

November 22, 2018

Subject Property:

909 Government Street

Lot 4, District Lot 249, Similkameen Division Yale
District, Plan 3392

Application:

The applicant is proposing to construct two side-by-side duplexes at 909 Government Street. The following applications are being considered:

- **Rezone PL2018-8338**
Rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).
- **Development Variance Permit PL2018-8340**
Vary Section 10.8.2.9 of Zoning Bylaw 2017-08 to reduce the minimum rear yard from 6.0m to 3.0m.



Information:

The staff report to Council, Zoning Amendment Bylaw 2018-76 and Development Variance Permit PL2018-8340 will be available for public inspection from **Friday, November 23, 2018 to Tuesday, December 4, 2018** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, December 4, 2018** in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, December 4, 2018** to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the December 4, 2018 Public Hearing.

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.

Blake Laven, RPP, MCIP

Manager of Planning



Council Report

penticton.ca

Date: November 20, 2018 **File No:** PRJ2018-182
To: Peter Weeber, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 909 Government Street
Subject: **Zoning Amendment Bylaw No. 2018-76; Development Variance Permit PL2018-8340; and Development Permit PL2018-8339**

Staff Recommendation

Zoning Amendment Bylaw

THAT "Zoning Amendment Bylaw No. 2018-76", a bylaw to rezone Lot 4, District Lot 249, Similkameen Division Yale District Plan 3392, located at 909 Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing), be given first reading and be forwarded to the December 4, 2018 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2018-76", the following road dedications be registered with the Land Title Office:

1. An 8.5m x 8.5m corner cut the north east corner of the property; and
2. 2.0m from the east property line along Government Street.

Development Variance Permit

AND THAT delegations and submissions for "Development Variance Permit PL2018-8340" for 909 Government Street, a permit to reduce the minimum rear yard from 6.0m to 3.0m, be heard at the December 4, 2018 Public Hearing;

AND THAT Council consider "DVP PL2018-8340" following the adoption of "Zoning Amendment Bylaw No. 2018-76".

Development Permit

THAT Council, approve "Development Permit PL2018-8339" for 909 Government Street, a permit that allows for the construction of two side-by-side duplexes (total 4 units), subject to adoption of "Zoning Amendment Bylaw No. 2018-76" and issuance of "Development Variance Permit PL2018-8340".

Strategic Objective

The subject application is aligned with the Council Priorities of Community Building and Economic Vitality. The application represents smart growth by increasing density in areas where existing services are in place, and in areas close to transit, commercial and employment centers.

Background

The applicant has requested to rezone 909 Government Street, at the corner of Forestbrook Drive and Government Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) to facilitate the construction of two side-by-side duplex buildings for a total of 4 units. The applicant is also requesting a variance to the rear yard setback (along the western property line) from 6.0m to 3.0m to accommodate the development.

Photos of the site are included as Attachment 'D'. The subject property is 833.9m² (8,976 sq. ft.) in area. The property currently has a single family dwelling that was constructed in 1949 and is intended to be demolished prior to construction of the new duplexes.

The subject property is currently zoned R2 (Small Lot Residential), as shown in Attachment 'B' and is designated in the City's Official Community Plan as MR (Medium Density Residential).

The property (931 Government Street) directly south of 909 Government Street is also proposed for development. The same applicant has submitted similar development applications for both 909 and 931 Government Street. A separate rezoning, development variance permit and development permit will be reviewed for 931 Government Street.

The surrounding neighbourhood has a variety of zoning already in place including C1 (Commercial Transition), RM3 (Medium Density Multiple Housing) and RM2 (Low Density Multiple Housing). This neighbourhood is within walking distance to the commercial node along Government Street that includes businesses such as IGA, the new Canco gas station, Government Street Liquor Store & Wine Shoppe and the Penticton Dental Centre. Government Street also serves as a corridor for alternative modes of transportation, offering bike lanes and sidewalks on both sides of the street, as well as transit service.

Draft Official Community Plan

The Official Community Plan review currently underway includes the subject property within the Future Land Use Category 'infill residential'. In the draft Official Community Plan, infill residential is described as transitional lower-scale residential areas with housing types compatible with single detached houses in character and scale. Compatible types of development include single detached houses with or without secondary suites and/or carriage houses; duplexes with or without suites; triplexes and fourplexes; lower density row houses; small-scale neighbourhood commercial building (e.g. corner store, coffee shop).

Proposal

The applicant is proposing to construct two side-by-side duplexes at 909 Government Street. To facilitate this development, the applicant is requesting to rezone the property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

The applicant is also requesting a variance to reduce the rear yard setback from 6.0m to 3.0m to accommodate this development.

Lastly, the applicant requires Development Permit approval for the form and character of the buildings, as they will be located within the General Multiple Family Development Permit Area.

Technical Review

This application was reviewed by the City's Technical Planning Committee. Vehicle access to the property was reviewed to ensure that the proposed driveways are located a minimum distance (10m) back from the Forestbrook Drive and Government Street intersection. Typical frontage upgrades and servicing

requirements have been identified for the Building Permit stage of the project, if rezoning and variance permit applications are supported by Council. The development is required to conform to the BC Building Code. These items have been communicated to the applicant.

A road dedication is identified along Government Street, and the corner of Government Street and Forestbrook Drive. Road dedications are identified through the Transportation Master Plan, and are along some of the City's right-of-way's to further develop and improve the right-of way. The road widening at the corner of Forestbrook Drive and Government Street is primarily to improve sightlines at this intersection. The road widening along Government Street will be utilized for increasing driving lanes along Government Street and widening sidewalk and boulevard areas. The road widening will be dedicated to the city at no cost for the land, as part of the rezoning application.

