other person, organization, or authority. Given the technical nature of the proposed amendments, staff have not recommended additional referrals.

Summary

A review of the Official Community Plan has been completed. The changes proposed are narrow in scope and are to ensure the bylaw continues to meet the City's goals and address mapping errors.

Alternate recommendations

THAT Council deny first reading to "Official Community Plan Amendment Bylaw No. 2026-19".

Attachments

Attachment A – Official Community Plan Amendment Bylaw No. 2026-19

Respectfully submitted,

Yvonne Kent
Planner II

Concurrence

<p>General Manager of Development Services</p> <p><i>BL</i></p>	<p>City Manager</p> <p><i>SH</i></p>
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ADOPTED this _____ day of _____, 2026

Notice of intention to proceed with this bylaw was published on the ___ day of _____, 2026 and the ___ day of _____, 2026 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer