



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

Tuesday, August 15, 2017
at 1:00 p.m.

1. **Call Regular Council Meeting to Order**
2. **Introduction of Late Items**
3. **Adoption of Agenda**
4. **Recess to Committee of the Whole**
5. **Reconvene the Regular Council Meeting**
6. **Adoption of Minutes:**
 - 6.1 Minutes of the August 1, 2017 Public Hearing 1-2 Receive
 - 6.2 Minutes of the August 1, 2017 Regular Council Meeting 3-8 Adopt
7. **Committee and Board Reports**
8. **Correspondence**
9. **Staff Reports:**
 - BA 9.1 Fees and Charges Amendment Bylaw No. 2017-52 9-74
Staff Recommendation: THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2017-52".
10. **Public Question Period**
11. **Recess to In-Camera Meeting**
Resolution: THAT Council recess to a closed meeting of Council pursuant to the provisions of the Community Charter section 90 (1) as follows:
 - (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
 - (g) litigation or potential litigation affecting the municipality;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.

12. **Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.**
13. **Reconsideration of Bylaws and Permits:**
- | | | | |
|------|--|-------|----------------------------------|
| 13.1 | Zoning Amendment Bylaw No. 2017-48
Development Variance Permit PL2017-7944
Re: 190, 196 Bassett Street | 75-78 | Adopt
Approve |
| 13.2 | Zoning Amendment Bylaw No. 2017-50
Re: 1706 Main Street | 79 | 2 nd /3 rd |
| 13.3 | Zoning Amendment Bylaw No. 2017-51
Re: 910, 920, 932, 946 Eckhardt Avenue W | 80-82 | 2 nd /3 rd |
14. **Land Matters:**
- DDS 14.1 Zoning Amendment Bylaw No. 2017-53 83-103
Development Variance Permit PL2017-7989
Development Permit PL2017-7990
Re: 703 Forestbrook Drive
*Staff Recommendation: THAT "Zoning Amendment Bylaw No. 2017-53", a bylaw to rezone Lot 16 District Lot 249 Similkameen Division Yale District Plan 3578, located at 703 Forestbrook Drive from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing), be given first reading and forwarded to the September 5, 2017 Public Hearing;
AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2017-53," a 2.2m road dedication along the south property line (Forestbrook Drive) is registered with the Land Title Office.
THAT delegations and submissions for "Development Variance Permit PL2017-7989" for Lot 16 District Lot 249 Similkameen Division Yale District Plan 3578, located at 703 Forestbrook Drive, a permit to reduce the minimum rear yard from 6.0m to 3.3m, be heard at the September 5, 2017 Public Hearing;
AND THAT Council consider "DVP PL2017-7989" following the adoption of "Zoning Amendment Bylaw No. 2017-53."
THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2017-53," approve "Development Permit PL2017-7990" for Lot 16 District Lot 249 Similkameen Division Yale District Plan 3578, located at 703 Forestbrook Drive, a permit that allows for the construction of a multi-family development.*
- DDS 14.2 OCP Amendment Bylaw No. 2017-54 104-125
Zoning Amendment Bylaw No. 2017-55
Development Variance Permit PL2017-7950
Re: 161 Bassett Street
Staff Recommendation: THAT prior to consideration of "OCP Amendment Bylaw No. 2017-54" and in accordance with Section 475 of Local Government Act, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:
1. One or more persons, organizations or authorities;
 2. The Regional District of Okanagan Similkameen;
 3. Local First Nations;
 4. School District #67; and
 5. The provincial or federal government and their agencies;
- AND THAT it is determined that the public consultation completed to date and the Public Hearing is sufficient consultation;
AND THAT "OCP Bylaw No. 2002-20", be amended by changing the OCP designation on Lot 23, Block 124 District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan*

1175, located at 161 Bassett Street, from LR(Low Density Residential) to MR (Medium Density Residential);

AND THAT "Official Community Plan Amendment Bylaw No. 2017-54" be introduced, read a first time and forwarded to the September 5, 2017 Public Hearing;

THAT "Zoning Amendment Bylaw No. 2017-55", a bylaw to amend Zoning Bylaw 2017-08 to rezone a portion of Lot 23, Block 124, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan 1175, located at 161 Bassett Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) (Schedule G: Proposed Parcel B) and RD2 (Duplex Housing: Lane) (Schedule G: Proposed Parcel A), be given first reading and be forwarded to the September 5, 2017 Public Hearing;

THAT delegations and submissions for "Development Variance Permit PL2017-7950" include Lot 23, Block 124 District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan 1175, located at 161 Bassett Street, a permit varying the following provisions of Zoning Bylaw 2017-08:

- Section 10.8.2.7: To vary the minimum interior side yard setback from 3m to 2.9m
- Section 10.8.2.1: To vary the minimum lot width from 18m to 16.9m

be heard at the September 5, 2017 Public Hearing;

AND THAT Council consider "DVP PL2017-7950" following the adoption of "Zoning Amendment Bylaw No. 2017-55".

DDS 14.3 Zoning Amendment Bylaw No.2017-56 126-147
Development Variance Permit PL2017-7971
Development Permit PL2017-7972
Re: 597 Ellis Street

Staff Recommendation: THAT "Zoning Amendment Bylaw No. 2017-56," a bylaw to rezone Lot 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269, located at 597 Ellis Street, from C3 (Mixed Use Commercial) to RM5 (Urban Residential), be given first reading and forwarded to the September 5, 2017 Public Hearing;

THAT delegations and submissions for "Development Variance Permit PL2017-7971" for Lot 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269, located at 597 Ellis Street, a permit to reduce the minimum front yard from 2.5m to 0.9m and to vary Section 12.9 of the City of Penticton Subdivision and Development Bylaw No. 2004-81, to waive the requirement of a driveway to a corner lot being located a minimum of 10m from a flanking street to a minimum of 4.0m from a flanking street, be heard at the September 5, 2017 Public Hearing.

AND THAT Council consider "DVP PL2017-7971" following the adoption of "Zoning Amendment Bylaw No. 2017-56".

THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2017-56," approve "Development Permit PL2017-7972" for Lot 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269, located at 597 Ellis Street, a permit that allows for the construction of a four-unit townhouse development.

15. **Notice of Motion**

16. **Business Arising**

THAT Council appoint Tracy VanRaes and Matt Hopkins to the Transportation Committee and increase the membership in the terms of reference.

THAT Council appoint Jason Cox as the Chamber of Commerce representative to the Economic Development and Prosperity Committee.

THAT Council appoint Deborah Moore, Lynn Allin, Tim Scott, Cheryl Watts, Jim Meyer, Corinna Netherton, Don Cocar, Nick Vassalakakis, Kandace Gee, and Skylar Punnett to the Community Revitalization Committee.

17. **Council Round Table**
18. **Public Question Period**
19. **Adjournment**

Public Hearing
City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.

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

Present: Mayor Jakubeit
Councillor Watt
Councillor Picton
Councillor Martin
Councillor Konanz
Councillor Sayeed
Councillor Sentes

Staff: Peter Weeber, Chief Administrative Officer
Mitch Moroziuk, General Manager of Infrastructure
Jim Bauer, Chief Financial Officer
Dana Schmidt, Corporate Officer
Anthony Haddad, Director of Development Services
Blake Laven, Planning Manager
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2017-48. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw and related DVP an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the *Local Government Act*.

2. "Zoning Amendment Bylaw No. 2017-48" (190 & 196 Bassett Street)

The purpose of "Zoning Amendment Bylaw No. 2017-48" is 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.

The Corporate Officer advised that no letters have been received after the printing of the agenda.

DELEGATIONS

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- No one spoke.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.

- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.

- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2017-48" was terminated at 6:03 p.m. and no new information can be received on this matter.

Certified correct:

Confirmed:

Dana Schmidt
Corporate Officer

Andrew Jakubeit
Mayor

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

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

Present: Mayor Jakubeit
Councillor Konanz
Councillor Martin
Councillor Watt
Councillor Picton
Councillor Sentes
Councillor Sayeed (arrived at 6:04 p.m.)

Staff: Peter Weeber, Chief Administrative Officer
Mitch Moroziuk, General Manager of Infrastructure
Jim Bauer, Chief Financial Officer
Dana Schmidt, Corporate Officer
Anthony Haddad, Director of Development Services
Angie Collison, Deputy Corporate Officer

1. Call to Order

The Mayor called the Regular Council meeting to order at 1:00 p.m.

2. Introduction of Late Items

Add: 11.6 Zoning Amendment Bylaw No. 2017-32 and DVP PL2017-7910 and 14. Business Arising.

3. Adoption of Agenda

434/2017

It was MOVED and SECONDED

THAT Council adopt the agenda for the Regular Council meeting held on August 1, 2017 as amended.

CARRIED UNANIMOUSLY

4. Adoption of Minutes:

4.1 Minutes of the July 18, 2017 Committee of the Whole Meeting

435/2017

It was MOVED and SECONDED

THAT Council receive the minutes of the July 18, 2017 Committee of the Whole Meeting as presented.

CARRIED UNANIMOUSLY

4.2 Minutes of the July 18, 2017 Public Hearing

436/2017

It was MOVED and SECONDED

THAT Council receive the minutes of the July 18, 2017 Public Hearing as presented.

CARRIED UNANIMOUSLY

4.3 Minutes of the July 18, 2017 Regular Council Meeting

437/2017

It was MOVED and SECONDED

THAT Council adopt the minutes of the July 18, 2017 Regular Council Meeting as presented.

CARRIED UNANIMOUSLY

4.4 Minutes of the July 25, 2017 Special Council Meeting

438/2017

It was MOVED and SECONDED

THAT Council adopt the minutes of the July 25, 2017 Special Council Meeting as presented.

CARRIED UNANIMOUSLY

5. Committee and Board Reports

5.1 Economic Development & Prosperity Task Force Minutes of July 17, 2017

439/2017

It was MOVED and SECONDED

THAT Council receive the draft minutes of the Economic Development & Prosperity Task Force meeting of July 17, 2017.

CARRIED UNANIMOUSLY

5.2 Penticton Arena Task Force Minutes of July 17, 2017

440/2017

It was MOVED and SECONDED

THAT Council receive the draft minutes of the Penticton Arena Task Force meeting of July 17, 2017.

CARRIED UNANIMOUSLY

6. Correspondence

6.1 Penticton Klassic Cabs Ltd.

Re: Support for Wheelchair Vans Application

441/2017

It was MOVED and SECONDED

THAT Council provide Penticton Klassic Cabs Ltd. with a letter of support to accompany their application to the Passenger Transportation Board.

CARRIED UNANIMOUSLY

7. Staff Reports:

7.1 2016 Annual Report

Delegations/Submissions: nil

442/2017

It was MOVED and SECONDED

THAT Council receive the 2016 Annual Report as circulated.

CARRIED UNANIMOUSLY

7.2 Unightly Property Clean Up Authorization
Re: 485 Westminster Avenue W

Owner: No one spoke.

443/2017

It was MOVED and SECONDED

THAT Council approve a private contractor be hired to clean-up the unsightly property located at 485 Westminster Ave W (Legal description: LT 9 PL KAP1138 DL 4 SDYD) Penticton, BC and subsequent billing for the service.

CARRIED UNANIMOUSLY

7.3 Municipal Grant Policy

444/2017

It was MOVED and SECONDED

THAT Council approve the amended City of Penticton Municipal Grants policy dated August 1, 2017.

CARRIED UNANIMOUSLY

8. Public Question Period

9. Recess to In-Camera Meeting

445/2017

It was MOVED and SECONDED

THAT Council recess at 1:57 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* section 90 (1) as follows:

- (a) *personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- (c) *labour relations or other employee relations;*
- (e) *the acquisition, disposition, expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- (f) *law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- (g) *litigation or potential litigation affecting the municipality;*
- (i) *the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*
- (j) *information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.*

CARRIED UNANIMOUSLY

10. Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.

Council reconvened the Regular Council Meeting at 6:04 p.m.

11. Reconsideration of Bylaws and Permits

- 11.1 Zoning Amendment Bylaw No. 2017-37
DVP PL2017-7904
Re: 380 White Avenue East

446/2017

It was MOVED and SECONDED

THAT Council adopt "Zoning Amendment Bylaw No. 2017-37";
AND THAT Council approve DVP PL2017-7904 for 380 White Avenue East.

CARRIED UNANIMOUSLY

- 11.2 Zoning Amendment Bylaw No. 2017-45
DVP PL2017-7938
Re: 730 Kamloops Avenue

447/2017

It was MOVED and SECONDED

THAT Council adopt "Zoning Amendment Bylaw No. 2017-45";
AND THAT Council approve DVP PL2017-7938 for 730 Kamloops Avenue.

CARRIED UNANIMOUSLY

- 11.3 2017 – 2021 Five Year Financial Plan Amendment Bylaw No. 2017-47

448/2017

It was MOVED and SECONDED

THAT Council adopt "2017-2021 Five Year Financial Plan Amendment Bylaw No. 2017-47".

CARRIED UNANIMOUSLY

- 11.4 Zoning Amendment Bylaw No. 2017-48
Re: 190, 196 Bassett Street

449/2017

It was MOVED and SECONDED

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2017-48".

CARRIED UNANIMOUSLY

- 11.5 Road Closure (Nanaimo Avenue) Bylaw No. 2017-49
Re: 298 Van Horne Street

450/2017

It was MOVED and SECONDED

THAT Council adopt "Road Closure (Nanaimo Avenue) Bylaw No. 2017-49".

CARRIED UNANIMOUSLY

- 11.6 Zoning Amendment Bylaw No. 2017-32
DVP PL2017-7910
Re: 747 Government Street

451/2017

It was MOVED and SECONDED

THAT Council adopt "Zoning Amendment Bylaw No. 2017-32";
AND THAT Council approve DVP PL2017-7910 for 747 Government Street.

CARRIED UNANIMOUSLY

12. Land Matters

12.1 Cascades Casino – Structural Change to Liquor Primary Licence
Re: 200 – 553 Veas Drive

Delegations/Submissions:

- Lynn Kelsey, Oakville Street, is this patio on ground floor? Time open till? 2am.
- Brigit Kemp, Warren Avenue West, smoking restrictions, is this near restaurant?

452/2017

It was MOVED and SECONDED

THAT Council recommends to the Liquor Control and Licensing Branch (LCLB) that it support the application from Cascades Casino Penticton (Gateway Casinos & Entertainment Ltd) located at 200 – 553 Veas Drive for a Structural Change to add a new outdoor patio with:

- A maximum occupant load of 14 persons; and
- Hours of operation meeting the existing Liquor Primary Licence.

CARRIED UNANIMOUSLY

12.2 Zoning Amendment Bylaw No. 2017-50
Re: 1706 Main Street

453/2017

It was MOVED and SECONDED

THAT “Zoning Amendment Bylaw No. 2017-50”, a bylaw that amends City of Penticton Zoning Bylaw No. 2017-08 by adding the uses “dwelling units, congregate housing, transitional housing and emergency shelter” to the C7 zone on a site specific basis for Lot 8, District Lots 1997S and 3237S, Similkameen Division Yale District, Plan 4762 and That Part of Closed Road in District Lot 3237S, Similkameen Division Yale District, Shown as Parcel B (Plan B7772), Lying Adjacent to Lot 8, Plan 4762, located at 1700 and 1706 Main Street, be given first reading and be forwarded to the August 15, 2017 Public Hearing;

AND THAT final adoption of “Zoning Amendment Bylaw No. 2017-50” be subject to the registration of a 4.0m road dedication along the Main Street frontage of the property and consolidation of the two parcels at the Land Title Office.