Financial Implication

The City will be responsible for legal and survey costs of the proposed road dedication, approximately \$1,500. All development costs are the responsibility of the developer, including frontage improvements. All costs have been communicated to the developer.

Development Statistics

The following tables outline the proposed development statistics on the plans submitted with the rezoning application:

	Requirement RM2 Zone	Provided on Plans
Minimum Lot Area:	540 m ²	833.9 m ²
Maximum Lot Coverage:	40 %	38%
Maximum Density:	.80 Floor Area Ratio (FAR)	0.64 Floor Area Ratio (FAR)
Vehicle Parking:	5 (1 per unit, plus 0.25/unit for visitor parking)	7
Required Setbacks Front Yard (Government St): Interior Side Yard (south): Exterior Side Yard (north): Rear Yard (west):	3.0 m 3.0 m 4.5 m 6.0 m	3.22 m 3.0 m 4.5 m 3.0 m (Variance Requested)
Maximum Building Height	12 m	5.84 m
Other Information:	The property is within the General Multiple Family Development Permit Area	

Analysis

The subject property is located in an ideal location near many services and amenities including retail stores, medical centres, park space, Penticton Secondary School, and is within walking distance to the downtown. As indicated by the Future Land Use Map (Attachment 'C'), the corridor along Government Street is identified for medium density development, which can be accommodated through cluster housing, townhouses, apartments, condominiums, and other medium density housing types, as well as limited commercial developments.

The City's draft Official Community Plan (currently in development process) identifies the future land use of this property as Infill Residential, which is defined as transitional lower-scale residential areas with housing types compatible with single detached houses in character and scale. The proposal for 909 Government Street provides duplex units, at an acceptable scale for the current neighbourhood. The proposed buildings are limited in height, and have been designed to be well under the permitted Floor Area Ratio (FAR) for the proposed RM2 zone, providing ample space for amenity and landscaping around the development.

Support Zoning Amendment Bylaw

The subject property is designated as MR (Medium Density Residential) by the City's Official Community Plan. The current R2 (Small Lot Residential) zoning on the property does not allow for the full density that the OCP envisions for medium density areas. The proposed development is considered a medium density development and offers a gentle transition between the current uses on the property and surrounding properties, and the density that is envisioned for this area. The proposed RM2 (Low Density Multiple Housing) and the proposed developments are at a suitable scale of transition for this area.

The proposed development generally meets the development regulations of the RM2 zone. The development also meets the following objectives of the City's OCP:

- *New development should be accommodated through infill development.*
 - This proposal is a form of infill development, as it uses a property that has existing services and doesn't require extending servicing to new areas.
 - The property is also within walking distance to amenities and services.
- *Encourage a diversified range of housing types, tenures and densities.*
 - The proposed development contributes housing in the form of duplex units, at a medium density.
 - The development features larger units that have garages attached.
- *Duplex development near the downtown is encouraged, however, since these areas encompass many changing single family neighbourhoods, duplexes shall be constructed in a manner sensitive to the surrounding neighbourhoods.*
 - The proposed design has limited the height and size of the proposed units.
 - The subject property has limited windows facing into the neighbouring single family dwelling to the west.

In addition to the properties being within the MR (Medium Density Residential) OCP designation, the properties are also located within the General Multiple Family Development Permit Area (DPA). Prior to any development on the properties, the applicant must receive development permit approval. The Development Permit has been included for Council consideration as part of this application (see below section on Development Permit).

Given the above, there is adequate policy provided through the OCP to support the proposal to rezone the subject property from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing), and support is recommended for First Reading of "Zoning Amendment Bylaw No. 2018-76".

Deny Zoning Amendment Bylaw

Council may consider that the proposed development is not appropriate for the subject property. If this is the case, Council should deny First Reading of Zoning Amendment Bylaw No. 2018-76".

Support Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The proposed variance is to reduce the minimum rear yard from 6.0m to 3.0m.

Section 10.8.2.9: to reduce the minimum rear yard from 6.0m to 3.0m.

- The applicant is requesting a variance to reduce the minimum rear yard. There are benefits associated with having increased buffers between properties and differing land uses, including:
 - o Maintaining privacy for both properties and users of the properties;
 - o Increased greenery and yard space;
 - o When a higher density is being introduced, larger setbacks can assist in reducing the impact of a larger building close to neighbour properties.
- While there are benefits to having larger setbacks, the proposed development is minimizing the impacts to the neighbourhood by:
 - o Limiting the height of the new building to only two storeys (5.84 m);
 - o Limiting the number of windows facing towards the neighbouring property;
 - o Orienting most of the duplex units towards the northern street (Forestbrook Dr), rather than the eastern street (Government St) and using the rear yard (western property line) for parking or a drive aisle;
 - o Landscaping the remaining 3.0m setback with trees and shrubs.
- With the approval of the requested variance to reduce the rear yard setback, the applicant is able to create adequately sized units, without having to add a third storey onto the building. The reduced setback slightly increases the allowable building envelope on the property. Due to the large area of the property, the proposed development does not exceed the allowable lot coverage or density (FAR) for the RM2 zone.
- The corner unit of the proposed development fronts onto Government Street, which is considered the front yard for this development. The remaining three units face north towards Forestbrook Drive, which gives the impression of the western property line being used as a side yard. The back yards of the units will be along the southern property line, which will border the applicant's development proposal at 931 Government Street.
- The applicant has reduced the rear yard setback to 3.0m, which allows for adequate screening and landscaping to take place and does not sacrifice any of the required 3.0m landscaping buffer between uses.

Given the above, Staff find that the applicant has considered the reduced rear yard setback in the overall site design. The design proposed provides mitigation efforts for the negative effects that are often associated with reduced setbacks. Staff find the variance request reasonable and recommend that Council support the application.

Deny Development Variance Permit

Council may consider that the requested variance to reduce the rear yard is not appropriate at this location. If this is the case, Council should refer the permit back to staff to work with the developer as directed by Council. Should Council deny the variance, a complete re-design of the subject property and the proposed developments will need to take place.

Development Permit

Approve Development Permit

The subject property is located within the General Multiple Family Development Permit Area (DPA), as such a Development Permit (DP) is required prior to application for a building permit. The DP, once approved, will be listed on title of the property and 'locks-in' the form and character of the building, giving some assurance that the building will look as was presented to Council.

The objective of the General Multiple Family DPA guidelines is to ensure that the siting, form and character, and landscaping of new development is compatible with the context of the existing neighbourhood. The guidelines state that 'new housing should foster a sense of community, enhance the existing streetscape and should maintain or enhance the area's character and livability'. In this DPA, there is emphasis on the following design considerations:

Larger buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces.

- The proposed buildings have been designed with cantilevers, decks, patios and other projections, which assist in reducing the massing effect of the building.

Building shape, roof lines, architectural features and exterior finish should be sufficiently carried to create interest and avoid a monotonous appearance.

- The proposed design incorporates a variety of building materials including acrylic stucco (in varying colours and shades), metal siding (with wood appearance), and cultured stone. The variety of materials creates interest in the design and reduces the impact of one large structure.

Townhouse and multi-family developments should front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the building exteriors and through the provision of pedestrian entrance-ways and walkways to the street.

- The proposed development has been designed so that the corner unit has a primary entranceway onto Government Street. The remaining units front onto Forestbrook Drive.

The design and siting of buildings and individual units should take advantage of views, natural amenities and adjacent open spaces, and should attempt to provide the maximum number of units with sun exposure to enhance the livability of the dwelling units.

- The proposed design has broken 4 units into two duplex buildings, rather than having one large building with 4 units. This design allows for all 4 units to be corner units, which increases the number of windows that can be placed on the building.

Landscaped areas should include an underground irrigation system, which should be programmed to maximize efficient water use.

- The applicant has submitted a landscape plan that successfully includes an underground and automatic irrigation system to all landscaped areas.

Landscaped areas, boulevards and setbacks areas adjacent to streets should be planted with boulevard trees and use plantings and techniques that conserve water through xeriscaping and incorporation of drought resistant species.

- The proposed landscaping plan includes landscaping throughout the property, and also extends to the boulevard areas. A road widening is proposed along Government Street; there are no trees proposed within this identified road widening area, to ensure the trees are maintained should the roadway be built out further.

In parking areas, landscape islands of trees and shrubs should be used to visually break up large expanses of parking.

- The applicant has included landscape breaks between each driveway, which include a variety of shrubs.

Combinations of groundcovers, shrubs of various heights and trees shall be encouraged.

- The landscaping plan submitted includes a variety of shrubs and trees to be planted throughout the entire property.

The design presented by the applicant has been created with street presentation and architectural interest in mind. The proposed development is supported through OCP Policy to increase density within established areas, where servicing exists. As such, Staff recommend that Council approve the Development Permit.

Deny Development Permit

Council may consider that the developer can change the design to more accurately reflect the guidelines for the General Multiple Family Development Permit Area. If this is the case, Council should refer the permit back to staff to work with the developer as directed by Council

Alternate Recommendations

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2018-76" and deny support for DVP PL2018-8340 and DP PL2018-8339.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-76", but deny support for DVP PL2018-8340 and DP PL2018-8339.
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2018-76", and give support for DVP PL2018-8340 and DP PL2018-8339 with conditions that Council feels are appropriate.

Attachments

Attachment A:	Subject Property Location Map
Attachment B:	Zoning Map of Subject Property
Attachment C:	Official Community Plan Map of Subject Property
Attachment D:	Images of Subject Property
Attachment E:	Letter of Intent
Attachment F:	Proposed Site Plan
Attachment G:	Proposed Landscape Plan
Attachment H:	Proposed Floor Plans
Attachment I:	Proposed Building Elevations
Attachment J:	Proposed Renderings
Attachment K:	Draft Development Variance Permit (DVP)
Attachment L:	Draft Development Permit (DP)
Attachment M:	Zoning Amendment Bylaw No. 2018-76

