

**Public Hearing**  
to be held at  
**City of Penticton Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, August 1, 2017**  
**at 6:00 p.m.**

1. Mayor Calls Public Hearing to Order for **“Zoning Amendment Bylaw No. 2017-48”** 1-23
- CO Reads Opening Statement and Introduction of Bylaws
- “Zoning Amendment Bylaw No. 2017-48” (190 & 196 Bassett Street)
- Purpose: To amend Zoning Bylaw No. 2017-08 as follows:
- Rezone Lot 15 and Lot 16, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 3467, located at 190 & 196 Bassett Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).
- The applicant is proposing to construct a seven unit townhouse development.
- Notice: The Public Hearing was advertised in the Penticton Western Newspaper on Friday, July 21, 2017 and Wednesday, July 26, 2017 (pursuant to the *Local Government Act*).
- CO No Correspondence received regarding the Zoning Amendment (as of noon Wednesday, July 26, 2017)
- Mayor Requests the Director of Development Services describe the proposed amendments
- Mayor Invitation to applicant for comment or elaboration on the application
- Mayor Invites those in attendance to present their views
- Mayor Invites Council members to ask questions
- Mayor Invites applicants to respond to questions and those in attendance may provide new additional information

PUBLIC HEARING for “Zoning Amendment Bylaw No. 2017-48” is terminated and no new information can be received on this matter.

- 1 -

**Regular Council Meeting**  
**held at City of Penticton Council Chambers**  
**171 Main Street, Penticton, B.C.**

**Tuesday, July 18, 2017**  
**at 1:00 p.m.**

## **Resolutions**

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**14. Land Matters**

- 14.1 Zoning Amendment Bylaw No. 2017-48  
DVP PL2017-7944 & DP PL2017-7845  
Re: 190, 196 Bassett Street

427/2017

**It was MOVED and SECONDED**

THAT "Zoning Amendment Bylaw No. 2017-48," a bylaw to rezone Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 190 Bassett Street, and to rezone Lot 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 196 Bassett Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing), be given first reading and forwarded to the August 1, Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2017-48," the following conditions are met:

1. a 0.9m road dedication along Westminster Ave West and 5.0m x 5.0m south west corner cut are registered with the Land Title Office.
2. the subject lots are consolidated and registered with the Land Title Office;

THAT delegations and submissions for "Development Variance Permit PL2017-7944" for Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 190 Bassett Street, and Lot 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 196 Bassett Street, a permit to increase the maximum lot coverage from 40% to 49%, decrease the minimum exterior yard from 4.5m to 3.0m and to decrease the minimum rear yard from 6.0m to 0m, be heard at the August 1, 2017 public hearing.

AND THAT Council consider "DVP PL2017-7944" following the adoption of "Zoning Amendment Bylaw No. 2017-48".

THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2017-48," approve "Development Permit PL2017-7945" for Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 190 Bassett Street, and Lot 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 196 Bassett Street, a permit that allows for the construction of a seven-unit townhouse development.

**CARRIED UNANIMOUSLY**

# Council Report

penticton.ca

**Date:** July 18, 2017  
**To:** Peter Weeber, Chief Administrative Officer  
**From:** Randy Houle, Planner I  
**Address:** 190, 196 Bassett Street

File No: RZ PL2017-7943  
DVP PL2017-7944  
& DP PL2017-7945

**Subject: Zoning Amendment Bylaw No. 2017-48  
Development Variance Permit PL2017- 7944  
Development Permit PL2017-7945**

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## Staff Recommendation

### *Zoning Amendment*

THAT "Zoning Amendment Bylaw No. 2017-48," a bylaw to rezone Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 190 Bassett Street, and to rezone Lot 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 196 Bassett Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing), be given first reading and forwarded to the August 1, Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2017-48," the following conditions are met:

1. a 0.9m road dedication along Westminster Ave West and 5.0m x 5.0m south west corner cut are registered with the Land Title Office.
2. the subject lots are consolidated and registered with the Land Title Office;

### *Development Variance Permit*

THAT delegations and submissions for "Development Variance Permit PL2017-7944" for Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 190 Bassett Street, and Lot 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 196 Bassett Street, a permit to increase the maximum lot coverage from 40% to 49%, decrease the minimum exterior yard from 4.5m to 3.0m and to decrease the minimum rear yard from 6.0m to 0m, be heard at the August 1, 2017 public hearing.

AND THAT Council consider "DVP PL2017-7944" following the adoption of "Zoning Amendment Bylaw No. 2017-48".

## *Development Permit*

THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2017-48,” approve “Development Permit PL2017-7945” for Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 190 Bassett Street, and Lot 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 196 Bassett Street, a permit that allows for the construction of a seven-unit townhouse development.