CARRIED UNANIMOUSLY

12.3 Zoning Amendment Bylaw No. 2017-51
Development Variance Permit PL2017-7959
Re: 910, 920, 932, 946 Eckhardt Ave W

454/2017

It was MOVED and SECONDED

THAT “Zoning Amendment Bylaw No. 2017-51”, a bylaw to rezone Lot A, District Lot 366, Similkameen Division Yale District Plan 34986, located at 910 Eckhardt Avenue West from C8 (Vehicle Service Station) to CT1 (Tourist Commercial), and to Rezone Lots 4-5-6, District Lot 366, Similkameen Division Yale District Plan 10670, located at 920, 932, 946 Eckhardt Avenue West from R2 (Small Lot Residential) to CT1 (Tourist Commercial) and add a site specific zoning amendment to increase the maximum height, waive the bicycle parking, decrease the parking ratio for the subject lands be given first reading and be forwarded to the August 15, 2017 Public Hearing;

AND THAT prior to adoption of “Zoning Amendment Bylaw No. 2017-51”, the following conditions are met:

1. A 2m road dedication and 5.0m x 5.0m northeast corner cut on Eckhardt Avenue West is registered with the Land Title Office;
2. The subject lots are consolidated and registered with the Land Title Office;
3. A transportation impact assessment is submitted.

AND THAT, in accordance with section 507 of the *Local Government Act*, Council require the developer to construct the full width of the lane along the frontage of the property, including the provisions for storm water management.

CARRIED UNANIMOUSLY

12.4 Agricultural Land Commission Subdivision Application PL2017-7973
Re: 190 Middle Bench Road South

455/2017

It was MOVED and SECONDED

THAT Council support ALC Subdivision for that part of Lot 41 shown red on Plan B3087, District Lot 188 Similkameen Division York District Plan306, located at 190 Middle Bench Road South;
AND THAT the application proceeds to the Agricultural Land Commission with Council support.

CARRIED UNANIMOUSLY

12.5 Zoning Amendment Bylaw No. 2016-26
Re: 1399 Government Street

456/2017

It was MOVED and SECONDED

THAT Council after considering the contents of this report adopt "Zoning Amendment Bylaw 2016-26" a bylaw that changes the zoning of Lot 14, District Lot 250, Similkameen Division Yale District, Plan 6501, Except Plan KAP67840, located at 1399 Government Street, from R1 (Large Lot Residential) to C1 (Commercial Transition) without the requirement for any road dedication.

CARRIED

Mayor Jakubeit and Councillor Watt, Opposed

13. Notice of Motion

14. Business Arising

THAT Council approve \$20,000 from general surplus for the maintenance of airport beach for 2017 to ensure public access.

15. Council Round Table

16. Public Question Period

17. Adjournment

457/2017

It was MOVED and SECONDED

THAT Council adjourn the Regular Council meeting held on Tuesday, August 1, 2017 at 7:04 p.m.

CARRIED UNANIMOUSLY

Certified correct:

Confirmed:

Dana Schmidt
Corporate Officer

Andrew Jakubeit
Mayor

Council Report

penticton.ca

Date: August 15, 2017
To: Peter Weeber, Chief Administrative Officer
From: Wesley Renaud, Budget Analyst

File No: 1715-02

Subject: Fees and Charges Amendment Bylaw No. 2017-52

Staff Recommendation

THAT Council give first, second, and third reading to "Fees and Charges Amendment Bylaw No. 2017-52".

Background

This report outlines the annual updates of the City of Penticton's 2018 Fees and Charges Amendment Bylaw.

Financial implication

As provided for in the *Community Charter*, fees and charges are used to recover the cost of services provided wherever possible and as an alternative to property taxation. The fees and charges take into account market rates, cost recovery where possible, and any *Community Charter* restrictions.

Analysis of changes

Appendix 3: Arena Rates

- McLaren Arena rental rates adjusted to market rates while remaining slightly lower than Memorial Arena.
- Removed non-regular booking fees to ease administration and be consistent with other municipalities.
- Public Skate admissions – all drop-ins up \$0.25/drop-in except Adult and Family categories to match market rates, 10 ticket pass fees adjusted accordingly.
- \$800 Dry floor commercial day rate added.

Appendix 4: Building Department Fees

- Removed Security Surcharge Deposit on standard and complex buildings due to high customer compliance and to reduce administrative burden.
- Reduced plumbing inspection fees to better reflect cost of service.

Appendix 5: Business Licensing

- Removed \$5,000 Marijuana Dispensary fee per Council's decision to revoke temporary use permits. Implemented a \$1,000 Marijuana Wellness Center fee in its place.
- Removed long term House Rental fee until such time as staff can research and bring forward recommendations for a Rental Maintenance Bylaw and procedure. This was expected to occur in early 2017 but additional research was required. It is expected that staff will be able to provide a full report to Council in early 2018.

Appendix 6: Cemetery

- Applied a 3% increase to the majority of cemetery fees to align with market rates.

Appendix 7: Electric

- Increased administration rates an average of 2.16% to cover costs of performing service.
- Removed redundant Postage/Printing Fee as it is covered in another appendix.
- Increased Automated Meter Read – Opt Out Fees to cover costs of performing service. The majority of these fees had not kept up with the associated cost increases over the last 5 years, requiring a larger than normal increase this year.
- Electric Rates:
 - Basic charge increased per the InterGroup Utility Rate Review, which included a 5 year rate schedule and was approved by Council in 2015.
 - Energy (Variable) charge remains unchanged from last year. The InterGroup Utility Rate Review contemplated an increase in 2018, however, lower than expected price increases from our supplier allowed for the deferral of the increase.

Appendix 11: Garbage

- Adjusted solid waste collection, garbage cart, and yard waste cart rates to account for increased contract and tipping fees.
- Reduced recycling collection fees to pass along benefits of Recycle BC Participation Financial Incentive to residents.

Appendix 13: Information Technology

- 2% inflationary increase to all fees, rounded to the nearest dollar.

Appendix 14: Liquor

- Added new \$250 fee for review of liquor applications that have been previously submitted but required amendments.
- Replaced *New Food Primary – floor plan review* fee with *Occupant Load Review (including picnic areas)* fee in order to properly reflect the various types of reviews.

- In response to the recent changes made by the Liquor Control and Licensing Branch (LCLB) staff will be moving forward with proposed changes to the City's liquor review process this fall. The fee structure has been adjusted to reflect the anticipated staff time required to service the new process.

Appendix 15: Marinas

- 2% inflationary increase to RV overnight parking permit rate.

Appendix 16: Meeting Rooms/Activity Spaces

- 3% increase implemented to get closer to market rates.

Appendix 19: Parks & Sports Fields

- 2% inflationary increase on all rental fees.
- 10% increase for King's Park to get closer to market value and to fund additional maintenance costs (premier sports field).
- Increase Pickleball membership fee contribution from \$10/member to \$14/member to stay consistent with other municipalities in the area.

Appendix 21: Pool

- 3% increase on pool rentals to get closer to market rates.
- Removed non-regular booking fees to ease administration and be consistent with other municipalities.

Appendix 25: Sanitary Sewer

- Removed fees that are no longer relevant as a result of the new methodology for billing sanitary sewer fees (now based on a % of water consumed rather than per fixture).
- Added a sanitary sewer fixture charge in order to bill customers who are not on the City's water system.

Appendix 26: Theatre

- 5% increase in youth category rates to get closer to market rates.
- No increases in other categories – consultant recommends increases in services levels/equipment, which will need to be implemented before prices increase; consultant also suggested more streamlined fee categories and more competitive fees which will be considered at a later date.

Appendix 27: Transit

- Increased Adult fare by 25 cents effective January 1, 2018.

Appendix 29: Water

- Matched administration rates with electrical utility.
- Removed several redundant fees that are captured elsewhere in the appendix.
- Water rates adjusted per the Intergroup Utility Rate Review that was done in November 2015.

- Irrigation rate adjusted per the Irrigation Master Plan Financial Strategy, prepared by Urban Systems.

The following appendices remain unchanged from the last fees & charges update:

- Appendix 1: Administrative Rates
- Appendix 2: Animal Control
- Appendix 8: Equipment Rates
- Appendix 9: Fire Department
- Appendix 10: Fitness
- Appendix 12: Human Resources
- Appendix 17: Museum
- Appendix 18: Parking
- Appendix 20: Planning
- Appendix 22: Public Works
- Appendix 23: RCMP
- Appendix 24: Recreation - Miscellaneous
- Appendix 28: Vending

Attachment – Fees and Charges Amendment Bylaw No. 2017-52

Respectfully submitted,



Wes Renaud
Budget Analyst

Approvals

Chief Financial Officer <i>JWB</i>	Chief Administrative Officer PW
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Bylaw No. 2017-52

A bylaw to amend the Fees and Charges Bylaw No. 2014-07

WHEREAS the Council of the City of Penticton has adopted a Fees and Charges Bylaw pursuant to the *Community Charter*;

AND WHEREAS the Council of the City of Penticton wishes to amend the "Fees and Charges Bylaw No. 2014-07";

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 as "Fees and Charges Amendment Bylaw No. 2017-52".

2. **Amendment:**

2.1 Amend "Fees and Charges Bylaw No. 2014-07" by deleting and replacing the following appendix in its entirety:

- Appendix 3 – Arena Rates (McLaren)
- Appendix 4 – Building Department Fees
- Appendix 5 – Business Licence Fees
- Appendix 6 – Cemetery
- Appendix 7 – Electric
- Appendix 11 – Garbage Rates
- Appendix 13 – Information Technology
- Appendix 14 – Liquor Licences
- Appendix 15 – Marinas
- Appendix 16 – Meeting Rooms/Activity Spaces
- Appendix 19 – Parks & Sports Fields
- Appendix 21 – Pool/Aquatics
- Appendix 25 - Sewer
- Appendix 26 – Theatre
- Appendix 27 – Transit
- Appendix 29 - Water

2.2 Appendices 3, 4, 5, 6, 7, 11, 13, 14, 15, 16, 19, 21, 25, 26, 27, 29 attached hereto forms part of this bylaw.

READ A FIRST time this day of , 2017

READ A SECOND time this day of , 2017

READ A THIRD time this day of , 2017

ADOPTED this day of , 2017

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Appendix 3

Arena Rates (McLaren)	Effective April 1, 2017	Effective April 1, 2018
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Ice in

Non Profit/Local/Regular

Child/Youth	\$83.96	\$87.00
Adult	\$158.61	\$160.00
Non School District 67 Schools*	\$41.98	\$43.50

Non Profit/Local/~~Non-Regular~~

Child/Youth	\$93.79	remove
Adult	\$158.61	remove
Non School District 67 Schools*	\$46.90	remove

Local Private	\$158.61	\$162.00
Local Commercial	\$192.02	\$176.00
Non Resident	\$160.26	\$165.00

Ice Out (Dry Floor)

Non Profit/Local/Regular

Child/Youth	\$35.26	\$35.26
Adult	\$52.85	\$52.85
Non School District 67 Schools*	\$17.63	\$17.63
Commercial Day Rate (8 hours)		\$800/day

Non Profit/Local/~~Non-Regular~~

Child/Youth	\$35.26	remove
Adult	\$52.85	remove
Non School District 67 Schools*	\$17.63	remove

Appendix 3		
Arena Rates (McLaren)	Effective April 1, 2017	Effective April 1, 2018
Local Private	\$52.85	\$52.85
Local Commercial	\$136.98	\$136.98
Non Resident	\$55.45	\$55.45

Admission Rates - Public Skating

Single Admission

Preschool	\$1.43	\$1.67
Child	\$2.38	\$2.62
Youth	\$3.33	\$3.57
Adult	\$4.29	\$4.29
Senior	\$3.33	\$3.57
Super Senior	\$2.38	\$2.62
Family	\$10.95	\$10.95
Adult Noon hour skate	\$2.38	\$2.62
Parent & Tot -Adult	\$2.38	\$2.62
Parent & Tot -preschooler	\$1.43	\$1.67
Skate Rentals	\$3.33	\$3.57
Skate Rentals preschooler	\$2.38	\$2.62
Skate rentals - school	\$2.38	\$2.62

10 Tickets

Preschool	\$12.38	\$15.03
Child	\$20.95	\$23.58
Youth	\$29.52	\$32.13
Adult	\$38.10	\$38.61

Appendix 3		
Arena Rates (McLaren)	Effective April 1, 2017	Effective April 1, 2018
Senior	\$29.52	\$32.13
Super Senior	\$20.95	\$23.58
Family	\$98.10	\$98.55
Adult Noon hour skate	\$20.95	\$23.58
Parent & Tot -Adult	\$20.95	\$23.58
Parent & Tot -preschooler	\$12.38	\$15.03

Community Centre/McLaren Arena Meeting Room

Non Profit/Local/Regular		
Child/Youth	\$11.55	\$11.89
Adult	\$11.55	\$11.89
Non School District 67 Schools*	\$8.66	\$8.92
Non Profit/Local/Non-Regular		
Child/Youth	\$11.55	remove
Adult	\$14.61	remove
Non School District 67 Schools*	\$8.66	remove
Local Private	\$14.61	\$15.05
Local Commercial	\$25.56	\$26.33
Non-Resident	\$36.52	\$37.61

Non School District 67 Schools* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Appendix 4		
BUILDING DEPARTMENT FEES	2017	2018
Building Application Fees		
A non-refundable deposit is required at time of building permit application (credited towards end of Building Permit Fee)	\$175.00	\$175.00
\$1.00 - \$25,000 (Flat Fee)	\$175.00	\$175.00
\$25,000.01 - \$500,000	\$175.00 + \$12.00 per \$1,000 of Construction Value	\$175.00 + \$12.00 per \$1,000 of Construction Value
\$500,001 and above	\$5,875 + \$10.00 per \$1,000 of Construction Value	\$5,875 + \$10.00 per \$1,000 of Construction Value
Security Surcharge deposit - Standard Buildings		
Accessory, Renovations and Alterations for projects from \$25,000.00 - \$100,000	\$250.00	NA
Accessory, Renovations and Alterations for projects exceeding \$100,000.00	\$500.00	NA
New Residential , Multi-Family or Commercial Projects	\$1,500.00	NA
Security Surcharge deposit - Complex Buildings		
Renovations and Alterations for projects exceeding \$25,000.00	\$500.00	NA
New Residential , Multi-Family or Commercial Projects up to \$1, 000,000.00 in construction value	\$2,500.00	NA
New Residential , Multi-Family or Commercial Projects over \$1, 000,000.00 in construction value.	\$5,000.00	NA
Foundation Only Permit Security (Complex Buildings only)	\$25,000.00	\$25,000.00
Plumbing Fees		
Minimum application (up to 10 Fixtures - including water/sanitary/storm service replacement)	\$75.00	\$75.00
Per Fixture thereafter	\$10.00	\$10.00
For Alteration to an existing system where there are no fixture count changes	\$100.00	\$75.00
Site Plumbing		
Single and Two family dwellings		
Water service inspection fee per unit	\$75.00	\$35.00
Sanitary service inspection fee per unit	\$75.00	\$35.00
Storm service inspection fee per unit	\$75.00	\$35.00
Combined water and sewer service inspection fee per unit	\$100.00	NA
Combined water, sewer and storm service inspection fee per unit	\$150.00	NA
Water service inspection fee, except single and two family dwellings		
First 15 m, or part thereof, plus	\$75.00	\$35.00
Each additional 15 m, or part thereof	\$25.00	\$25.00
Sanitary service inspection fee, except single and two family dwellings		
First 15 m, or part thereof, plus	\$75.00	\$35.00
Each additional 15 m, or part thereof	\$25.00	\$25.00
Storm service inspection fee, except single and two family dwellings		
First 15 m, or part thereof, plus	\$75.00	\$35.00
Each additional 15 m, or part thereof	\$25.00	\$25.00

Appendix 4		
BUILDING DEPARTMENT FEES	2017	2018
Each storm catch basin, sump or oil/grease interceptor	\$25.00	\$25.00
Sprinkler Permits (Including site works)		
For first ten (10) sprinkler heads	\$175.00	\$175.00
For each additional sprinkler head	\$2.00	\$2.00
For each Siamese connection, standpipe, hose cabinet, hose outlet	\$25.00	\$25.00
First 15 m of underground fire lines of portion thereof, plus	\$75.00	\$75.00
each additional 15 m of fire lines of portion thereof.	\$25.00	\$25.00
Each private fire hydrant on private property	\$25.00	\$25.00
Mechanical Permits (Building)		
New or Replacement of Mechanical System in a Single or Two Family Dwelling	\$75.00	\$75.00
New installation or replacement of a spray booth or commercial cooking ventilation system	\$250.00	\$250.00
Demolition Fees		
Removal of Building(s) on a property	\$175.00	\$175.00
Security Deposit - refunded upon completion of works and confirmation of hazardous material assessment and appropriate disposal of waste	\$500.00	\$500.00
Security Deposit - pre-utility disconnect agreement- refunded upon completion of works and confirmation of hazardous material assessment and appropriate disposal of waste	\$1,000.00	\$1,000.00
Locating/Relocating a Building or Structure		
Minimum Fee for relocating/placement of mobile home or accessory structure, plus	\$250.00	\$250.00
Minimum Fee for relocating/placement of an existing building or manufactured home, plus	\$1,000.00	\$1,000.00
Additional Building Permit Fee for new work on site for foundations, cribbing, etc.	Calculated as per building application fees above	Calculated as per building application fees above
Permit Reductions and Additional Charges		
Reductions		
Building & Plumbing Permits - Registered Professionals (Complex Buildings)	5% for Registered Coordinating Professional 5% per Registered Professional discipline up to a maximum of 15% (including RPC if used as well as RP)	5% for Registered Coordinating Professional 5% per Registered Professional discipline up to a maximum of 15% (including RPC if used as well as RP)

Appendix 4		
BUILDING DEPARTMENT FEES	2017	2018
Building Permits - Registered Professionals (Standard Buildings)	5% for every Registered Professional Discipline up to 10% maximum	5% for every Registered Professional Discipline up to 10% maximum
Plumbing Permit Homeowner Surcharge	\$50 or 25% (whichever is greater) surcharge for Single Family new construction and renovation projects completed by home owners	\$50 or 25% (whichever is greater) surcharge for Single Family new construction and renovation projects completed by home owners
Additional Fees		
Plan Check Fee - For review of revised drawings where more than two plan checks have been submitted or substantial changes to the approved design during construction that requires additional Building Code or Zoning Reviews	\$175.00	\$175.00
Re-Inspection Penalty	\$175.00 where more than two inspections have been called for. Fee must be paid in full prior to any additional inspections or completion certificate granted.	\$175.00 where more than two inspections have been called for. Fee must be paid in full prior to any additional inspections or completion certificate granted.
Alternative Building Code Solutions Review	\$200.00 per alternate solution or substantial revision to approved alternate solution	\$200.00 per alternate solution or substantial revision to approved alternate solution
After hours inspections (minimum one hour)	\$175.00 for first hour and \$75.00 for every subsequent hour	\$175.00 for first hour and \$75.00 for every subsequent hour
Preliminary Application Reviews - For Stratifications and potential change of use inquiries, file searches and / or site inspections prior to permit applications.	\$250.00	\$250.00
Earthworks	\$250.00	\$250.00
Annual Backflow test filing fee per device	Effective May 1, 2017 \$14.45	\$14.45
Blasting Permit	\$250.00	\$250.00
Other Miscellaneous Building Permit Fees		
Permit to install a fireplace/stove or chimney	\$175.00	\$175.00
Swimming Pool Permit (Private)	\$175.00	\$175.00
Foundation Permit - Additional Application to above grade Building Permit, plus	\$175.00	\$175.00
Additional Fee shall be charged based on the estimated cost of construction	Calculated as per Section 1	Calculated as per Section 1
Secondary Suite	\$300.00	\$300.00
Crane Permits	\$175.00	\$175.00
Change of Use or Occupancy when a Building Permit is not required	\$175.00	\$175.00
Permit Extension Fee - when existing Building Permit has expired	\$175 or 10% of original permit fee(s), whichever is greater	\$175 or 10% of original permit fee(s), whichever is greater

Appendix 4		
BUILDING DEPARTMENT FEES	2017	2018
Permit Transfer Fee	\$175.00	\$175.00
<p>Development Application Refunds</p> <p>Refunds with respect to development application are to be addressed in the following manner:</p> <p>Building and Plumbing Permit Fee Refund:</p> <p>Building and or Plumbing Permit application submitted, permit not issued – Upon cancellation of the Building and or Plumbing Permit application, refund Building Permit and or Plumbing Permit fees less an administrative fee of:</p>		
For Single Family, Duplex and smaller developments	\$500.00 plus \$200.00 for each Alternative Solution requested	\$500.00 plus \$200.00 for each Alternative Solution requested
For all other larger developments	\$1000.00 plus \$200.00 for each Alternative Solution Requested	\$1000.00 plus \$200.00 for each Alternative Solution Requested
<p>Building and or Plumbing Permit issued, no construction started as determined by the Director of Development Services – Upon cancellation of the Building and or Plumbing Permit, refund Building Permit and or Plumbing Permit fees less an administrative fee of:</p>		
For Single Family, Duplex and smaller developments	\$750.00 plus \$200.00 for each Alternative Solution Requested	\$750.00 plus \$200.00 for each Alternative Solution Requested
For all other larger developments	\$1500.00 plus \$200.00 for each Alternative Solution	\$1500.00 plus \$200.00 for each Alternative Solution
<p>Building and or Plumbing Permit issued, construction started as determined by the Director of Development Services – No refund.</p>		
<p>City infrastructure¹ requirements as part of Building Permit:</p> <p>Building permit and/or plumbing permit application submitted, permit not issued – Upon cancellation of the building permit and/or plumbing permit application refund City infrastructure costs paid by the developer less an administrative fee of:</p>		
For Single Family, Duplex and smaller developments	\$470.00	\$470.00
For all other larger developments	\$990.00	\$990.00
<p>Building permit and/or plumbing permit issued, construction not started as determined by the Director of Development Services and the City infrastructure has not been installed – Upon cancellation of the building permit and or plumbing permit refund City infrastructure costs paid by the developer less an administrative fee of:</p>		
For Single Family, Duplex Triplex and smaller developments	\$470.00	\$470.00
For all other larger developments	\$990.00	\$990.00
Building permit and/or plumbing permit issued, construction not started as determined by the Director of Development Services and the City infrastructure has been installed – No refund.	No Refund	No Refund
Building permit and/or plumbing permit issued, construction started as determined by the Director of Development Services and the City infrastructure has not been installed – The person seeking a refund must make a submission for a refund in the prescribed form to the Director of Development Services or the designate who will prepare a report for Council's consideration.	Council consideration	Council consideration
<p>Council will consider the matter and may by resolution:</p> <ol style="list-style-type: none"> a. authorize the density bonus refund subject to conditions as; or b. refuse the request for a density bonus refund; c. refer the matter to staff or a future Council meeting; or d. such other determination as Council may direct. <p>As a requirement of any density bonus refund the development permit and building permit must be cancelled and the development Permit must be discharged from the title of the lands.</p>		

Appendix 4

BUILDING DEPARTMENT FEES	2017	2018
Admin. Fee for Single Family, Duplex, Triplex and small Development	\$470.00	\$470.00
For all larger Developments will be held	\$990.00	\$990.00
Building permit and/or plumbing permit issued, construction started as determined by the Director of Development Services and the City infrastructure has been installed.	No Refund	No Refund

Notes:

1. City Infrastructure is defined as:

- a. Any items related to the City of Penticton water, sanitary, storm system including main line pipe, appurtenances, services etc.
- b. Any items related to roads, sidewalks, curb, gutter, signs etc.

Sidewalk Uses		
Type 1 Sidewalk Café- Annual Fee	\$300.00	\$300.00
Type 2 Sidewalk Café - Annual Fee	\$300.00	\$300.00
For each parking space or portion thereof occupied by a temporary sidewalk café - Annual Fee	\$200.00	\$200.00
Sidewalk Sales Area or sidewalk seating area - (maximum of 2 tables and 8 seats)	\$100.00	\$100.00
Martin Street and Westminster Avenue Revitalization Project Area - Storefront sales/seating	\$100.00	\$100.00
Martin Street and Westminster Avenue Revitalization Project Area - Storefront Café	\$300.00	\$300.00
Main Street Revitalization Project Area - Storefront Sales/Seating	n/c to 2019	n/c to 2019
Main Street Revitalization Project Area - Storefront Cafe	n/c to 2019	n/c to 2019

VACANT BUILDING REGISTRATION FEES		
Fee for special safety inspection prior to registration permit	\$500.00	\$500.00
Fee for subsequent inspections not related to Vacant Building Registration Permit	\$175.00 per inspection	\$175.00 per inspection
Fee for Vacant Building Registration Permit (12 months maximum) for each building or structure located on a single and two family zoned properties	\$1,500.00	\$1,500.00
Fee for Vacant Building Registration Permit (24 months maximum) for each building or structure located on all other zoned properties.	\$3,500.00	\$3,500.00
Fee for additional Vacant Building Registration (12 month maximum)	\$1,500.00	\$1,500.00
Attendance by City of Penticton Fire Services	Actual costs incurred by the City for related labour, materials and equipment	Actual costs incurred by the City for related labour, materials and equipment
Refund	75% of Vacant Building Permit Fee may be refunded if it is remediated or demolished within first six (6) months of registration.	75% of Vacant Building Permit Fee may be refunded if it is remediated or demolished within first six (6) months of registration.

Appendix 5		
BUSINESS LICENCE FEES	2017	2018
Business Licence Base Fee	\$175.00	\$175.00
Accommodation	Base Fee plus \$2.00 per room	Base Fee plus \$2.00 per room
Adult Only	Base Fee plus Criminal Record Check	Base Fee plus Criminal Record Check
Criminal Records Checks	As set out in the RCMP section of this bylaw	As set out in the RCMP section of this bylaw
Vacation Rental & Bed and Breakfast	Base Fee plus Tourism Fee	Base Fee plus Tourism Fee
Bed and Breakfast (Bylaw 2017-16)		Base Fee plus Tourism Fee
Vacation Rental Application Fee (Bylaw 2017-16)	\$75 Effective May 31,2017	\$75.00
Vacation Rental (Home Stay) (Bylaw 2017-16)	No Fees	No Fees
Vacation Rental (Minor) (Bylaw 2017-16)	\$100 Annual Fee plus \$100 Tourism Fe	\$100 Annual Fee plus \$100 Tourism Fe
Vacation Rental (Major) (Bylaw 2017-16)	\$150 Annual Fee plus \$200 Tourism Fe	\$150 Annual Fee plus \$200 Tourism Fe
Vacation Rental (Major High Occupant) (Bylaw 2017-16)	\$250 Annual Fee, \$250 first year public notification fee plus \$300 Tourism Fee	\$250 Annual Fee, \$250 first year public notification fee plus \$300 Tourism Fee
Tourism Fee - Bed & Breakfast (per year)	\$200.00	\$200.00
Seasonal - Six month maximum	\$100.00	\$100.00
Seasonal - Short Term 30 day - no location	\$35.00	\$35.00
Change of Owner Fee	\$0.00	\$0.00
Change of Location Fee	\$65.00	\$75.00
Penalty (late payment)	\$50.00	\$50.00
Secondary Suites and Carriage houses (Base Fee Annually)	\$165.00	\$175.00
House Rental (long term)	\$175.00	NA
Agricultural Business (seasonal)	\$100.00	\$100.00
Downtown Farmers Market	\$400.00/per yr.	\$400.00/per yr.
Downtown Community Market	\$1000.00/per yr.	\$1000.00/per yr.
Marijuana Dispensary (including non-profit Marijunna Dispensary)	\$5,000.00	NA
Marijuana Wellness Center (including non-profits) (No Cannabis on Site)		\$1,000.00

Appendix 6

CEMETERY	2017	2018
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Grave Space

Standard Size Plot

Residents (including Care Fund contribution of 25%)	\$1,313.00	\$1,352.00
Non-Residents (including Care Fund contribution of 25%)	\$1,739.00	\$1,791.00

Small Size Plot (includes infants less than 2 years)

Residents (including Care Fund contribution of 25%)	\$428.00	\$441.00
Non-Residents (including Care Fund contribution of 25%)	\$811.00	\$835.00

Cremation Size Plot

Residents (including Care Fund contribution of 25%)	\$421.00	\$434.00
Non-Residents (including Care Fund contribution of 25%)	\$766.00	\$789.00

Any plots reserved as per The Corporation of the City of Penticton Cemetery Management Bylaw No. 2010-09, may be bought back by the Corporation at 80% of the purchase price.

Services Internment

Standard size	\$919.00	\$947.00
Small size	\$456.00	\$470.00
Infant under 2 years	\$456.00	\$470.00
Cremation size	\$285.00	\$294.00

Opening and Closing Grave for Exhumation

Standard size	\$1,745.00	\$1,797.00
Small size	\$702.00	\$723.00
Infant under 2 years	\$702.00	\$723.00
Cremation size	\$370.00	\$381.00

Extra Deep to Permit Second Burial in Same Grave	\$426.00	\$439.00
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Less than 24 Hours Notice – Charge	\$233.00	\$240.00
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Installation of Memorials (each time) - including care fund contribution of 25%	\$264.00	\$272.00
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Reset Fee	\$179.00	\$184.00
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Reservation of Side by Side Graves for Extended Family

One time Administration Fee	\$71.00	\$73.00
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Appendix 6

CEMETERY	2017	2018
Annual Reservation Fee	\$26.00	\$27.00

Fairview Internment

Fairview Cemetery Fee	\$355.00	\$366.00
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Goods

Grave Liners – Regular	\$476.00	\$490.00
Grave Liners – Child	\$201.00	\$207.00
Concrete Slab for Lanterns	\$201.00	\$207.00

Columbarium

Resident

Level I	\$3,150.00	\$3,150.00
Level II	\$3,045.00	\$3,045.00
Level III	\$2,940.00	\$2,940.00

Non-Resident

Level I	\$4,200.00	\$4,200.00
Level II	\$4,095.00	\$4,095.00
Level III	\$3,990.00	\$3,990.00

The rates include a one-time opening/closing rate, and initial engraving

Care Fund Per Niche Sold

Columbarium	\$357.00	\$368.00
Marker	\$26.00	\$26.00

Other Charges

Additional Opening/closing (includes 2nd engraving)	\$284.00	\$293.00
Niche Flower Vase	\$81.00	\$81.00
Exhumation	\$313.00	\$322.00
Overtime	\$412.00	\$424.00

Mausoleum

Basic Rate per unit

Resident

Level I	\$19,110.00	\$19,110.00
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Appendix 6		
CEMETERY	2017	2018
Level II	\$18,375.00	\$18,375.00
Level III	\$17,640.00	\$17,640.00

Non-Resident

Level I	\$25,725.00	\$25,725.00
Level II	\$24,990.00	\$24,990.00
Level III	\$24,255.00	\$24,255.00

The rates include a one-time opening/closing rate, and initial engraving

Care Fund Per Unit Sold

Columbarium	\$357.00	\$368.00
Marker	\$26.00	\$26.00

Opening and Closing for Exhumation

Level I	\$1,757.44	\$1,757.50
Level II	\$1,487.06	\$1,487.00
Level III	\$1,216.69	\$1,217.00

Ossuary and Memorial

Basic Rate per Unit:

Resident	\$426.00	\$439.00
Non-resident	\$568.00	\$585.00

Lakeview Cemetery – Cost of Saturday burials is the same as on weekdays

Fairview Cemetery – cost of Saturday burials is subject to additional labour charges

No Sunday or Statutory Holiday Burials

Appendix 7

ELECTRIC	2017	2018	2019	2020
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Utility Administration Rates

Utility credit references (current or recent account)	\$16.25	\$16.50
Archived account	\$28.00	\$29.00
Utility account history	\$16.25	\$16.50
Interest rate on delinquent utility accounts	10% per annum	10% per annum
Special electric meter reading	\$35.50	\$36.25
Special electric meter inspection fee	\$35.50	\$36.25
Postage/Printing Fee (per invoice)	\$1.00	**Remove, in Appendix 1

AMR OPT OUT

AMR Opt Out manual electric meter reading for an individual meter	\$13.00	\$19.25
AMR Opt Out manual combined electric and water meter reading for an individual for an individual meter read	\$14.00	\$20.25
AMR Opt Out manual electric meter reading for a meter bank installation	<p>\$13.00 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the electric meter bank read is to be equally split between all customers serviced by the bank meter</p>	<p>\$19.25 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the electric meter bank read is to be equally split between all customers serviced by the bank meter</p>

Appendix 7				
ELECTRIC	2017	2018	2019	2020
AMR Opt Out combined electric and water meter reading for a combined electric and water meter bank installation	\$15.00 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.	\$20.25 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.		
AMR Opt Out electric meter use of a digital non radio frequency electric meter	\$150.00 per meter	\$153.00		
Utility application fee – next day service	\$41.50	\$42.25		
Utility application fee – same day service (accounts with combined electric and water)	\$93.00	\$94.50		
Utility application fee (electric only) same day service (accounts that only have electric services)	\$53.50	\$54.25		
Non-Payment: Electric disconnect and re-connect(during City Hall hours only)	\$71.00	\$72.50		
Non-Payment: Site visit without a disconnect (during City Hall hours only)	\$35.50	\$36.25		
Electrical disconnect or re-connect or site visit (cost per visit after hours with call-out)	\$417.00	\$423.50		
Electrical disconnect or reconnect or site visit (cost per visit during City Hall hours)	\$35.50	\$36.25		
Electrical disconnect or reconnect or site visit (cost per visit after hours without call-out)	\$71.00	\$72.50		
Illegal reconnection administration charge	\$275.00	\$275.00		
Utility fee - Leave on Authorized	\$12.00	\$12.00		

Appendix 7				
ELECTRIC	2017	2018	2019	2020
Electrical Disconnect and reconnect from pole	\$355.00	\$355.00		
Special Administration charge per service	\$27.50	\$27.50		

Electric Rates

Rate Code 10 - Residential

Basic Charge	\$18.14 per billing plus	\$18.72 per billing plus	\$19.32 per billing plus	\$19.94 per billing plus
Energy Charge	\$0.1284 per kwh for all consumption during the billing period	\$0.1284 per kwh for all consumption during the billing period	\$0.1337 per kwh for all consumption during the billing period	\$0.1392 per kwh for all consumption during the billing period

Rate Code 15 - Residential/Special Service

Basic Charge	\$18.14 per billing plus	\$18.72 per billing plus	\$19.32 per billing plus	\$19.94 per billing plus
Energy Charge	\$0.1474 per kwh for all consumption during the billing period	\$0.1474 per kwh for all consumption during the billing period	\$0.1534 per kwh for all consumption during the billing period	\$0.1597 per kwh for all consumption during the billing period

Rate Code 20 - General - Secondary metered and City owned Transformation

0.031973539

Basic Charge	\$18.14 per billing plus	\$18.72 per billing plus	\$19.32 per billing plus	\$19.94 per billing plus
Energy Charge: First 10,000 kwh per billing	\$0.1429 per kwh	\$0.1429 per kwh	\$0.1449 per kwh	\$0.1469 per kwh
Next 90,000 kwh per billing	\$0.1126 per kwh	\$0.1126 per kwh	\$0.1143 per kwh	\$0.1159 per kwh
Additional kwh per billing	\$0.0789 per kwh	\$0.0789 per kwh	\$0.0801 per kwh	\$0.0812 per kwh

Appendix 7				
ELECTRIC	2017	2018	2019	2020
Demand Charge	\$10.09 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$10.09 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$10.23 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$10.38 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months

Rate Code - 25, 30 and 35

Are subject to the same base rates for consumption and demand as set out in Rate Code 20 with the following discounts:

Primary Metering	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only	1.5% discount on consumption and demand charges. Customer-owned transformation - 9.0% discount on demand charges only
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Rate Code 25 - General - Primary metered and City owned Transformation

Basic Charge	\$18.14 per billing plus	\$18.72 per billing plus	\$19.32 per billing plus	\$19.94 per billing plus
Energy Charge				
First 10,000 kwh per billing	\$0.1408 per kwh	\$0.1408 per kwh	\$0.1427 per kwh	\$0.1447 per kwh
Next 90,000 kwh per billing	\$0.1109 per kwh	\$0.1109 per kwh	\$0.1126 per kwh	\$0.1142 per kwh
Additional kwh per billing	\$0.0777 per kwh	\$0.0777 per kwh	\$0.0789 per kwh	\$0.0800 per kwh

Appendix 7				
ELECTRIC	2017	2018	2019	2020
Demand Charge	\$9.93 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$9.93 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$10.08 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$10.23 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months

Rate Code 30 - General - Secondary metered and customer owned Transformation

Basic Charge	\$18.14 per billing plus	\$18.72 per billing plus	\$19.32 per billing plus	\$19.94 per billing plus
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Energy Charge

First 10,000 kwh per billing	\$0.1429 per kwh	\$0.1429 per kwh	\$0.1449 per kwh	\$0.1469 per kwh
Next 90,000 kwh per billing	\$0.1126 per kwh	\$0.1126 per kwh	\$0.1143 per kwh	\$0.1159 per kwh
Additional kwh per billing	\$0.0789 per kwh	\$0.0789 per kwh	\$0.0801 per kwh	\$0.0812 per kwh
Demand Charge	\$9.18 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$9.18 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$9.31 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$9.45 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months

Rate Code 35 - General - Primary metered and customer owned Transformation

Basic Charge	\$18.14 per billing plus	\$18.72 per billing plus	\$19.32 per billing plus	\$19.94 per billing plus
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Energy Charge

Appendix 7				
ELECTRIC	2017	2018	2019	2020
First 10,000 kwh per billing	\$0.1408 per kwh	\$0.1408 per kwh	\$0.1427 per kwh	\$0.1447 per kwh
Next 90,000 kwh per billing	\$0.1109 per kwh	\$0.1109 per kwh	\$0.1126 per kwh	\$0.1142 per kwh
Additional kwh per billing	\$0.0777 per kwh	\$0.0777 per kwh	\$0.0789 per kwh	\$0.0800 per kwh
Demand Charge	\$9.04 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$9.04 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$9.17 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months	\$9.31 per KVA of billing demand which is the greater of a) the maximum KVA demand in excess of 45 KVA for the current billing; or b) 75% of the maximum KVA demand in excess of 45 KVA recorded during the previous eleven months
Rate Code 45 - General - City Accounts				
Energy Charge	\$0.0953 per kwh for all consumption	\$0.0953 per kwh for all consumption	\$0.1041 per kwh for all consumption	\$0.1137 per kwh for all consumption
Rate Code 55 - Street Lighting, Traffic Lights & Other Un-metered Loads				
Per fixture watt or volt ampere per billing subject to Section 3.b of Bylaw 2000-36 (Electrical Regulations)	\$0.1071 per fixture watt or volt ampere per billing	\$0.1071 per fixture watt or volt ampere per billing	\$0.1174 per fixture watt or volt ampere per billing	\$0.1287 per fixture watt or volt ampere per billing
Per watt or volt ampere per billing based on equipment name plate data or customer information, or where data is insufficient, the City will determine by appropriate measurement and calculation what equipment watt or volt ampere loading shall be used for billing purposes.	\$0.2024 per watt	\$0.2024 per watt	\$0.2219 per watt	\$0.2432 per watt
Monthly minimum charge per fixture or service connection	\$18.14 per billing plus	\$18.14 per billing plus	\$18.72 per billing plus	\$19.32 per billing plus
Net Metering				

Appendix 7				
ELECTRIC	2017	2018	2019	2020

Energy Credit – The City will apply a credit for the purchase of power from all City customers generating and transmitting power into the City electrical grid at the appropriate rate code that the City charges for power for the class of the said customer. Furthermore no additional City Fees related to electrical will be applied for participating in the Net Metering program. Customers will be responsible for all on-site costs of their Distribution Generation system including, but not limited to, design, permits, installation, repairs and maintenance.

Electrical Service Calls

Service Call – 1 stop (1 hr. max)	\$211.00	\$214.00
Service Call – 2 stops (1.5 hr. max)	\$316.00	\$321.00

Electrical Service Connections

Temporary Service Connection

1 Phase up to 200 amps	\$211.00	\$214.00
all except 1 phase up to 200 amps	Actual Cost	Actual Cost

Service Relocate

1 phase up to 200 amps	\$347.00	\$347.00
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Service Upgrade

1 phase over 200 amps	Actual Cost	Actual Cost
3 phase overhead (all)	Actual Cost	Actual Cost

Service Connection

1 phase per unit (200 amps max -includes 1 meter) overhead and underground	\$388.00	\$390.00
Additional meters	Actual Cost	Actual Cost
1 phase overhead over 200 amps	Actual Cost	Actual Cost
3 phase overhead (all)	Actual Cost	Actual Cost
1 phase underground over 200 amps	Actual Cost	Actual Cost
3 phase underground (all)	Actual Cost	Actual Cost

Appendix 7

ELECTRIC	2017	2018	2019	2020
Electrical Utility Ext. Agreement	Actual Cost	Actual Cost		
Primary Underground Cable	Actual Cost	Actual Cost		
Terminate and Energize underground - Per lot	Actual Cost	Actual Cost		
Installation of electrical poles, vaults, road-crossings, etc	Actual Cost	Actual Cost		
Electrical Call Out Rate	\$417.00	\$423.50		

Electrical Pole Contacts

Telus	As per Contract	As per Contract
Telus per Power Point Contact + Energy as per rate code 55	As per Contract	As per Contract
Shaw Cable	As per Contract	As per Contract
Shaw Cable per Power Point Contact + Energy as per rate code 55	As per Contract	As per Contract
Shaw WiFi	As per Contract	As per Contract
Recoverable Sign Installations	Actual Cost	Actual Cost

City Electrical Infrastructure²:

Due to the nature and timing of the various process's involved with the installation of electrical infrastructure a request for refund will be entertained at any time and will require evaluation as to the customer's and/or the Electric Utility's involvement, investment to date and further investment required to complete the works to a stage where they are deemed, by the Operations Manager of the Electrical Utility, to be safe for the public and the customer and have no negative effect on the electrical systems integrity or configuration. Calculation or determination of refund amounts will be completed by the General Manager of the Electrical Utility.

Notes:

Appendix 7				
ELECTRIC	2017	2018	2019	2020

#1. Any applicable Federal or Provincial taxes are in addition to the above charges. A discount forfeit equal to 10% of the "current charges" (excluding Goods and Services Tax) will result if full payment of current charges is not received. a) on "residential and residential/special services" (rate codes 10 and 15), on or before the expiration of fifteen (15) days after the date of the mailing of the invoices therefore. b) on all other services not included in the definition of "residential or residential/special services" on or before the expiration of twenty-two (22) days after the date of the mailing of the invoices therefore, provided that when the said day falls on Saturday, Sunday, or holiday, the discount shall apply if payment is received on the next succeeding day which is not a holiday. In the event of a partial payment of the current charges on or before the discount date, a proportionate discount shall be allowed.

#2. Basic charges will be applicable to accounts that are disconnected from electric for seasonal or temporary purposes when the electric is being turned off at the account holders request but the account holder(s) is not altering.

#3. City Electrical Infrastructure is defined as: Any items related to the City of Penticton Electrical Utility distribution system including but not limited to primary duct and secondary duct, street lighting, power cables, transformers and associated appurtenances.

#4. All customers are eligible to access the "Electrical Service Payment Plan" for the installation of City Electrical Infrastructure that supplies power to their properties. The details of this program are summarized as follows:

- Payment Plan range: A customer can put a minimum amount of \$5,000 up to a maximum amount of \$50,000 on a Payment Plan;
- Payment Plan terms: 5 year payback in equal monthly amounts on the Electric Utility Bill plus interest calculated at the Prime Interest Rate +0.5%; and
- The customer has the ability to end the Payment Plan at any time by repaying the balance owing in full at any time without penalty.

Eligibility requirements:

- Must be for a new or an upgrade to an Electrical Service;
- Must be a City of Penticton Electric Utility customer;
- Must have a credit score of: 650 or greater for an individual, or less than 25 for a business;
- Must have a maximum of 19 City of Penticton Utility Credit Points;
- The customer must own both the land and building where the service is required; and
- Protection: Any defaults on the Payment Plan will be subject to the normal City of Penticton utility collection procedures, including service disconnect and ultimately transfer of outstanding amount to taxes. Any outstanding payment plan amounts must be paid in full upon sale of the property.

Appendix 11

GARBAGE RATES	2017	2018
<p>The scale of charges by The Corporation of the City of Penticton for the collection, removal and disposal of solid waste and recyclable materials as provided for in the City of Penticton Garbage "Solid Waste Collection and Recyclable Materials Disposal Bylaw", shall be as follows and will be billed by the City as current taxes on the property for which the premises were served by solid waste and recycling collection.</p>		
Annual Fee - Solid Waste Collection Includes one (1) 120L Garbage Cart and one (1) 240L Yard Waste Cart	\$132.00	\$140.00
Annual Fee - Recycling Collection - Bi-Weekly Includes one (1) 240L Recyclable Cart	\$45.00	\$31.00
Annual Fee - Multi-Family Weekly Recycling Collection	\$75.00/unit/year	\$61.00/unit/year
Administration Fee for Sewer and Garbage Extension - for first unit	\$15.75	\$15.75
- Each Additional Unit in same complex	\$5.00	\$5.00
Tag a Bag - Additional Curb Side Collection bag - price per tag	\$3.50	\$3.50
25 Tag a Bag Coupons	\$62.50	\$62.50
Application for Curb Side Collection from a Multi-Family Dwelling	\$78.00	\$79.50
Application fee for Multi-Family Residential Weekly Recycle Collection	\$78.00	\$79.50

Base Cart Program

Base Cart Program includes: one (1) 120 Litre Garbage Cart, one (1) 240 Litre Recyclables Cart, and one (1) 240 Litre Yard Waste Cart		
Cart Change Administration Fee Per property visit, any quantity of carts (Commences January 1, 2017)	\$30.00	\$30.00
Disability Exemption Application	No charge	No charge
Garbage Cart - upgrade to two (2) 120L Carts In addition to the Annual Fee - Solid Waste Collection	\$112.20/year	\$119/year
Garbage Cart - upgrade to a 240L Cart In addition to the Annual Fee - Solid Waste Collection	\$112.20/year	\$119/year
Recyclables Cart - upgrade to a 360L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - upgrade to two (2) 240L Carts	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - upgrade to two (2) 360L Carts	No charge, part of Annual Fee	No charge, part of Annual Fee
Recyclables Cart - downgrade to a 120L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Yard Waste Cart - upgrade to 360L Cart In addition to the Annual Fee - Solid Waste Collection	\$33.00/year	\$34.00/year
Yard Waste Cart - upgrade to two (2) 240L Carts In addition to the Annual Fee - Solid Waste Collection (max 2 carts allowed)	\$66.00/year	\$68.00/year
Yard Waste Cart - upgrade to two (2) 360L Carts In addition to the Annual Fee - Solid Waste Collection (max 2 carts allowed)	\$66.00/year	\$68.00/year
Yard Waste Cart - downgrade to 120L Cart	No charge, part of Annual Fee	No charge, part of Annual Fee
Yard Waste Cart - opt out of Yard Waste Program	No charge, part of Annual Fee	No charge, part of Annual Fee

Appendix 11		
GARBAGE RATES	2017	2018
Wildlife Resistant Cart Upgrade - 120L Garbage Cart only (one time fee)	\$75.00/Cart	\$75.00/Cart
Repeated or willful damage to Carts will be charged to property owner	Actual Cost of replacement and Cart Change Administration Fee	Actual Cost of replacement and Cart Change Administration Fee

Screened Compost Sales

Bulk / Wholesale - (greater than 5 tonnes)	\$12.50 / tonne	\$12.50 / tonne
Less than 5 tonnes	\$20.00 / tonne	\$20.00 / tonne
Individual Bags	\$2.50 / bag	\$2.50 / bag

Appendix 13

INFORMATION TECHNOLOGY

2017

2018

Provision of Dark Fibre Services

Dark Fibre - per fibre optic strand	\$325/month	\$330/month
Administration Fee	included	included
One Time Connection Fee	\$800.00	\$815.00
Physical Connection Costs	As quoted	As quoted
Co-location Services	\$150/month	\$153/month

Provision of Telephone and Internet Services

High-end color phone Model 7965/7970	\$40.00*	41.00
High-end 256 grayscale phone Model 7960/61	\$30.00*	31.00
Mid-range 256 grayscale phone Model 7940	\$25.00*	26.00
Low-end phone Model 7906/7910/7912	\$15.00*	15.00
Wireless portable phone Model 7920/7921	\$45.00*	46.00
Conference phone Model 7936	\$40.00*	41.00
D-A Convertor Allows for analog devices on City digital phone network Model ATA186	\$10.00* per ATA device	\$10.00 per ATA device
Extra DID external phone number added to existing hardware	\$5.00*	5.00
Internet	\$40.00*	41.00
Wireless Internet Services add-on (where available)	\$10.00	\$10.00
Connection/Configuration Charge	\$100.00	\$102.00
Website hosting on City webserver (monthly)	\$30.00	\$31.00

Electronic Data Fees

GIS Electronic Data	share data free of charge	share data free of charge
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Appendix 14

LIQUOR LICENCES	2017	2018
Liquor Review Applications (non-refundable)		
New Liquor Primary Licence (Public Consultation)	\$750.00	\$500.00
Winery, Brewery, Distillery Licence Endorsement (Public Consultation)	\$750.00	\$500.00
New food primary with patron participation, late hours, etc. (Public Consultation)	\$750.00	\$500.00
Delete - New Food Primary - Floor Plan review	\$175.00	NA
New - Occupant Load Reviews (including picnic areas)		\$175.00
Special Occasion - late hours or high occupant load	\$250.00	\$175.00
Special Occasion - New or Altered Existing Beer and Wine special events	\$250.00	\$175.00

Liquor Licence Amendment

New - Amended Liquor Review Application		\$250.00
Permanent Amendment (Public Consultation)	\$750.00	\$500.00
Food Primary Structural change (Public Consultation)	\$250.00	\$500.00
Temporary Amendment	\$250.00	\$175.00
Temporary Special Event	\$250 + RCMP Costs	\$175 + RCMP Costs
Public consultation sign (per sign)	\$250.00	\$250.00

Appendix 15

MARINAS	2017	2018
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Penticton Marina (Okanagan Lake)

Moorage Fees – January 1 st to December 31 st	Moorage fees, land storage, and parking fee increases as per lease agreement	Moorage fees, land storage, and parking fee increases as per lease agreement
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Skaha Lake Marina

Moorage Fees	Moorage and land storage fees to be determined by the operator based on market value	Moorage and land storage fees to be determined by the operator based on market value
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DEFINITIONS:

A. Moorage season – March 1 to November 30 inclusive (9 months)

B. Storage season – October 1 to March 31 inclusive (6 months)

C. Penticton residents and taxpayers acquire moorage on a first come first served basis until May 1st annually, after which any available moorage may be rented to non-resident or non-taxpayer.

Overnight Parking

A window permit is issued to those user groups requiring an RV on site for **special event security** – pending approval by the PRC Director or designate. Permit is issued through the RCMP.

RV Overnight Parking Permit	\$28.53	\$29.10
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Appendix 16

Meeting Rooms/Activity Spaces	Effective April 1, 2017	Effective April 1, 2018
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Community Centre/McLaren Arena Meeting Room

Non Profit/Local/ Regular

Child/Youth	\$11.22	\$11.56
Adult	\$11.22	\$11.56
Non School District 67 Schools*	\$8.42	\$8.67

Local Private	\$14.19	\$14.61
Local Commercial	\$24.84	\$25.58
Non-Resident	\$35.48	\$36.54

Community Centre Large Meeting Room

Note: Meeting Room #4, Meeting Room #7, and Combined #2 & #3 Rate is 1.75X Meeting Room Rate

Non Profit/Local/ Regular

Child/Youth	\$19.64	\$20.22
Adult	\$19.64	\$20.22
Non School District 67 Schools*	\$14.73	\$15.17

Local Private	\$24.99	\$25.74
Local Commercial	\$43.46	\$44.77
Non-Resident	\$62.08	\$63.94

Community Centre Conference Room

Note: Conference Room Rate is 75% X Meeting Room Rate

Non Profit/Local/ Regular

Child/Youth	\$8.42	\$8.67
Adult	\$8.42	\$8.67
Non School District 67 Schools*	\$6.31	\$6.50

Local Private	\$10.64	\$10.96
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Appendix 16

Meeting Rooms/Activity Spaces	Effective April 1, 2017	Effective April 1, 2018
Local Commercial	\$18.63	\$19.18
Non-Resident	\$26.60	\$27.40

Library/Museum Auditorium

Note - Security premium of \$10.50 added to base rates. To be increased by CPI.

Non Profit/Local/ Regular

Child/Youth	\$17.45	\$17.98
Adult	\$24.50	\$25.24
Non School District 67 Schools*	\$13.09	\$13.48

Local Private	\$8.45	\$8.70
Local Commercial	\$50.50	\$52.02
Non-Resident	\$72.15	\$74.32

Activity Spaces

Community Centre Dance Studio

Non Profit/Local/ Regular

Child/Youth	\$19.64	\$20.22
Adult	\$19.64	\$20.22
Non School District 67 Schools*	\$14.73	\$15.17

Local Private	\$24.84	\$25.58
Local Commercial	\$43.46	\$44.77
Non-Resident	\$62.08	\$63.94

Community Centre Gymnasium

Non Profit/Local/ Regular

Child/Youth	\$17.16	\$17.67
Adult	\$35.55	\$36.61
Non School District 67 Schools*	\$12.86	\$13.25

Appendix 16

Meeting Rooms/Activity Spaces	Effective April 1, 2017	Effective April 1, 2018
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Local Private	\$47.40	\$48.82
Local Commercial	\$82.95	\$85.43
Non-Resident	\$118.49	\$122.05

Community Centre 1/2 Gymnasium

Note: 1/2 Gymnasium Rate 66.7% X Gymnasium Rate

Non Profit/Local/ Regular

Child/Youth	\$11.44	\$11.79
Adult	\$23.72	\$24.43
Non School District 67 Schools*	\$8.59	\$8.85

Local Private	\$31.62	\$32.57
Local Commercial	\$55.32	\$56.98
Non-Resident	\$79.04	\$81.41

Non School District 67 Schools* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands.

The Non School District 67 Schools rates are applicable during school hours.

Appendix 19

Appendix 19		
Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018

Sports Fields

Note: Phased in rates 2010-2012

Non Profit/Local/Regular		
Child/Youth	\$3.67	\$3.75
Adult	\$11.01	\$11.23
Non School District 67 Schools*	\$2.75	\$2.81
Non Profit/Local/Non-Regular		
Child/Youth	\$7.33	remove
Adult	\$14.68	remove
Non School District 67 Schools*	\$5.50	remove
Local Private	\$14.68	\$14.97
Local Commercial	\$25.69	\$26.20
Non-Resident	\$36.68	\$37.42

Kings Park

Non Profit/Local/Regular		
Child/Youth	\$4.46	\$4.91
Adult	\$11.45	\$12.60
Non School District 67 Schools*	\$3.35	\$3.68
Non Profit/Local/Non-Regular		
Child/Youth	\$8.94	remove
Adult	\$17.20	remove
Non School District 67 Schools*	\$6.70	remove
Local Private	\$17.20	\$18.92
Local Commercial	\$30.10	\$33.11
Non-Resident	\$43.01	\$47.31

Major Event Park

Non Profit/Local/Regular		
Child/Youth	\$5.88	\$6.00
Adult	\$17.61	\$17.97
Non School District 67 Schools*	\$4.41	\$4.50

Appendix 19

Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018
Non Profit/Local/Regular		
Child/Youth	\$11.75	remove
Adult	\$23.49	remove
Non School District 67 Schools*	\$8.81	remove

Local Private	\$23.49	\$23.96
Local Commercial	\$41.10	\$41.92
Non-Resident	\$58.72	\$59.89

Major Event Park (duplicate event - non prime - Before June 15 and After Sept 15)

Non Profit/Local/Regular		
Child/Youth	\$4.70	\$4.80
Adult	\$14.09	\$14.37
Non School District 67 Schools*	\$3.53	\$3.60

Non Profit/Local/Regular		
Child/Youth	\$9.40	remove
Adult	\$18.79	remove
Non School District 67 Schools*	\$7.05	remove

Local Private	\$18.79	\$19.17
Local Commercial	\$32.88	\$33.53
Non-Resident	\$46.98	\$47.92

Major Event Parks: Okanagan Lake Park, Gyro Park/Bandshell, Rotary Park, Skaha East

Minor Event Park

Non Profit/Local/Regular		
Child/Youth	\$5.23	\$5.34
Adult	\$15.69	\$16.00
Non School District 67 Schools*	\$3.92	\$4.00

Non Profit/Local/Regular		
Child/Youth	\$10.47	remove
Adult	\$20.91	remove

Appendix 19

Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018
Non School District 67 Schools*	\$7.85	remove

Local Private	\$20.91	\$21.33
Local Commercial	\$36.60	\$37.33
Non-Resident	\$52.29	\$53.34
*Major event users	\$22.09	\$22.53

Minor Event Park (additional/second event - non prime - Before June 15 and After Sept 15)

Non Profit/Local/Regular

Child/Youth	\$4.19	\$4.27
Adult	\$12.55	\$12.80
Non School District 67 Schools*	\$3.14	\$3.20

Non Profit/Local/Non-Regular

Child/Youth	\$8.37	remove
Adult	\$16.73	remove
Non School District 67 Schools*	\$6.28	remove

Local Private	\$16.73	\$17.06
Local Commercial	\$29.28	\$29.87
Non-Resident	\$41.83	\$42.67
*Major event users	\$17.67	\$18.02

Minor Event Parks: Penticton Youth Park, Lakawanna, Gyro South Lawn, Rose Garden and Marina Way

Wedding Ceremony Rate - Minimum 4 hour booking (additional hours subject to hourly park rates)	\$216.49	\$220.82
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Passive Parks and Play Courts

Passive Parks

Non Profit/Local/Regular

Child/Youth	\$3.18	\$3.25
Adult	\$9.55	\$9.74
Non School District 67 Schools*	\$2.39	\$2.44

Appendix 19

Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018
Non Profit/Local/Non Regular		
Child/Youth	\$6.36	remove
Adult	\$12.71	remove
Non School District 67 Schools*	\$4.77	remove

Local Private	\$12.71	\$12.97
Local Commercial	\$22.24	\$22.69
Non-Resident	\$31.79	\$32.43
Admin Rate User	\$8.69	\$8.86

Passive Parks (additional/second event - non prime - Before June 15 and After Sept 15)

Non Profit/Local/Regular		
Child/Youth	\$2.55	\$2.60
Adult	\$7.64	\$7.79
Non School District 67 Schools*	\$1.91	\$1.95

Non Profit/Local/Non Regular		
Child/Youth	\$5.09	remove
Adult	\$10.17	remove
Non School District 67 Schools*	\$3.81	remove

Local Private	\$10.17	\$10.37
Local Commercial	\$17.80	\$18.15
Non-Resident	\$25.44	\$25.94
Admin Rate User	\$6.95	\$7.09

Passive Parks: Neighbourhood parks, Parking lots, Riverside and Beaches

Play Courts

Non Profit/Local/Regular		
Child/Youth	\$1.66	\$1.70
Adult	\$4.99	\$5.09
Non School District 67 Schools*	\$1.25	\$1.27

Non Profit/Local/Non Regular		
Child/Youth	\$3.32	remove

Appendix 19

Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018
Adult	\$6.65	remove
Non School District 67 Schools*	\$2.49	remove
Local Private	\$11.63	\$11.86
Local Commercial	\$13.31	\$13.57
Non-Resident	\$16.63	\$16.96
Penticton Pickleball Society seasonal court usage	\$10/player	\$14/player

Play Courts (additional/second event - non prime - Before June 15 and After Sept 15)

Non Profit/Local/Regular		
Child/Youth	\$1.33	\$1.36
Adult	\$4.00	\$4.08
Non School District 67 Schools*	\$1.00	\$1.02
Non Profit/Local/Non Regular		
Child/Youth	\$2.66	remove
Adult	\$5.32	remove
Non School District 67 Schools*	\$1.99	remove
Local Private	\$9.31	\$9.49
Local Commercial	\$10.65	\$10.86
Non-Resident	\$13.30	\$13.57

Non School District 67 Schools* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Parking Space Rental (per parking space/per day)	\$5.41	\$5.52
Specialty Vehicle Event Parking Permits (minimum 50 permits); per vehicle; per day	\$2.00	\$2.00

Misc. Park Fees

Garbage Removal	Actual Cost	Actual Cost
Beach Cleaning Services - Regular Working Hours - Min 4 Hour Charge (incl. admin fees)	\$1,000.00	\$1,000.00
Beach Cleaning Services - Regular Working Hours - Hourly Rate After 4 Hours (incl. admin fees)	\$250.00	\$250.00

Appendix 19

Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018
Beach Cleaning Services - Outside Regular Working Hours - Min 4 Hour Charge (incl. admin fees)	\$1,400.00	\$1,400.00
Beach Cleaning Services - Outside Regular Working Hours - Hourly Rate After 4 Hours (incl. admin fees)	\$350.00	\$350.00
Double Cut and Tournament Preparation for Sports Fields on Weekends	Actual Cost	Actual Cost
Field Mowing - Regular Time - Soccer / Field	\$81.18	\$81.18
Field Mowing - Over Time - Soccer / 2 Fields - First 2 Fields	\$244.63	\$244.63
Field Mowing - Over Time - Soccer / Additional Field	\$122.32	\$122.32
Field Lining - Regular Time - Soccer / First Field	\$202.41	\$202.41
Field Lining - Regular Time - Soccer / Additional Field	\$152.63	\$152.63
Field Lining - Over Time - Soccer / First Field	\$286.85	\$286.85
Field Lining - Over Time - Soccer / Additional Field	\$194.84	\$194.84

Rates listed are per day

Picnic Table (per table)	\$8.12	\$8.28
Picnic Table Delivery & Return (per table)	\$32.47	\$32.47
Mobile Washroom Unit Rental		\$0.00
Non Profit/Local	\$32.46	\$32.46
Local Private/ Commercial	\$75.76	\$75.76
Gyro Park Connect & Disconnect	\$54.11	\$54.11
All other Parks Delivery, Connect, Disconnect, Return	\$487.08	\$487.08

Note: Additional washroom cleaning charges are applied (when required for an event) as set by contracted cleaning company.

Rates listed are per day

Three - Five Tiered Bleacher Rental

Non Profit/Local	\$9.73	\$9.92
Local Private/ Commercial	\$21.64	\$22.07

Appendix 19

Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018
Moving and Set Up One Time Fee	\$194.83	\$194.83

Rates listed are per day

Ten Tiered Bleacher Rental

Non Profit/Local	\$21.64	\$22.07
Local Private/ Commercial	\$48.70	\$49.67
Moving and Set Up One Time Fee	\$411.31	\$411.31

*Moving and set up costs are in addition to rental fees. Actual Costs of labour and equipment to be added. Prior to confirmation of the booking, users will receive a quote for the estimated moving charges. Users may receive permission to move on their own. A damage deposit may be required.

Mobile Stage (Rates listed are per day)

Non Profit/Local	\$151.53	\$154.56
Local Private/ Commercial	\$324.72	\$331.21
Moving and Set Up One Time Fee	\$194.83	\$198.72

Mobile Stage with Awning (Rates listed are per day)

Non Profit/Local	\$173.17	\$176.64
Local Private/ Commercial	\$411.31	\$419.54
Moving and Set Up One Time Fee	\$1,082.42	\$1,104.07

**Mobile stage daily rates to be calculated annually as part of the City Fleet and approved by Council. Moving and set up costs are in addition to rental fees. Actual Costs of labour and equipment to be added. Prior to confirmation of the booking, users will receive a quote for the estimated moving charges. Users may receive permission to move on their own. A damage deposit may be required.

Delivery/Removal 1-10 Barricades/Signs*** (one-time fee)	\$87.72	\$89.47
Delivery/Removal 11-20 Barricades/Signs*** (one-time fee)	\$131.58	\$134.21
Delivery/Removal 21-40 Barricades/Signs*** (one-time fee)	\$175.44	\$178.95
Delivery/Removal 40+ Barricades/Signs*** (one-time fee)	Actual Cost	Actual Cost
Delivery/Removal 1-5 Water Stands (Gyro Only) (one-time fee)	\$102.00	\$104.04
Delivery/Removal Garbage Cans & Bags (one-time fee)	\$51.00	\$52.02

***No charge if paying for delivery/removal of picnic table or bleachers; or no charge if event organizer picks up and returns on their own.

Appendix 19

Parks & Sports Fields	Effective April 1, 2017	Effective April 1, 2018
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Park Donation Program

Park Bench Donation - New Bench - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$2,560.00	\$2,570.00
Park Bench Donation - Refurbished Bench - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Picnic Table Donation - New Table - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$3,060.00	\$3,060.00
Picnic Table Donation - Refurbished Table - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Plaque Addition or Replacement	\$415.00	\$415.00
Tree Donation	\$415.00	\$415.00
Bike Rack - New Rack - 15 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$1,030.00	\$1,040.00
Bike Rack - Refurbished Rack - 10 year renewal - Council Policy 1037 - December 17, 2012 as amended from time to time.	50% of current donation	50% of current donation
Pet Stand - New Pet Stand - 5 year - Council Policy 1037 - December 17, 2012 as amended from time to time.	\$315.00	\$315.00
Hanging Basket Sponsor - 1 season - location determined by City	\$250.00	\$250.00
Park Stewardship - contribution towards favorite park, trail or beach	\$200.00	\$200.00
Floral Display Sponsor - 1 season - Sponsor one of the City's garden displays	\$2,500.00	\$2,500.00
Park Improvement Projects - Platinum Sponsor	\$10,000.00	\$10,000.00
Park Improvement Projects - Gold Sponsor	\$2,500.00	\$2,500.00
Park Improvement Projects - Silver Sponsor	\$500.00	\$500.00

Electrical Fees

Gyro Park - seasonal per 50 amp receptical	\$306.00	\$312.12
Gyro Park - seasonal per 15 amp receptical	\$153.00	\$156.06
Gyro Park - Saturday market only (seasonal) per receptical	\$104.00	\$106.08
Nanaimo Square - Saturday market only (season) per receptical	\$52.00	\$53.04

Appendix 21

POOL/AQUATICS	Effective April 1,2017	Effective April 1,2018
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Note: Lifeguard/Instructor wages + 5% Admin Fee to be added to rental rate when appropriate
1 Lane (minimum 3 lane rental required for booking unless special permission)

Non Profit/Local/ Regular		
Child/Youth	\$5.17	\$5.33
Adult	\$12.24	\$12.61
Non Profit/Local/ Non-Regular		
Child/Youth	\$8.82	remove
Adult	\$15.49	remove
Local Private	\$15.49	\$15.96
Local Commercial	\$27.09	\$27.90
Non-Resident	\$38.70	\$39.86

3 Lanes

Non Profit/Local/ Regular		
Child/Youth	\$15.51	\$15.82
Adult	\$36.71	\$37.44
Non Profit/Local/ Non-Regular		
Child/Youth	\$26.47	remove
Adult	\$46.46	remove
Local Private	\$46.46	\$47.85
Local Commercial	\$81.27	\$83.71
Non-Resident	\$116.12	\$119.60

4 Lanes to a Maximum of 13 Lanes Multiply # of Lanes X 1 Lane Rate

Leisure Pool

Note: Leisure Pool Rate is 7 Lane Rate

Appendix 21		
POOL/AQUATICS	Effective April 1,2017	Effective April 1,2018
Non Profit/Local/Regular		
Child/Youth	\$36.20	remove
Adult	\$85.65	remove
Non Profit/Local/Non-Regular		
Child/Youth	\$61.75	\$63.60
Adult	\$108.43	\$111.68
Local Private	\$108.43	\$111.68
Local Commercial	\$189.66	\$195.35
Non-Resident	\$270.95	\$279.08

Full Aquatic Facility

Note: Full Aquatic Facility Rate is 15 Lane Rate

Non Profit/Local/Regular		
Child/Youth	\$77.55	\$79.88
Adult	\$183.52	\$189.02
Non Profit/Local/Non-Regular		
Child/Youth	\$132.32	remove
Adult	\$232.35	remove
Local Private	\$232.35	\$239.32
Local Commercial	\$406.40	\$418.59
Non-Resident	\$580.61	\$598.03

Public Swimming

Single Admission

Preschool	\$1.19	\$1.19
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Appendix 21

POOL/AQUATICS	Effective April 1,2017	Effective April 1,2018
Child	\$4.05	\$4.05
Youth	\$5.00	\$5.00
Adult	\$5.95	\$5.95
Senior	\$5.00	\$5.00
Super Senior	\$4.05	\$4.05
Family	\$15.24	\$15.24

10 Tickets

Preschool	\$10.48	\$10.48
Child	\$36.19	\$36.19
Youth	\$44.76	\$44.76
Adult	\$53.33	\$53.33
Senior	\$44.76	\$44.76
Super Senior	\$36.19	\$36.19
Family	\$137.14	\$137.14

1 Month

Preschool	\$10.48	\$10.48
Child	\$36.19	\$36.19
Youth	\$44.76	\$44.76
Adult	\$53.33	\$53.33
Senior	\$44.76	\$44.76
Super Senior	\$36.19	\$36.19
Family	\$137.14	\$137.14

3 Months

Preschool	\$25.71	\$25.71
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Appendix 21

POOL/AQUATICS	Effective April 1,2017	Effective April 1,2018
Child	\$89.52	\$89.52
Youth	\$99.05	\$99.05
Adult	\$139.05	\$139.05
Senior	\$99.05	\$99.05
Super Senior	\$89.52	\$89.52
Family	\$329.52	\$329.52

6 Months

Preschool	\$47.62	\$47.62
Child	\$159.05	\$159.05
Youth	\$179.05	\$179.05
Adult	\$239.05	\$239.05
Senior	\$179.05	\$179.05
Super Senior	\$159.05	\$159.05
Family	\$599.05	\$599.05

12 Month Annual Pass

Preschool	\$72.38	\$72.38
Child	\$249.52	\$249.52
Youth	\$279.05	\$279.05
Adult	\$379.05	\$379.05
Senior	\$279.05	\$279.05
Super Senior	\$249.52	\$249.52
Family	\$929.52	\$929.52

Fitness Room/Pool Combined

Appendix 21

POOL/AQUATICS	Effective April 1,2017	Effective April 1,2018
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Single Admission

Youth	\$7.38	\$7.38
Adult	\$10.24	\$10.24
Senior	\$7.38	\$7.38
Super Senior	\$6.43	\$6.43

10 Tickets

Youth	\$65.71	\$65.71
Adult	\$91.43	\$91.43
Senior	\$65.71	\$65.71
Super Senior	\$57.14	\$57.14

1 Month

Youth	\$65.71	\$65.71
Adult	\$91.43	\$91.43
Senior	\$65.71	\$65.71
Super Senior	\$57.14	\$57.14

3 Months

Youth	\$173.33	\$173.33
Adult	\$234.29	\$234.29
Senior	\$173.33	\$173.33
Super Senior	\$141.90	\$141.90

6 Months

Youth	\$304.76	\$304.76
Adult	\$406.67	\$406.67
Senior	\$304.76	\$304.76

Appendix 21

POOL/AQUATICS	Effective April 1,2017	Effective April 1,2018
Super Senior	\$243.81	\$243.81

12 Month Annual Pass

Youth	\$479.05	\$479.05
Adult	\$641.90	\$641.90
Senior	\$479.05	\$479.05
Super Senior	\$386.67	\$386.67

FITNESS ROOM / PUBLIC SWIMMING DAY PASS - Admission Rates

Single Admission

Youth	\$10.95	\$10.95
Adult	\$14.76	\$14.76
Senior	\$10.95	\$10.95
Super Senior	\$9.05	\$9.05
Agency Activity Pass - Annual	\$599.05	\$599.05
Access Passes	Eligible Persons with disabilities: 25% off 10 Ticket, 1, 3, 6, 12, month passes for pool and fitness room	Eligible Persons with disabilities: 25% off 10 Ticket, 1, 3, 6, 12, month passes for pool and fitness room

CLINIC RATES

Weekly Pool

Senior	\$12.38	\$12.38
Adult	\$14.76	\$14.76

Appendix 21

POOL/AQUATICS	Effective April 1,2017	Effective April 1,2018
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Weekly Fitness/Pool

Senior	\$18.10	\$18.10
Adult	\$25.24	\$25.24

Monthly Pool

Senior	\$33.81	\$33.81
Adult	\$40.24	\$40.24

Monthly Fitness/Pool

Senior	\$49.29	\$49.29
Adult	\$68.57	\$68.57

10 Ticket Pool

Senior	\$36.19	\$36.19
Adult	\$42.86	\$42.86

Fitness/Pool 10 Ticket

Senior	\$52.38	\$52.38
Adult	\$73.33	\$73.33

Appendix 25

SEWER	2017	2018	2019	2020
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Sanitary Sewer Fixture Charges

A minimum annual charge which includes plumbing fixtures not exceeding six (6) in number	n/a	Remove	n/a	n/a
Each plumbing fixture exceeding six (6) in number	n/a	Remove	n/a	n/a

Such charges to be effective immediately upon the expiration of 180 days (60 days in the case of a renovated building) from the date of validation of the building permit, provided however, that this amount may be pro-rated from the effective date to December 31 of the year in which the building is built or renovated.

An extension to the 180 day period will be considered providing the builder applies **in writing** to Building & Licence Division prior to the expiration of the 180 day period. Should a request come from a builder **after** the expiration of the 180 day period, an extension may still be granted upon payment of an administration fee:

First Unit	\$16.00	Remove
Each additional Unit in the same complex	\$6.00	Remove

Extensions are only to be granted in multiples of 30 days, ie 30, 60, 90 days.

Appendix 25

SEWER	2017	2018	2019	2020
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Sanitary Sewer Charges based on Treated Water Use

Residential Use Monthly Fixed Sanitary Sewer Rates Based on Water Meter Size charged April to September

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month April to September)	\$26.00	\$28.28	\$30.77	\$33.47
25mm (1 inch) / month April to September	\$65.00	\$70.71	\$76.91	\$83.67
38 mm (1 1/2 inches) / month April to September	\$130.00	\$141.41	\$153.83	\$167.33
50 mm (2 inches) / month April to September	\$208.00	\$226.26	\$246.13	\$267.74
75 mm (3 inches) / month April to September	\$455.00	\$494.95	\$538.40	\$585.67
100 mm (4 inches) / month April to September	\$819.00	\$890.91	\$969.12	\$1,054.21

PLUS Variable Sanitary Sewer Generation Charge based on Water Use for all Meter Sizes charged October to March

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet) charged monthly October to March [Minimum monthly consumption charge for 3/4" meter size customer based on 250 cubic feet]	\$4.96	\$5.43	\$5.93	\$6.27
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Non- Residential Use Monthly Fixed Sanitary Sewer Rates Based on Water Meter Size charged January to December

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month January to December)	\$13.00	\$14.14	\$15.38	\$16.73
25mm (1 inch) / month January to December	\$32.50	\$35.35	\$38.46	\$41.83
38 mm (1 1/2 inches) / month January to December	\$65.00	\$70.71	\$76.91	\$83.67
50 mm (2 inches) / month January to December	\$104.00	\$113.13	\$123.06	\$133.87

Appendix 25

SEWER	2017	2018	2019	2020
75 mm (3 inches) / month January to December	\$227.50	\$247.47	\$269.20	\$292.84
100 mm (4 inches) / month January to December	\$409.50	\$445.45	\$484.56	\$527.10

PLUS Variable Sanitary Sewer Generation Charge based on Water Use for all Meter Sizes

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet) charged monthly January to December	\$2.48	\$2.71	\$2.97	\$3.13
Request for Reduction Submission and Review	\$100.00	\$100.00	\$100.00	\$100.00
Fee for falsification of information on a Request for Reduction	\$500.00	\$500.00	\$500.00	\$500.00

NOTES

Residential Uses includes: All single family, duplex, multi-family and mobile home parks
Non Residential Customers may apply after paying the prescribed fee to the City for a reduction in the % of water use to calculate the sanitary sewer consumption fee to account for business practices that create a large discrepancy between water use and sewage generation.
The following business practices will be eligible for consideration for a reduction:
i. Water used to produce a product for sale that is consumed or used off the site. Examples include: Concrete production, off sales beer and wine, take out coffee and soft drinks.
ii. Water used to irrigate plants that are sold. Examples include: Garden Centers.
iii. Water used in a cooling process that does not enter the sanitary sewer.
iv. Water used by contractors in water trucks for dustcontrol.

Appendix 25

SEWER	2017	2018	2019	2020
The requested reduction in water use must be substantiated either through:				
i. The installation and reading of a water meter that will monitor the water used in the process for which the reduction is being sought.				
ii. Financial records or audit documents prepared by an accountant or a report prepared by a professional engineer that calculates the volume of water that should be considered for reduction.				
The cost of producing the substantiation is to be borne by the party requesting the reduction.				
No reduction will be granted for volumes of water less than 5%.				
A person found to have submitted false information to support their reduction request will be required to pay the Fee for falsification of information on a Request for Reduction				

Sanitary sewer charges no water meter or no water service (per month)

Fee based on property zoning as follows:

For properties zoned Single Family Residential	\$26.00	\$28.28	\$30.77	\$33.47
For properties zoned I Multi Family Residential	\$37.00	\$40.25	\$43.78	\$47.63
For properties zoned Commercial	\$87.00	\$94.64	\$102.95	\$111.99
For properties zoned Industrial	\$591.00	\$642.89	\$699.33	\$760.73
For all other properties	\$87.00	\$94.64	\$102.95	\$111.99

Appendix 25

SEWER	2017	2018	2019	2020
Sanitary sewer charges based on a negotiated agreement	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council
Sanitary Sewer Fixture Charge	\$36.18	\$39.36	\$42.82	\$46.59
Minimum flat rate charge for sanitary sewer for residential properties adjacent to a sanitary sewer main but not connected	\$31.50	\$34.27	\$37.28	\$40.55
Minimum flat rate charge for sanitary sewer for non-residential properties adjacent to a sanitary sewer main but not connected	\$255.00	\$277.39	\$301.74	\$328.24
Permit to Discharge	\$244.00	\$244.00	\$244.00	\$244.00
Evaluation of restricted wastes of over strength matter	Actual cost	Actual cost	Actual cost	Actual cost
Over strength B.O.D. charge (over 300 mg/l)	\$0.51/kg	\$0.54/kg	\$0.57/kg	\$0.60/kg
Over strength C.O.D. surcharge (over 600 mg/l)	Fee to be developed	Fee to be developed	Fee to be developed	Fee to be developed
Over strength oil and grease surcharge (over 100 mg/l)	\$0.225/kg	\$0.236/kg	\$0.247/kg	\$0.258/kg
Over strength phosphorous surcharge (over 10 mg/l)	Fee to be developed	Fee to be developed	Fee to be developed	Fee to be developed
Over strength total suspended solids surcharge (over 300 mg/l)	\$0.52/kg	\$0.55/kg	\$0.58/kg	\$0.61/kg

Septic Waste Receiving Facility Rate - Tipping Fee

Tipping Fee for receiving septic waste	\$35.00 per cubic meter	\$35.00 per cubic meter	\$35.00 per cubic meter	\$35.00 per cubic meter
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Sanitary or Storm Sewer Service Connections

(a) 100mm (4") sanitary or storm sewer service and connections	\$3,500.00	\$3,500.00		
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Appendix 25

SEWER	2017	2018	2019	2020
(b) Two – 100mm (4”) sanitary or storm sewer service and connections installed in the same trench	\$4,100.00	\$4,100.00		
(c) All other sanitary or storm sewer and service and connections	Actual Cost	Actual Cost		
(d) When winter conditions prevail or hot mix asphalt is not available, if installation is to proceed, add \$525.00 each to the estimated and flat rate costs for service provided by the city that requires excavation.	\$550.00	\$550.00		
(e) Repair of service failure or interruption	Actual Cost	Actual Cost		
(f) Winter Trench Repair maintenance	\$450.00	\$450.00		
(g) Reconnecting to a capped sewer service - No work by City - Reconnection Fee Only	\$220.00	\$220.00		
(h) Sanitary or Storm Sewer Service Video Inspection	\$177.50	\$180.00		

In the event problem is determined to be caused by the City or the responsibility of the City all associated costs shall be applied to the City.

Other:

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$169.00	\$172.00		
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$1,675.00	\$1,675.00		
(c) Service calls regarding water service, treated water service, sanitary sewer service and storm sewer service	Actual Cost	Actual Cost		

Appendix 26

Theatre	Effective April 1,2017	Effective April 1,2018
Theatre Technician Rate of \$35.25/hr effective April 1, 2017 is included. To be increased by CPI in non-review years.	\$35.25	\$35.25

Theatre may be rented for a minimum of 4 hours. First half hour and last half hour of rental is for staff to ensure safety requirements and is not available to licensee.

Theatre rental comes with the Basic House Wash Lighting. Any additions or changes and the reversal back to the Basic House Wash will be charged at actual hours required X Theatre Technician rate per hour.

Non-Profit/Local Public/Rehearsal/Set up/Take down

Child/Youth	\$48.52	\$50.95
Adult	\$75.75	\$75.75
Non School District 67 Schools*	\$45.18	\$47.43

Non-Profit/ Local Public/ Performance

Child/Youth	\$62.14	\$65.25
Adult	\$89.35	\$89.35
Non School District 67 Schools*	\$55.39	\$58.16

Local Private/Commercial/ Rehearsal/Set up/Take Down	\$89.35	\$89.35
Convention Rate	\$89.35	\$89.35
Local Private/ Commercial/ Performance	\$156.38	\$156.38
Non-Resident/Private/Commercial: Rehearsal Set Up/Take Down	\$175.22	\$175.22
Non-Resident/Private/Commercial: Performance	\$219.02	\$219.02
Non-Resident/Non Profit: Rehearsal Set Up/Take Down	\$89.35	\$89.35
Non-Resident/Non Profit: Performance	\$156.39	\$156.39
Non-Resident Commercial Day Rate*	\$1490/day	\$1490/day
Non-Resident Non Profit Day Rate*	\$850/day	\$850/day

*Additional rental hours past 8 hours on Day Rate will be charged Technician Rate for each additional hour

Appendix 26

Theatre	Effective April 1,2017	Effective April 1,2018
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Dark Days

Non-profit Child/Youth	\$13.61	\$13.61
Non School District 67 Schools*	\$10.20	\$10.20
Adult/Private/ Commercial/Non-Resident	\$26.69	\$26.69
Set Shop Only	\$6.72	\$6.72

*Non-Profit Theatre Tickets	\$2.14	\$2.14
*Commercial Theatre Tickets	\$2.62	\$2.62

* Subject to applicable taxes and card service (Visa/Master/Amex) fees for credit card use.

Non School District 67 Schools* are defined as grade schools (K-12) located within City of Penticton boundaries and Penticton Indian Band lands. The Non School District 67 Schools rates are applicable during school hours.

Appendix 27

TRANSIT	Effective July 1, 2017	Effective January 1, 2018
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CONVENTIONAL TRANSIT

Cash Fares

Adult		
Senior (with valid BC Pharmacare card)		
Student (to Grade 12 with valid ID card)		
Child (aged 6 and under)		
Local Fare	\$2.25	\$2.25
Regional Fare	\$4.00	\$4.00

Book of Ten Tickets

Adult		
Senior or Student		
Local Fare	\$20.25	\$20.25
Regional Fare	\$36.00	\$36.00

Monthly Passes

Adult		
Senior (with valid BC Pharmacare card)		
Student (to Grade 12 with valid ID card)		
Post Secondary Student (with proof of attendance)		
Semester pass (4 months)		
Local Fare	\$45.00	\$45.00
Regional Fare	\$60.00	\$60.00
Discounted Local Fare	\$35.00	\$35.00
Discounted Regional Fare	\$40.00	\$40.00

Discounted Fares apply to: Seniors over 65 years of age with valid ID; Students 20 or under in full-time attendance to Grade 12 with valid ID; Post-Secondary with proof of attendance. Post-Secondary institution refers to universities, vocational universities, community colleges, liberal arts colleges, institutes of technology and other collegiate level institution, such as vocational schools, trade schools and career colleges that award academic degrees or professional certifications.

Appendix 27

TRANSIT	Effective July 1, 2017	Effective January 1, 2018
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Day Passes

Adult		
Senior/Student		
Local Fare	\$4.50	\$4.50
Regional Fare	\$8.00	\$8.00

CUSTOM TRANSIT

Cash Fares

Adult	\$2.00	\$2.25
Child (aged 6 and under)	Free	Free

Appendix 29				
WATER	2017	2018	2019	2020

Utility Administration Rates

Utility credit references (current or recent account)	\$17.00	\$16.50		
Archived account	\$27.75	\$29.00		
Utility account history	\$17.00	\$16.50		
Interest rate on delinquent utility accounts	10% per annum	10% per annum		
Special water meter reading	\$29.50	\$36.25		
Special water meter inspection fee	\$29.50	\$36.25		

AMR OPT OUT

AMR Opt Out manual water meter reading for an individual meter	\$12.25	\$19.25		
AMR Opt Out manual combined electric and water meter reading for an individual for an individual meter read	\$14.25	\$20.25		
AMR Opt Out manual water meter reading for a meter bank installation	\$12.25 for the first meter and \$1.00 for each additional meter in the meter bank per meter read. The total cost for the water meter bank read is to be equally split between all customers served by the meter bank.	\$19.25 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the electric meter bank read is to be equally split between all customers serviced by the bank meter		
AMR Opt Out combined electric and water meter reading for a combined electric and water meter bank installation	\$14.25 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.	\$20.25 for the first meter and \$1.00 per read for each additional meter in the meter bank per meter read. The total cost for the combined electric and water meter bank read is to be equally split between all customers served by the meter bank.		

Applications / Connect / Disconnect / Reconnect

City padlocks	\$22.50	\$22.50		
City lock boxes (installed by City)	\$68.00	\$68.00		
City lock boxes (installed by customer)	\$50.00	\$50.00		
Utility application fee – next day service	\$32.50	\$32.50		

Appendix 29				
WATER	2017	2018	2019	2020
Utility application fee – same day service (accounts with combined electric and water)	\$97.50	\$94.50		
Utility application fee (water only) same day service (accounts that only have water services)	\$65.00	\$65.00		
Water disconnect / re-connect fee (for non payment during regular City hall hours)	\$63.00	\$63.00		
Water disconnect / re-connect fee (for non payment after hours without call-out)	\$90.50	\$90.50		
Water disconnect / re-connect fee (for non payment after hours with call-out)	\$211.50	*Remove, fees handled below		
Water disconnect or re-connect (customer / agent request during City hall hours)	\$31.50	\$31.50		
Water disconnect or re-connect (customer / agent request after hours without call-out)	\$45.50	\$45.50		
Water disconnect or re-connect (customer / agent request after hours with call-out)	\$211.50	\$211.50		
Water re-connect (customer / agent request during City hall hours)	\$31.50	*Remove, consolidated above		
Water re-connect (customer / agent request after hours without call-out)	\$45.50	*Remove, consolidated above		
Water re-connect (customer / agent request after hours with call-out)	\$211.50	*Remove, consolidated above		
Illegal reconnection administration charge	\$283.50	\$275.00		
Utility fee - Leave on Authorized	\$11.25	\$12.00		
Water Disconnection (for non-payment) requiring capping or plugging service	\$227.00	\$227.00		
Special Administration charge per service	\$27.50	\$27.50		

Non Treated Irrigation Water Charges

No Meter

Non-treated irrigation water per acre per year	\$159.00	\$164.57
Minimum charge for non-treated irrigation water / year	\$159.00	\$164.57
Household use from a connection to the untreated irrigation water system, unless metered, in which case metered rates then apply. (per annum per residence)	\$371.38	\$386.23

Monthly Fixed Non Treated Irrigation Water Meter Rates based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$10.29	\$10.70
25mm (1 inch) / month	\$22.06	\$22.94
38 mm (1 1/2 inches) / month	\$64.99	\$67.59
50 mm (2 inches) / month	\$143.10	\$148.82

Appendix 29				
WATER	2017	2018	2019	2020
75 mm (3 inches) / month	\$410.81	\$427.24		
100 mm (4 inches) / month	\$903.31	\$939.44		
150 mm (6 inches) / month	\$2,535.24	\$2,636.65		
PLUS Variable Consumption Charge for all Meter Sizes				
Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$0.25	\$0.26		

Reclaimed Treated Effluent for Irrigation Charges

Monthly Fixed Reclaimed Treated Effluent Meter Rates Based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$10.29	\$11.01	\$11.67	\$12.31
25mm (1 inch) / month	\$22.06	\$26.25	\$31.50	\$33.23
38 mm (1 1/2 inches) / month	\$64.99	\$64.34	\$63.70	\$66.89
50 mm (2 inches) / month	\$143.10	\$143.53	\$145.68	\$153.69
75 mm (3 inches) / month	\$410.81	\$396.43	\$380.57	\$364.59
100 mm (4 inches) / month	\$903.31	\$871.69	\$839.44	\$804.18
150 mm (6 inches) / month	\$2,535.24	Potable water has no 6' fee		

PLUS Variable Consumption Charge for all Meter Sizes

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$0.75	\$0.86	\$1.02	\$1.18
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Treated Water Rates

Monthly Fixed Treated Water Meter Rates Based on Meter Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$26.92	\$28.80	\$30.60	\$32.39
25mm (1 inch) / month	\$75.13	\$92.58	\$114.97	\$121.71
38 mm (1 1/2 inches) / month	\$142.25	\$141.12	\$139.70	\$147.89
50 mm (2 inches) / month	\$324.11	\$324.92	\$329.27	\$348.58
75 mm (3 inches) / month	\$778.04	\$750.32	\$721.39	\$691.17
100 mm (4 inches) / month	\$1,634.92	\$1,580.05	\$1,522.74	\$1,462.90

PLUS Variable Consumption Charge for all Meter Sizes

Variable Consumption Charge / 2.83 cubic meters (100 cubic feet)	\$2.08	\$2.17	\$2.26	\$2.36
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Appendix 29				
WATER	2017	2018	2019	2020

Notwithstanding the above basic charges, should a 150 mm (6") meter be provided in conjunction with a 150 mm (6") line for the purpose of providing the dual requirements of domestic water and fire protection, the basic charge will be based on the size of meter that would be required to service the domestic water needs of the complex as determined by the Public Works Supervisor. This charge is to commence at the time of the installation of the meter. Prior to the installation of the meter, the service is to be billed at a 25 mm (1") unmetered rate.