Respectfully submitted

Nicole Capewell
Planner 1

Approvals

Director Development Services	Chief Administrative Officer
	PW

Attachment A – Subject Property Location Map



Figure 1 - Subject Property Highlighted in Red

Attachment B – Zoning Map of Subject Property

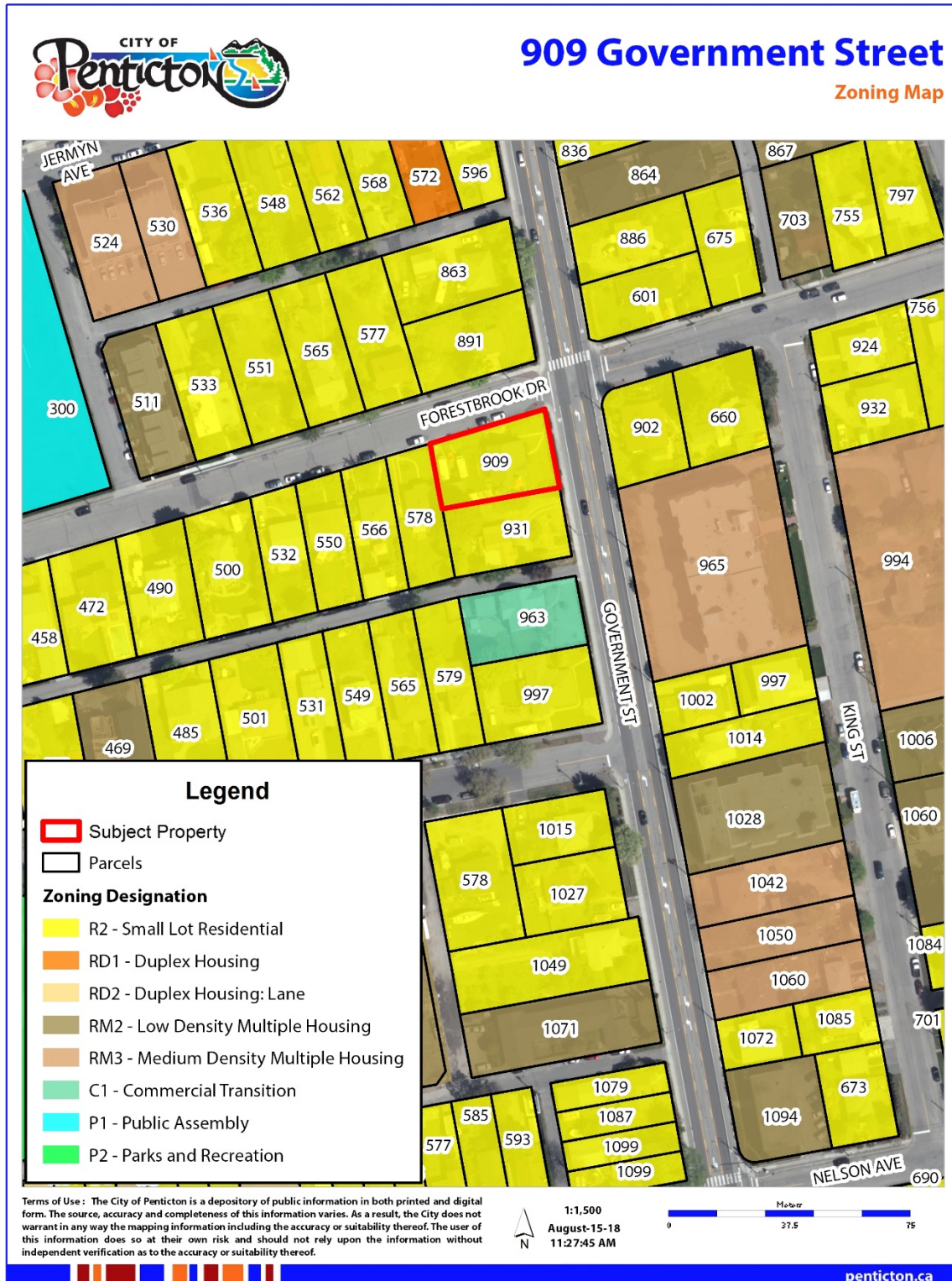


Figure 2 - Subject Property Currently Zoned R2 (Small Lot Residential)

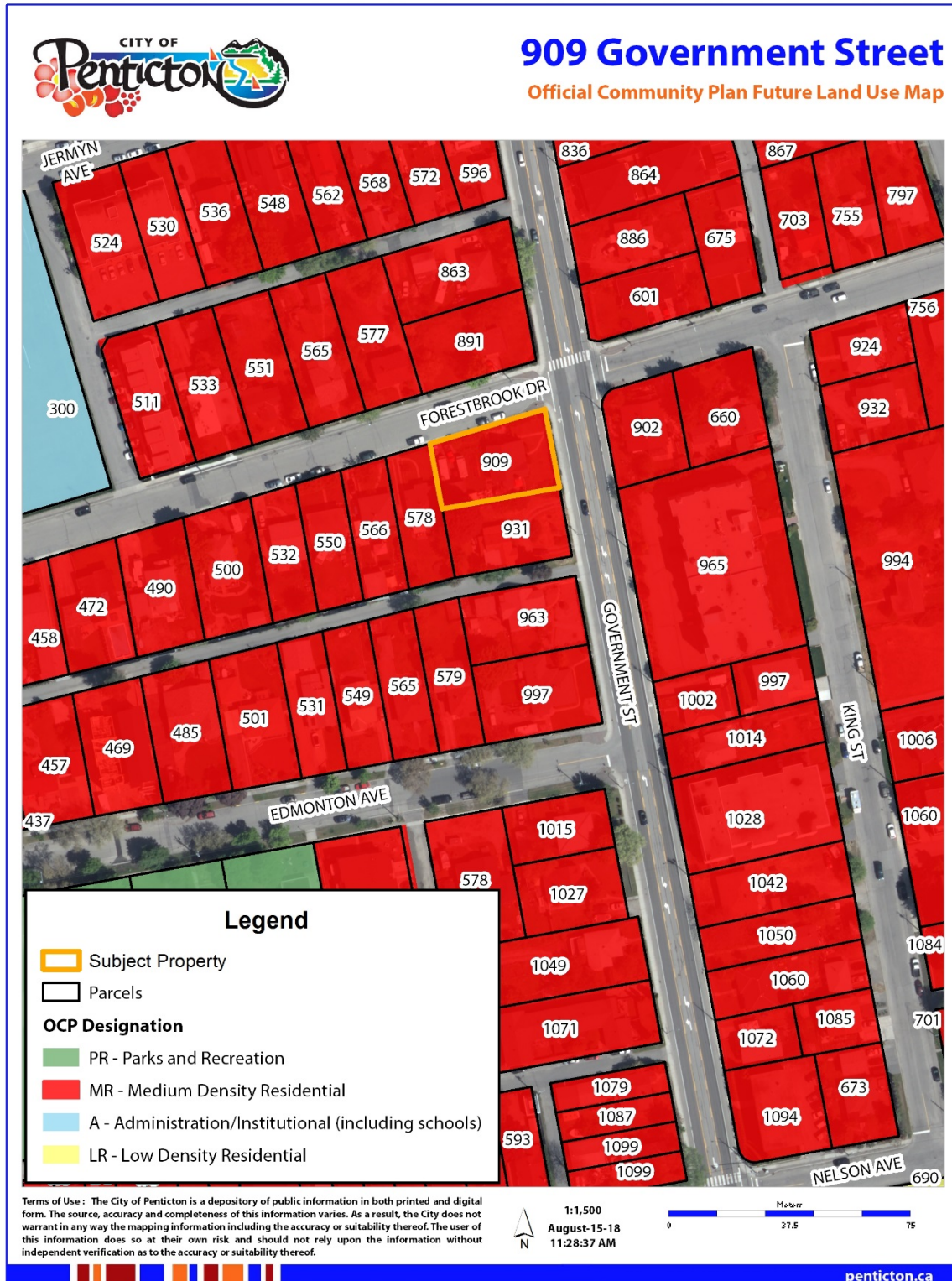


Figure 3 - Subject Property Currently Designated as MR (Medium Density Residential) within Official Community Plan

Attachment D – Images of Subject Property



Figure 4 – Looking south toward 909 Government St from Forestbrook Dr



Figure 5 - Looking down western property line of 909 Government St



Figure 6 - Looking at 909 Government St from Government St (looking north)



Figure 7 - Looking toward 909 Government St from Government St (looking west)



July 19, 2018

Giroux Design Group Inc.
1405-160 Lakeshore Drive W.
Penticton, BC V2A 9C2

City of Penticton
171 Main Street
Penticton, BC V2A 5A9

Re: 909 & 931 Government Street Development Permit Application

To City of Penticton Mayor, Council, and Planning Department,

This letter is regarding the proposed rezoning, and development of the properties located at 909 and 931 Government Street. The proposal is to rezone two large single-family lots with single residences on each (R2 zoning) to allow for the development of two duplex buildings on each property (RM2 zoning) for a total of eight units.

There are definite challenges with this lot as it is affected by the airport height restrictions. There are a few lots on this section of Government Street that are unusually high in elevation, and are just inside the airport height restricted area. The maximum height of the buildings here only allows for 2 storeys, and that with careful lot plans, recessed floor systems and flat roofs. There is also a required 2.2 m road dedication on the Government Street side of the property. Because of these factors we are requesting one variance to the rear yard setback to reduce it from 6.0 meters to 3.0 meters. As the building orientations are toward the streets and the lanes, the sides of the building facing west to the rear yard is not actually the rear of the building. It would be more consistent with a side yard setback, which in duplex zoned properties is only 1.5 m. We believe this variance is very reasonable and will not create any negative impact on the neighboring property. The rear yards of the buildings are facing each other, so the new development will absorb most of the impact. Ample trees, privacy fencing and orientation of the windows will allow for adequate privacy between neighbors. The amenity area provided is twice that required by the City bylaw.

Extra consideration was given to parking with each unit having one enclosed parking space as well as one exterior parking space, there is also a guest parking spot between the buildings.

The proposal fits nicely into a neighborhood mixed with apartments, single family, and multifamily developments. The property is close to shopping and schools which makes it ideal for family housing.

In summary, we feel confident that the proposed development is tasteful and respectful of the existing character of the neighborhood. This development will help provide quality housing for families in our community, thank you for considering our proposal.

Best regards,

A handwritten signature in black ink, appearing to read 'Tony Giroux', is written over a horizontal line.

Tony Giroux **ASTTBC-BD**
Owner/Registered Building Designer
Giroux Design Group Inc.

Figure 8 - Letter of Intent

Attachment F – Proposed Site Plan

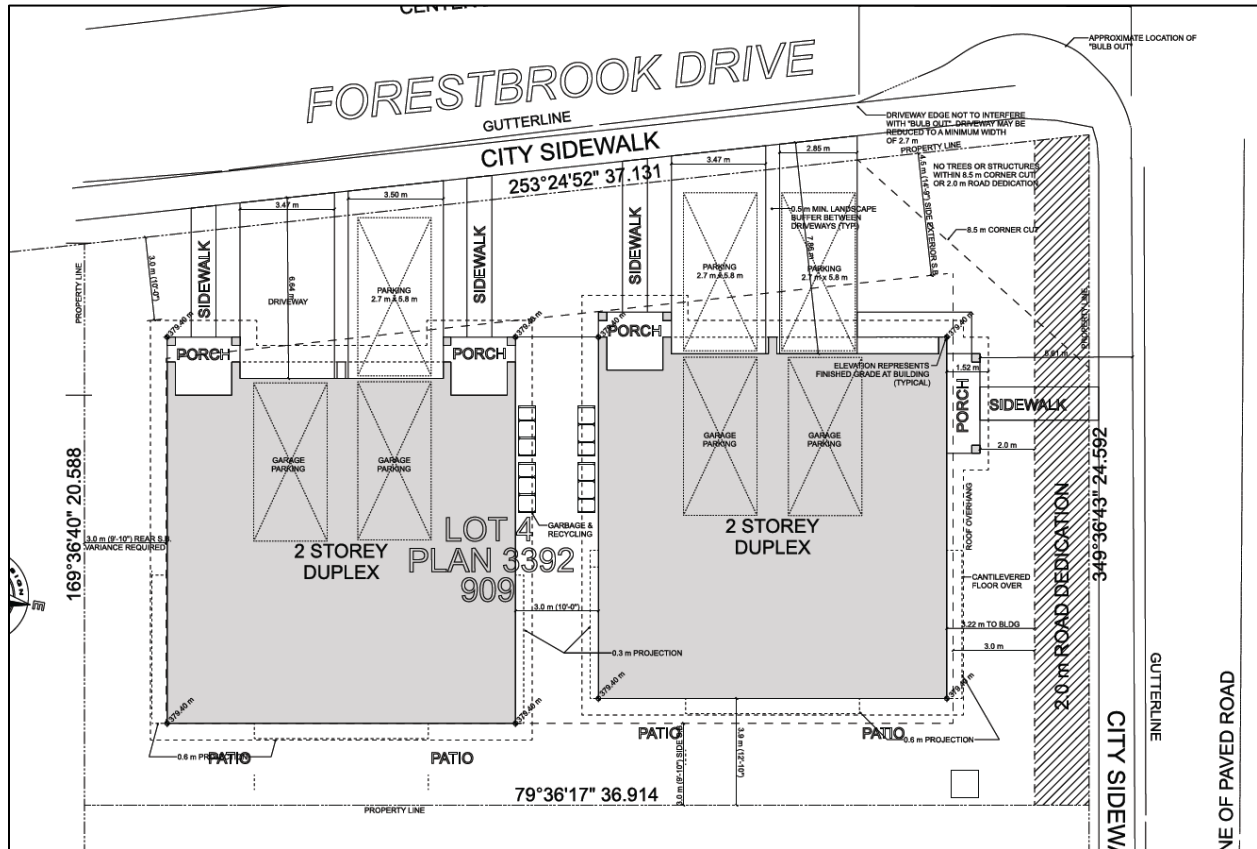


Figure 9 - Proposed Site Plan

Attachment G –Proposed Landscape Plan

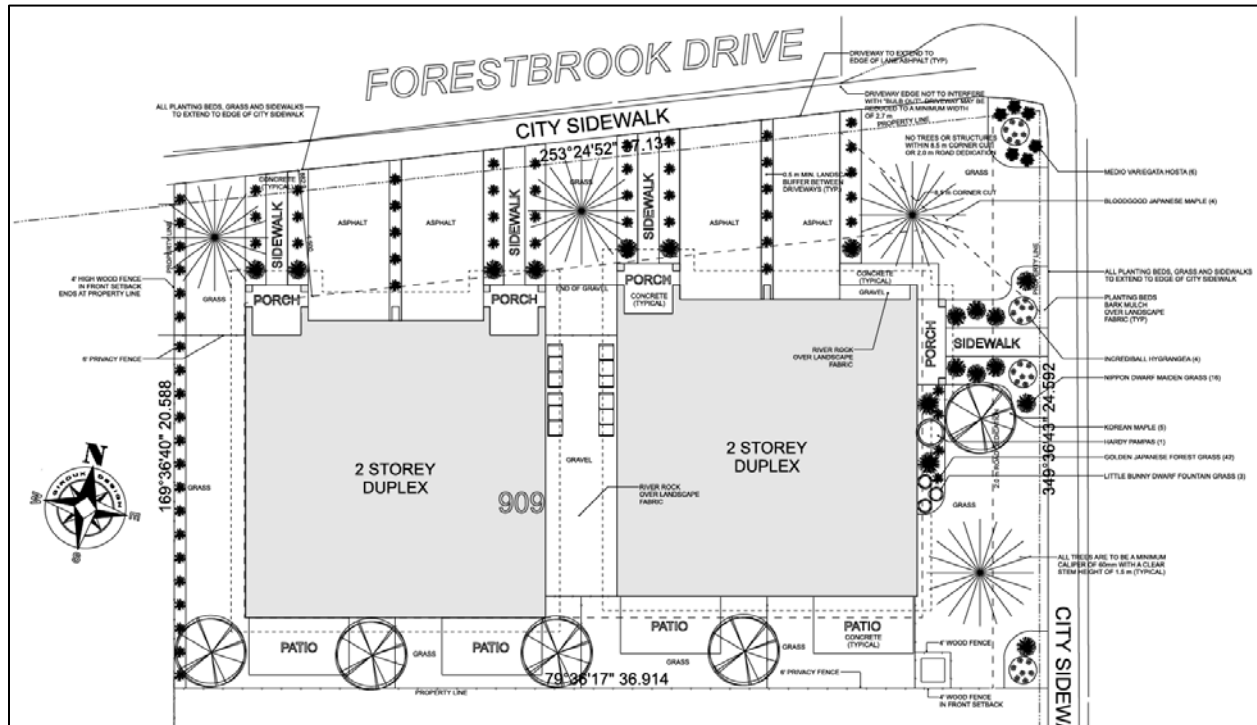


Figure 10 - Proposed Landscape Plan

Attachment H – Proposed Floor Plans

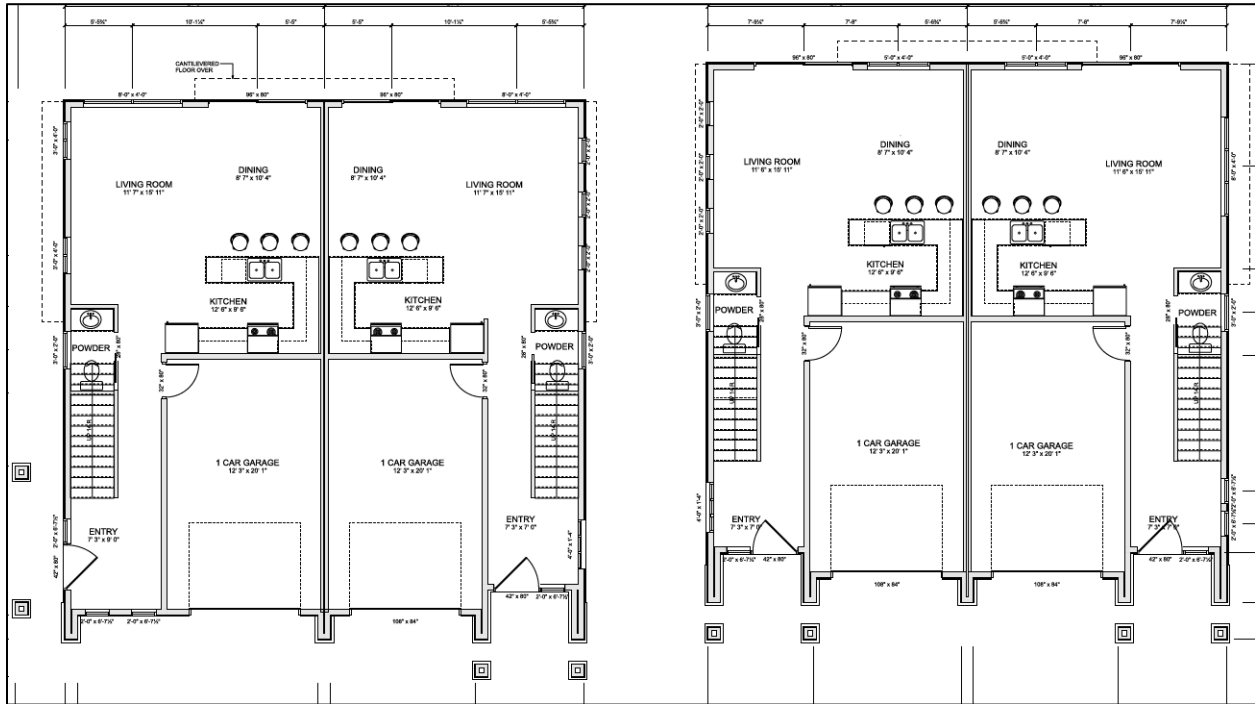


Figure 11 - Main Level Floor Plan

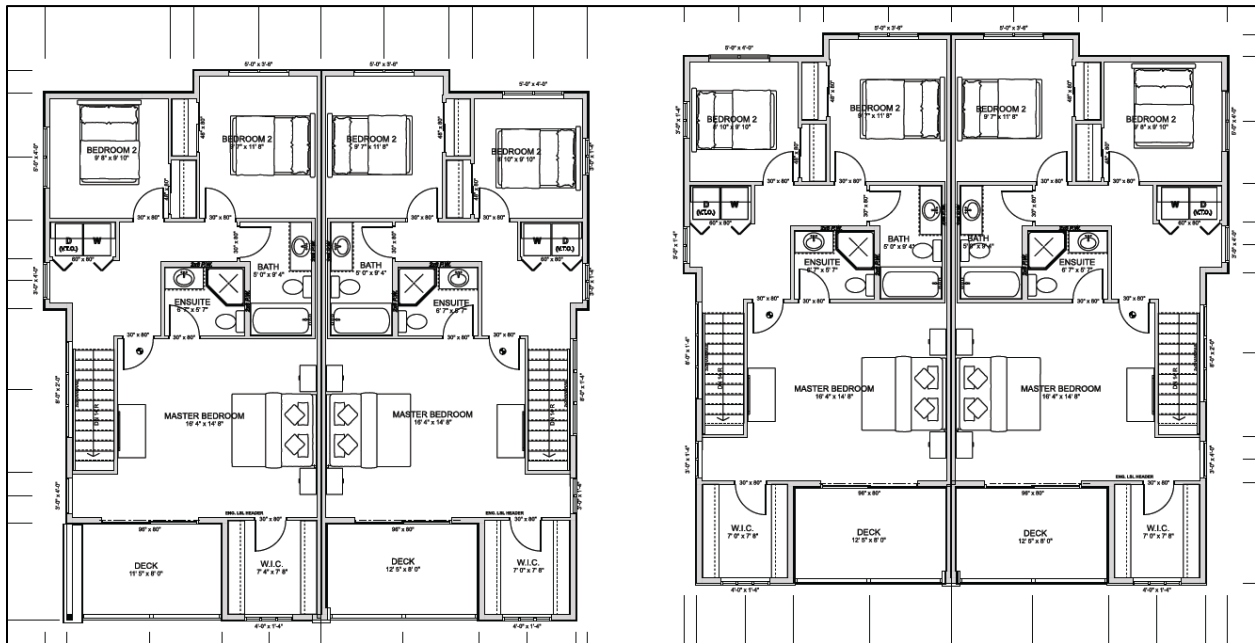


Figure 12 - Second Level Floor Plan

Attachment I – Proposed Building Elevations

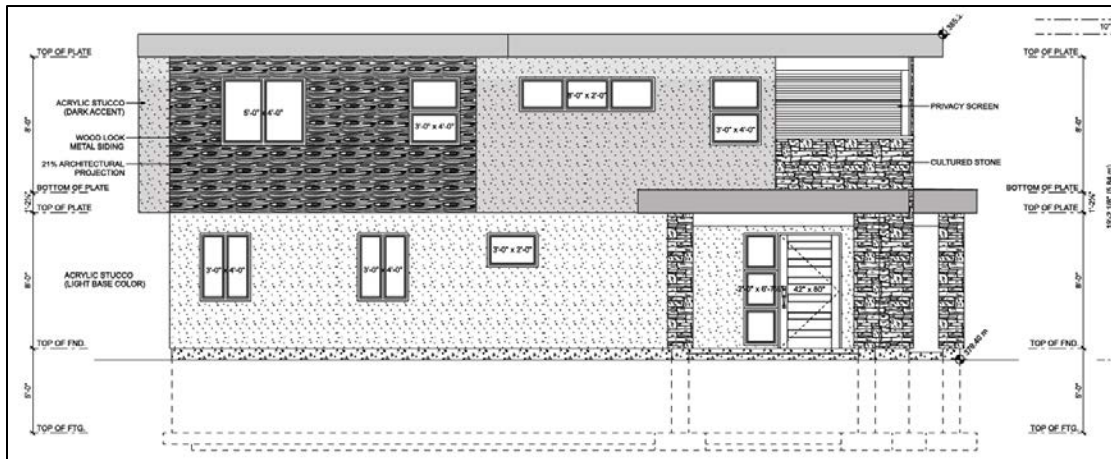


Figure 13 - Front Elevation (Facing East to Government Street)

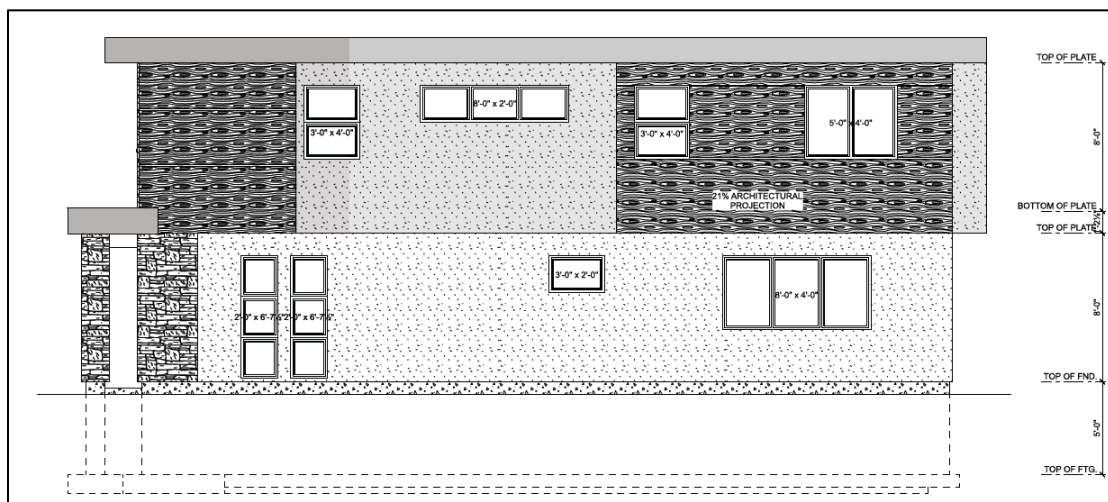


Figure 14 - Rear Elevation (Facing West)



Figure 15 - Right Elevation (Facing North to Forestbrook Drive)

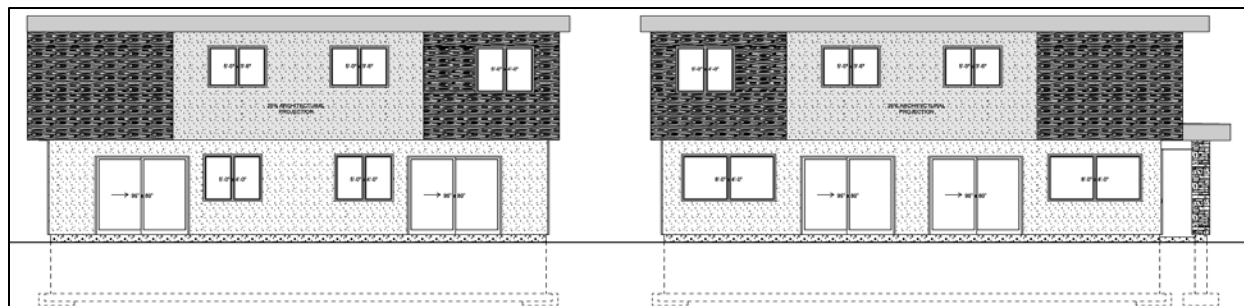


Figure 16 - Left Elevation (Facing South)

Attachment J – Proposed Renderings



Figure 17 - Rear Elevation (Facing West)



Figure 18 - Front Elevation (Facing East to Government Street)



Figure 19 - Right Elevation (Facing North to Forestbrook Drive)



Figure 20 - Left Elevation (Facing South)



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2018-8340

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
Legal: Lot 4, District Lot 249, Similkameen Division Yale District Plan 3392
Civic: 909 Government Street
PID: 008-531-722
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for the construction of two side-by-side duplexes:
 - a. Section 10.8.2.9: to reduce the minimum rear yard from 6.0m to 3.0m.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2018

Issued this _____ day of _____, 2018

Angela Collison,
Corporate Officer

DRAFT



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Permit

Permit Number: DP PL2018-8339

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
Legal: Lot 4 District Lot 249 Similkameen Division Yale District Plan 3392
Civic: 909 Government Street
PID: 008-531-722
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two side-by-side duplexes as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.

6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security as follows:

1 st Inspection	No fee
2 nd Inspection	\$50
3 rd Inspection	\$100
4 th Inspection or additional inspections	\$200

General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
- 9. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2018

Issued this ____ day of _____, 2018 _____

Angela Collison
Corporate Officer

Rezone 909 Government Street

From R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2018-76

Date: _____

Corporate Officer: _____