### **Strategic priority objective**

N/A

### **Background**

The subject properties (Attachment A) are zoned R2 (Small Lot Residential) and designated by the City's Official Community Plan as MFMD (Multi Family Medium Density Residential). Photos of the sites are included as Attachment D. The subject properties are a combined 1,113m<sup>2</sup> (11,980ft<sup>2</sup>). The surrounding properties are primarily zoned R2 (Small Lot Residential), C2 (Neighbourhood Commercial), CT1 (Tourist Commercial) and RM2 (Low Density Multiple Housing). Surrounding properties are designated by the OCP as Multi Family and Tourist Commercial.

### **Proposal**

The applicant is proposing to construct a seven-unit townhouse development. Since the proposed use is not permitted in the R2 (Small Lot Residential) zone, a rezoning to RM2 (Low Density Multiple Housing) is required.

Secondly, the applicant is requesting a Development Variance Permit to vary the following sections of Zoning Bylaw No. 2017-08:

- Section 10.8.2.3: To increase the maximum lot coverage from 40% to 49%.
- Section 10.8.2.8.i: To decrease the minimum exterior side yard from 4.5m to 3.0m.
- Section 10.8.2.9: To decrease the minimum rear yard from 6.0m to 0m.

Lastly, the property is located within the Downtown Multiple Family Development Permit area and requires approval for the form and character of the duplexes and to address landscaping requirements.

### **Financial implication**

N/A

### **Technical Review**

This application was forwarded to the City's Technical Planning Committee and reviewed by the Engineering and Public Works Departments. Through this process, it was determined that a 0.9m road widening along Westminster Avenue W will be obtained by the City to achieve the desired 20m width of Westminster Avenue along with a 5.0m x 5.0m corner cut in the south east portion of the property. As part of the building permit process, sidewalk with curb and gutter will be required along the frontage of Bassett Street. As per City of Penticton Building Bylaw 94-95 section 7.1.5, storm water/drainage is to be maintained on site. The

developer has been advised that a transformer will be required on site. If the requests for the zoning amendment, variances and development permit are supported, BC Building Code and City bylaw provisions, such as height restrictions, will apply.

**Development Statistics**

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

Item	Requirement RM2 zone	Proposed
<b>Maximum Lot Coverage:</b>	40%	48.3% (variance required)
<b>Maximum Density:</b>	0.8 FAR	0.764 FAR
<b>Minimum Lot Width:</b>	19.5m	28.7m
<b>Minimum Lot Area:</b>	540m <sup>2</sup>	1115m <sup>2</sup>
<b>Vehicle Parking:</b>	1 space per dwelling unit + 0.25 per unit for visitors (9 total)	15 spaces
<b>Required Setbacks</b>		
Front yard (west, Bassett Street):	3.0m	4.5m
Rear Yard (east)	6.0m	0m (variance required)
Interior yard (north):	3.0m	3.0m
Exterior yard (south, Westminster Ave W):	4.5m	3.0m (variance required)
<b>Maximum Building Height:</b>	12.0m	11.9m
<b>Amenity Area:</b>	20m <sup>2</sup> per unit (140m <sup>2</sup> total)	150m <sup>2</sup>
<b>Other Information:</b>	Subject property is located within the Downtown Multiple Family Development Permit Area, thus a development permit is required.	

**Analysis**

**Zoning Amendment**

Support “Zoning Amendment Bylaw No. 2017-48”

The site is situated in an area experiencing some densification. The OCP designation for this site is MFMD (Multi Family Medium Density Residential), which supports a seven-unit townhouse development. Staff consider that the zoning amendment to allow for the proposed development represents best use of the land for the following reasons:

- The proposal is consistent with the OCP’s view that infill residential development is an appropriate method of maximizing the use of land and increasing housing choices for Penticton residents.
- The OCP encourages densification in areas where existing services can accommodate higher densities, which is the case here.
- The proximity to downtown, schools and nearby services encourages more walking and active forms of transportation.

- The current proposal will convert two single family dwellings into seven units in a time with low vacancy rates.

Staff considers that the design is suitable and consistent with the redevelopment trends in the area. The location of the site and characteristics of the surrounding neighbourhood make it appropriate for residential densification. The proposal has 15 parking spaces which is significantly higher than the 9 required by the bylaw. The development also provides an adequate landscape buffer from the property to the north. Given the above, staff recommends that Council support "Zoning Amendment Bylaw No. 2017-48" and forward the application to the August 1, 2017 public hearing for comments from the public.

#### Deny/Refer Zoning Amendment

Council may consider that the proposed amendment is not suitable for this site. If this is the case, Council should deny the bylaw amendment. Alternatively, Council may wish to refer the matter back to staff to work with the applicant with any direction that Council considers appropriate.

#### **Development Variance Permit**

##### Support Variances

When considering a variance to a City bylaw, staff encourages Council to be mindful of any constraints on the property that makes following the bylaw difficult or impossible; whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable.

*Section 10.8.2.3: To increase the maximum lot coverage from 40% to 49%.*

- The proposed development will result in 48.3% lot coverage. Without the carports, the development covers 37% of the lot. The additional coverage will be at the rear of the property along the lane. The carport will have no walls. The proximity to the property line has been reviewed by the building department to address any spatial separation issues. The developer will be required to contain the storm water on-site and not allow it to drain into the lane. Although the proposed lot coverage is 9% higher than the bylaw allows, the carports will benefit future residents of the property with little impact on the surrounding neighbourhood.

*Section 10.8.2.8.i: To decrease the minimum exterior side yard from 4.5m to 3.0m.*

- The proposed building will be setback 3.0m from the street after the 0.9m road widening is obtained. Locating the building closer to Westminster Ave W than the minimum setback required creates private yard space in the middle of the development and enables the developer to provide a 3.0m landscape buffer area along the north property line. Council has approved similar variances in the past and staff feel that a 3.0m setback on Westminster Ave W is adequate especially considering that the current building sits closer to the street than what is being proposed. (Figure 7).

*Section 10.8.2.9: To decrease the minimum rear yard from 6.0m to 0m.*

- The proposed townhouses sit 6.0m from the east property line, but the variance request is to locate the carports 0m from the property line. The added carports will benefit the future owners with little impact on the neighbours to the east as it a roof structure with no walls. In the RM2 zone there is no provisions for accessory buildings, thus the applicant is required to vary the rear yard from 6.0m to 0m.

Supporting the variances listed above would help to maximize the living space of the townhouses while creating private outdoor space, landscape buffering and carports to protect vehicles. Staff consider that the variances requested will have little impact on the neighbourhood and recommend that Council, after hearing from any affected neighbours, support the application.

Deny/Refer Variances

Council may consider that the proposed variances will negatively affect the neighborhood due to the reduced setbacks and increase in lot coverage. If this is the case, Council should deny the variances.

**Development Permit**

Support Development Permit

The subject properties are located within the Downtown Multiple Family Development Permit Area. As a consequence, a Development Permit is required. Although these Development Permits can be staff-issued, they have been included in this report for Council's decision in order to streamline the approvals process. The Development Permit Area guidelines are intended to address the form and character of new multi-family buildings. The objective of these guidelines, according to the OCP, is to "ensure that the citing, form, character and landscaping of new multi-family development and exterior renovations and additions to existing buildings in the downtown area are compatible with the context of the traditional neighbourhood character in some downtown neighbourhoods." The proposed development meets the intent of the bylaw as explained below:

- The building shape, roof line and architectural features such as window and door detailing are sufficiently varied and create visual interest.
- The entrances have a street orientation with picture windows, creating an aesthetically pleasing connection to the street.
- The landscape plan features a variety of different plants, flowers and trees.
- The transformer, garbage and parking areas are screened through landscaping.
- The garages and carports provide sheltered parking spaces for residents.

Staff consider that the plans submitted meet the intent of the DPA guidelines and generally conform to the zoning bylaw. As such, staff recommend that Council approve the Development Permit application.

Deny/Refer Development Permit

Council may consider that the proposal does not reflect the current built form of the neighbourhood, or that the development should soften the impact on neighbouring properties. If this is the case, Council should deny the permit.

**Alternate Recommendations**

1. THAT Council deny first reading of "Zoning Amendment Bylaw No. 2017-48" and deny support for DVP PL2017-7944 & DP PL2017-7945.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2017-48" but deny support for DVP PL2017-7944 & DP PL2017-7945.
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2017-48" and support DVP PL2017-7944 & DP PL2017-7945 with conditions that Council feels are appropriate.

**Attachments**

- Attachment A: Subject Property Location Map
- Attachment B: Zoning Map
- Attachment C: OCP Map
- Attachment D: Photos of Subject Property
- Attachment E: Site Plan
- Attachment F: Elevations
- Attachment G: Landscape Plan
- Attachment H: Letter of Intent
- Attachment I: Development Variance Permit PL2017-7944
- Attachment J: Development Permit PL2017-7945
- Attachment K: Zoning Amendment Bylaw No. 2017-48

Respectfully submitted,

Randy Houle  
Planner I

Approvals

DDS	CAO
<i>AH</i>	<i>PW</i>

Attachment A – Subject Property Location Map



Figure 1: Subject Property Location Map

Attachment B – Zoning Map

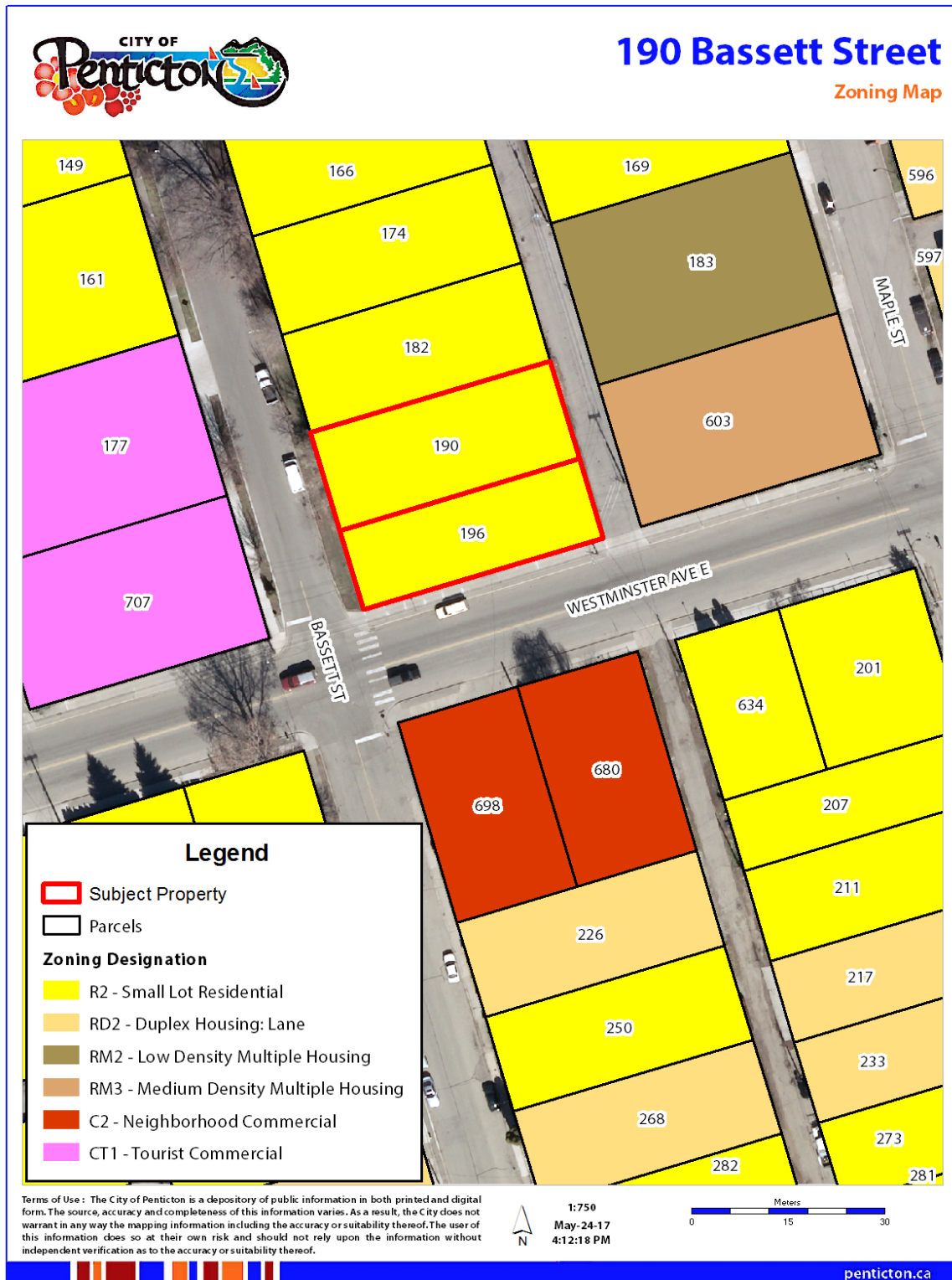


Figure 2: Zoning Map

Attachment C- OCP Map

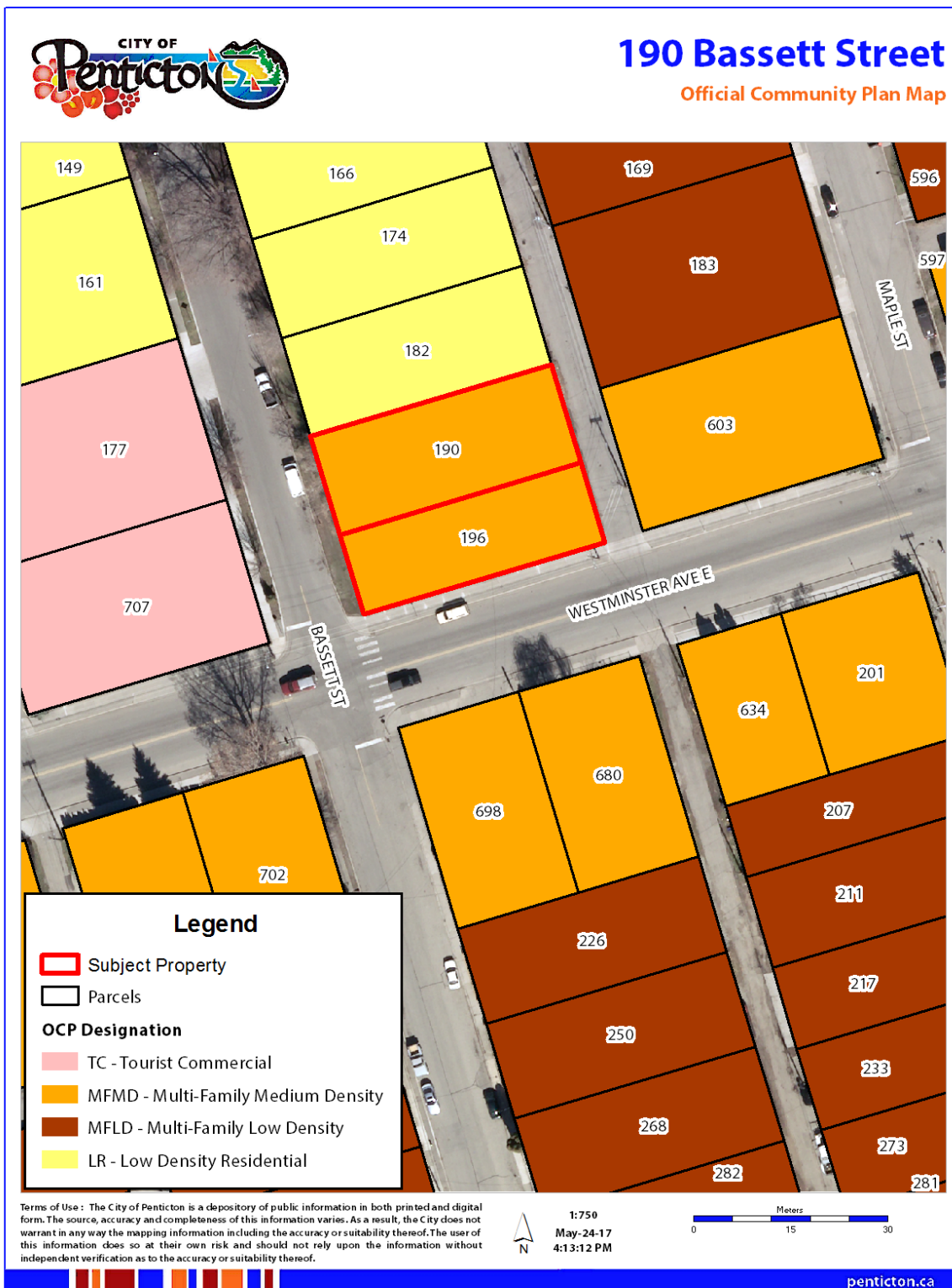


Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: East View (from lane)



Figure 5: West View (from Bassett Street)



Figure 6: South View (from Westminster Ave West)

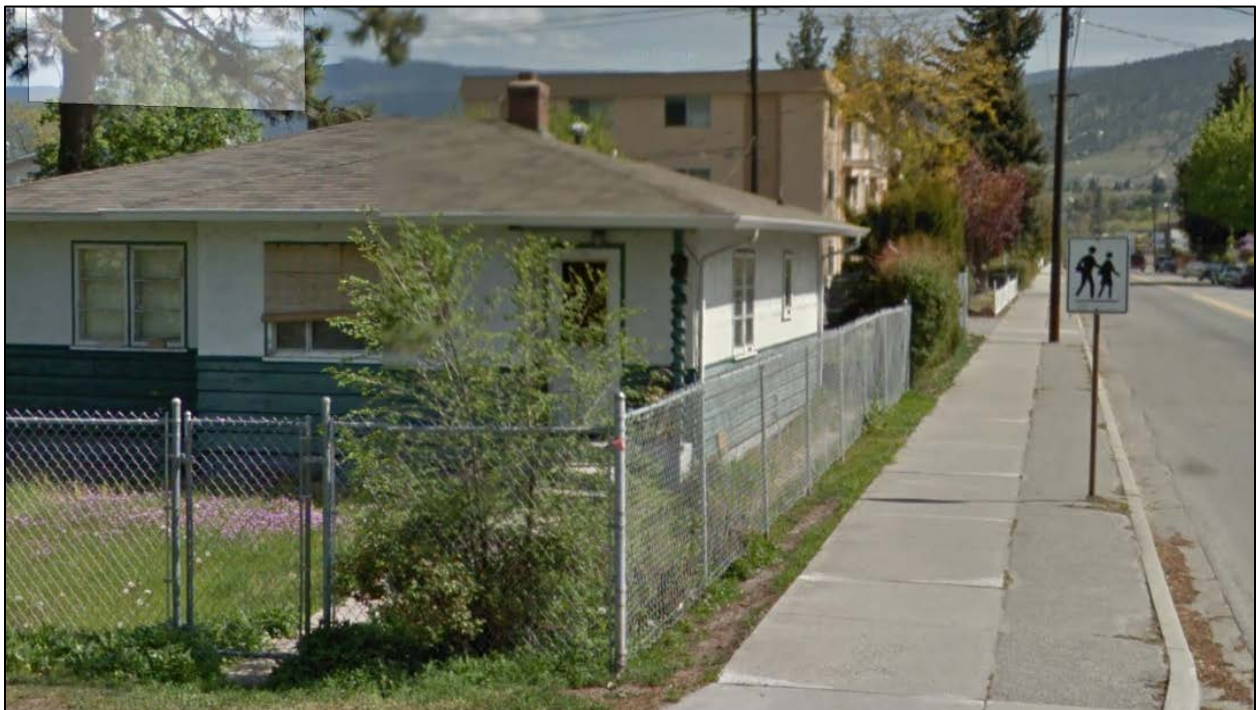


Figure 7: Proximity of Existing Dwelling to Westminster Ave W (looking East)

Attachment E - Site Plan

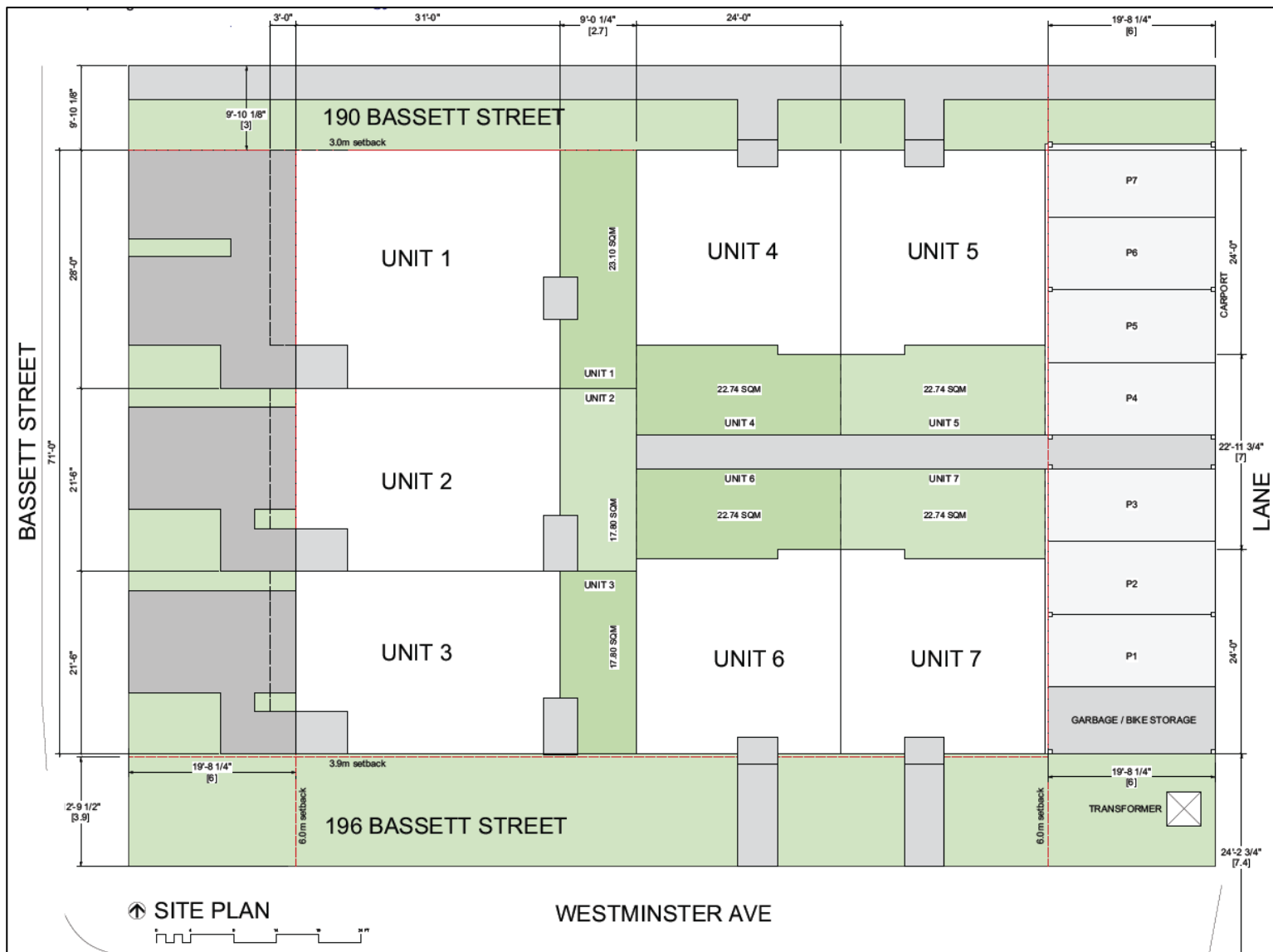


Figure 8: Site Plan

Attachment F – Elevations



Figure 9: South Elevation (from Westminster Ave W.)



Figure 10: West Elevation (from Bassett St.)



Figure 11: North Elevation



Figure 12: East Elevation (from Lane)

### Attachment G – Landscape Plan

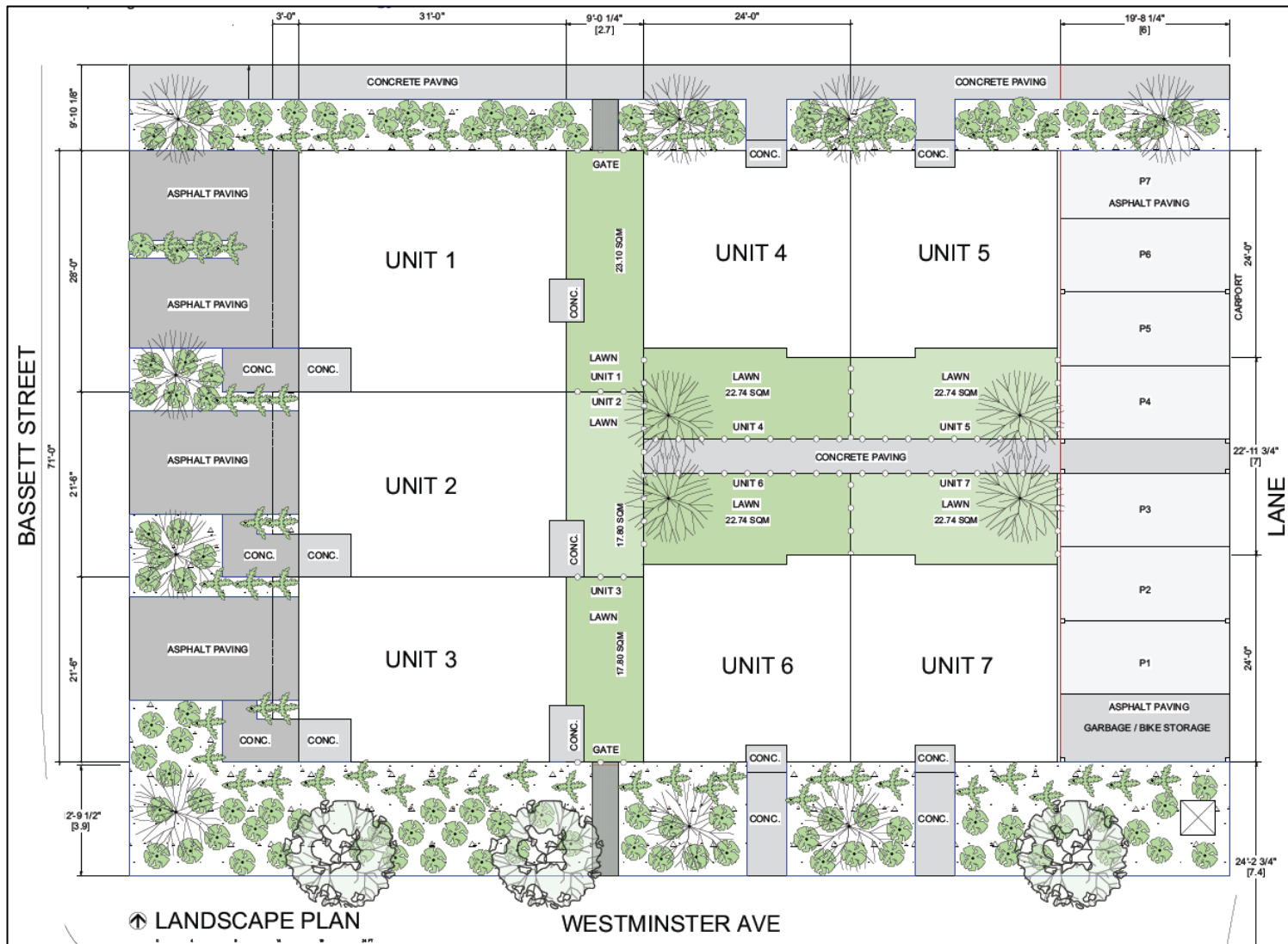


Figure 13: Landscape Plan

Attachment H- Letter of Intent



**Brentview Estates Ltd.**  
**Brentview Developments Ltd.**  
Suite 232, 113-437 Martin Street  
Penticton, BC V2A 5L1  
Email: rod@brentview.ca  
Website: www.brentview.ca  
Phone (250) 490-1119

July 03, 2017

City of Penticton

RE: 190 & 196 Bassett Street.

We are asking for your support and approval to allow us to rezone 190 & 196 Bassett Street. We are proposing to develop a 7 unit strata complex. These lots will be consolidated and we would request your support to re-zone to RM2.

We would also request that you consider and support our request to reduce the Exterior Side yard setback from 4.5m to 3.0m., as its our understanding the the City of Penticton will be asking for some property on the side that we are asking for the reduced setback. We would also ask for your support to allow us to build carports with Lawnmower storage along the lane setback. This would require a 0m rear yard setback and a increase in the lot coverage from 40% to 49%. Although the carports are not attached to the residences and are free standing they do count in the site coverage calculations. If you feel the carports do not add to the neighbourhood or the project, we would ask that you still support our project and we would proceed without the carports. We do believe the carports would be a positive for the neighbourhood.

We are proposing to add density in an area that according to OCP, the City wants density. We believe that this project will be an asset to the city and that we will further enhance the entrance to downtown from Westminster ave. We will have homes with frontages on both Westminster Ave and Bassett street to further fit in the neighbourhood. We are in compliance with the current OCP.

Thank You



Sincerely Yours  
**Rod Ferguson**

Figure 14: Letter of Intent

Attachment I - Development Variance Permit PL2017-7944



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

## Development Variance Permit

**Permit Number: DVP PL2017-7944**

Name:

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 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467  
Civic: 196 Bassett Street  
PID: 010-843-973  
  
Legal: Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467  
Civic: 190 Bassett Street  
PID: 001-733-443
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 a seven-unit townhouse development as shown in the plans attached as Schedule A.
  - Section 10.8.2.3: To increase the maximum lot coverage from 40% to 49%.
  - Section 10.8.2.8.i: To decrease the minimum exterior side yard from 4.5m to 3.0m.
  - Section 10.8.2.9: To decrease the minimum rear yard from 6.0m to 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 August, 2017

Issued this \_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Dana Schmidt,  
Corporate Officer

Attachment J - Development Permit PL2017-7945



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

## Development Permit

**Permit Number: DP PL2017-7945**

Name:  
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 16 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467
  - Civic: 196 Bassett Street
  - PID: 010-843-973
  
  - Legal: Lot 15 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467
  - Civic: 190 Bassett Street
  - PID: 001-733-443
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a seven-unit townhouse development, 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 \$8500 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 5 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 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 <sup>st</sup> Inspection	No fee
2 <sup>nd</sup> Inspection	\$50
3 <sup>rd</sup> Inspection	\$100
4 <sup>th</sup> 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 August, 2017

Issued this \_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Dana Schmidt,  
Corporate Officer

Bylaw No. 2017-48

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the Local Government Act;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2017-48".

2. Amendment:

2.1 Zoning Bylaw 2017-08 is hereby amended as follows:

Rezone Lot 15, District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 190 Bassett Street and to Rezone Lot 16, District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3467, located at 196 Bassett Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

2.2 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	18	day of	July, 2017
A PUBLIC HEARING was held this	1	day of	August, 2017
READ A SECOND time this		day of	, 2017
READ A THIRD time this		day of	, 2017
RECEIVED the approval of the		day of	, 2017
Ministry of Transportation on the			
ADOPTED this		day of	, 2017

Notice of intention to proceed with this bylaw was published on the 21 day of July, 2017 and the 26 day of July, 2017 in the Penticton Western newspaper, pursuant to Section 94 of the Community Charter.

<p>Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i>  this _____ day of _____, 2017</p> <p>_____</p> <p>for Minister of Transportation &amp; Infrastructure</p>
---

\_\_\_\_\_  
Andrew Jakubeit, Mayor

\_\_\_\_\_  
Dana Schmidt, Corporate Officer

# Rezone 190 and 196 Bassett Street From R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2017-48

Date: \_\_\_\_\_

Corporate Officer: \_\_\_\_\_