Monthly Fixed Non Metered Treated Water Rates Based on Service Size

13mm / 16mm / 19mm (1/2 inch, 5/8 inch and 3/4 inch /month)	\$43.68	\$46.30	\$48.87	\$51.48
25mm (1 inch) / month	\$107.99	\$126.90	\$150.80	\$159.13
38 mm (1 1/2 inches) / month	\$240.68	\$243.91	\$247.04	\$259.98
50 mm (2 inches) / month	\$531.83	\$541.84	\$555.80	\$585.13
75 mm (3 inches) / month	\$1,412.71	\$1,413.11	\$1,413.52	\$1,413.95
100 mm (4 inches) / month	\$2,983.03	\$2,987.85	\$2,992.88	\$2,998.14
Treated water charges based on a negotiated agreement	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council	Fee to be as per the agreement approved by Council
Minimum charge for treated water for domestic purposes	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service	Fee to be minimum monthly Basic Charge based on the meter size or the minimum monthly charge based on the size of service

Minimum Flat Rate Charges for Properties located adjacent to a Treated Water Main but not Connected:

Fee based on property zoning as follows:

For properties zoned Single Family Residential	\$43.68	\$46.30	\$48.87	\$51.48
For properties zoned I Multi Family Residential	\$107.99	\$126.90	\$150.80	\$159.13
For properties zoned Commercial	\$240.68	\$243.91	\$247.04	\$259.98
For properties zoned Industrial	\$2,983.03	\$2,987.85	\$2,992.88	\$2,998.14
For all other properties	\$240.68	\$243.91	\$247.04	\$259.98

Sundry Charges

Sign on of new customer	\$27.00			
Special Administration charge per service	\$16.00			

Appendix 29

WATER	2017	2018	2019	2020
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Transfer fee per service	N/A			
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When a customer applies for electric and water service/transfer of service at the same time, only one application/transfer fee will apply

Any applicable Federal or Provincial taxes are in addition to the above charges

A discount forfeit equal to 10% of the "current charges" (excluding Goods & Services Tax) will result if full payment of current charges is not received as follows:

a) on "residential and residential/special services" (rate codes 10 and 15). On or before the expiration of fifteen (15) days after the date of the mailing of the invoices therefore,

b) on all other services not included in the definition of "residential or residential/special services" on or before the expiration of twenty-two (22) days after the date of the mailing of the invoices thereof,

provided that when the said day falls on a Saturday, Sunday, or holiday, the discount shall apply if payment is received on the next succeeding day which is not a holiday.

In the event of a partial payment of the current charges on or before the discount date, a proportionate discount shall be allowed.

The A.R.D.A. rate referred to in this bylaw is billed on the annual property tax notice and is not subject to the 10% discount. Rather a 10% penalty is applicable if unpaid on the tax penalty date in each year.

Basic charges will be applicable to accounts that are disconnected from water for seasonal or temporary purposes when the water is being turned off at the account holders request but the account holder(s) is not altering.

Treated and Irrigation Services and Metering

AMR Opt Out treated or irrigation water meter, old style meter, use of a digital non radio frequency electric meter	\$201.00 per meter	\$201.00 per meter
AMR Opt Out treated or irrigation water meter, new style meter, use of a digital non radio frequency electric meter	\$42.25 per meter	\$42.25 per meter

(a) Treated and Irrigation water service supply and installation, not including meter or meter chamber. Fee to be as follows:

19mm (¾") water service	\$2,641.00	\$2,720.00
25 mm (1") water service	\$3,500.00	\$3,500.00
All other water services	Actual Cost	Actual Cost

(b) Treated and Irrigation water meter supply and installation, not including meter chamber. Fee to be as follows:

19mm (¾") water meter	\$450.00	\$450.00
25 mm (1") water meter	\$578.00	\$578.00

Appendix 29

WATER	2017	2018	2019	2020
38 mm (1 ½") water meter with register and Radio Frequency	\$1,025.00	\$1,025.00		
50 mm (2") compound water meter with register and Radio Frequency	\$3,600.00	\$3,600.00		
(c) All other water meters with register and Radio Frequency	Actual Cost	Actual Cost		
(d) Water meter chamber up to 25 mm (1") supply and installation (in conjunction with service install)	\$840.00	\$840.00		
(e) Water meter chamber up to 25 mm (1") supply and installation (not installed with service)	\$1,840.00	\$1,840.00		
(f) Provision of temporary water	Actual Cost	Actual Cost		
(g) All other water meter chambers supply and installation	Actual Cost	Actual Cost		
(h) Water meter register and Radio Frequency - Supply and install	\$250.00	\$250.00		
(i) Water meter testing or repair if replacement is required and deemed the fault of the owner additional charges may be applied.	\$90.50	\$92.00		

Note: if the meter is found to be accurate within 98.5% - 101.5%, the party disputing the accuracy of the meter shall bear the cost. If the meter is found not to be accurate within the above limits the City shall bear the costs.

Customer request to relocate (or alter due to construction) meter or appurtenances	Actual Cost	Actual Cost
Water Connection Charges		
(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$169.00	\$172.00
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$1,675.00	\$1,675.00
(c) Service calls regarding water service, treated water service, sanitary sewer service and storm sewer service	Actual Cost	Actual Cost

Fire Hydrants (both City and private hydrants)

(a) Fire hydrant supply and installation not requiring curb, gutter and asphalt work	\$7,500.00	\$7,500.00
(b) Fire hydrant supply and installation requiring curb, gutter and asphalt work	\$9,000.00	\$9,000.00
(c) Fire Hydrant rental (includes hook-up and water usage) Note: if total # of days is not known (amount to be billed)	\$112.00 first day and \$22.00 each day thereafter	\$112.00 first day and \$22.00 each day thereafter
(d) Portable water meter rental	\$16.75 per day (plus cost of water used at the current metered rate)	\$16.75 per day (plus cost of water used at the current metered rate)
(e) Fire Hydrant Implementation	\$169.00	\$170.00

Appendix 29				
WATER	2017	2018	2019	2020

Other:

(a) Service inspection of an irrigation water service, treated water service, sanitary sewer service and storm sewer service.	\$169.00	\$172.00		
(b) Termination of an irrigation water service, treated water service, sanitary sewer service and storm sewer service	\$1,675.00	\$1,675.00		
(c) Service calls regarding water service, treated water service, sanitary sewer service and storm sewer service	Actual Cost	Actual Cost		

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:

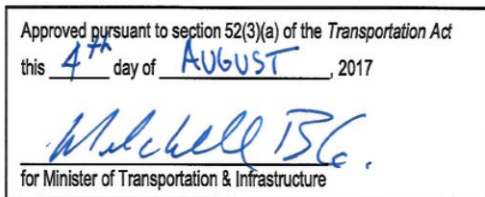
2.1 Zoning Bylaw 2017-08 is hereby amended as follows:

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	1	day of	August, 2017
READ A THIRD time this	1	day of	August, 2017
RECEIVED the approval of the	4	day of	August, 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.



Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

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

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City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2017-48

Date: _____

Corporate Officer: _____

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

Bylaw No. 2017-50

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. 2017-50".

2. **Amendment:**

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

Add Section 11.7.4 SITE SPECIFIC PROVISIONS

.3 In the case of Lot 8, District Lots 1997S and 3237S, Similkameen Division Yale District, Plan 4762 and That Part of Closed Road in District Lot 3237S, Similkameen Division Yale District, Shown as Parcel B (Plan B7772), Lying Adjacent to Lot 8, Plan 4762, located at 1700 and 1706 Main Street, the following uses shall be permitted: dwelling units, congregate housing, transitional housing and emergency shelter.

READ A FIRST time this	1	day of	August, 2017
A PUBLIC HEARING was held this	15	day of	August, 2017
READ A SECOND time this		day of	, 2017
READ A THIRD time this		day of	, 2017
ADOPTED this		day of	, 2017

Notice of intention to proceed with this bylaw was published on the 4 day of August, 2017 and the 9 day of August, 2017 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Bylaw No. 2017-51

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. 2017-51".

2. **Amendment:**

Zoning Bylaw 2017-08 is hereby amended as follows:

2.1 Rezone Lot A, District Lot 366, Similkameen Division Yale District Plan 34986, located at 910 Eckhardt Avenue West from C8 (Vehicle Service Station) to CT1 (Tourist Commercial).

2.2 Rezone Lots 4-5-6, District Lot 366, Similkameen Division Yale District Plan 10670, located at 920, 932, 946 Eckhardt Avenue West from R2 (Small Lot Residential) to CT1 (Tourist Commercial).

2.3 Add 11.10.4 SITE SPECIFIC PROVISIONS

.3 In the case of Lot A, District Lot 36 , Similkameen Division Yale District Plan 34986, located at 910 Eckhardt Avenue West and Lots 4-5-6, District Lot 366, Similkameen Division Yale District Plan 10670, located at 920, 932, 946 Eckhardt Avenue West the following applies:

.1 Notwithstanding the Subdivision and Development Regulations in Section 11.10.2, the following regulation applies to these properties:

- Building height of 16.5m for the stair tower and 15m for principal roof is permitted;
- A maximum parcel coverage of 46.5% is permitted.

.2 Notwithstanding the Parking requirements in Section 7.6, the required parking spaces shall be 0.9 spaces per room and 4 Class 1 Biking spaces and 2 Class II bicycle spaces shall be required.

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

READ A FIRST time this	1	day of	August, 2017
A PUBLIC HEARING was held this	15	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 Ministry of Transportation on the		day of	, 2017
ADOPTED this		day of	, 2017

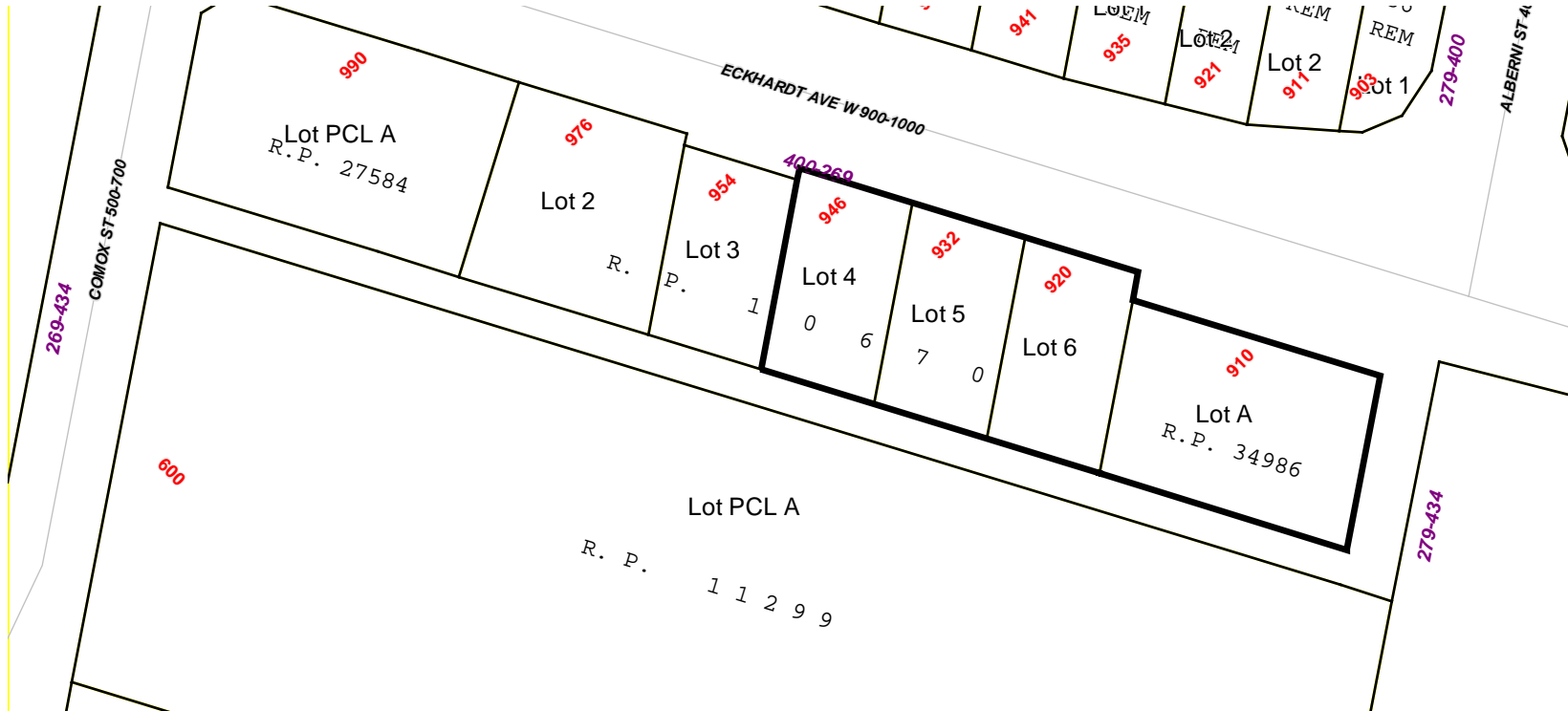
Notice of intention to proceed with this bylaw was published on the 4 day of August, 2017 and the 9 day of August, 2017 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

<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 & Infrastructure</p>
--

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

- Rezone 910 Eckhardt Ave W from R2 (Small Lot Residential) to C8 (Vehicle Service Station)
- Rezone 920, 932 & 946 Eckhardt Ave W from R2 (Small Lot Residential) to CT1 (Tourist Commercial)
- Site Specific Rezoning for 910, 920, 932 and 946 Eckhardt Ave W to increase the maximum height allowed, waive bicycle parking and decrease the parking ratio



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2017-51

Date: _____

Corporate Officer: _____

Council Report

penticton.ca

Date: August 15, 2017
To: Peter Weeber, Chief Administrative Officer
From: Randy Houle, Planner I
Address: 703 Forestbrook Drive
Subject: **Zoning Amendment Bylaw No. 2017-53**
Development Variance Permit PL2017- 7989
Development Permit PL2017-7990

File Nos: RZ PL2017-7988
DVP PL2017-7989
& DP PL2017-7990

Staff Recommendation

Zoning Amendment

THAT "Zoning Amendment Bylaw No. 2017-53," a bylaw to rezone Lot 16 District Lot 249 Similkameen Division Yale District Plan 3578, located at 703 Forestbrook Drive from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing), be given first reading and forwarded to the September 5, 2017 Public Hearing;

AND THAT prior to adoption of "Zoning Amendment Bylaw No. 2017-53," a 2.2m road dedication along the south property line (Forestbrook Drive) is registered with the Land Title Office.

Development Variance Permit

THAT delegations and submissions for "Development Variance Permit PL2017-7989" for Lot 16 District Lot 249 Similkameen Division Yale District Plan 3578, located at 703 Forestbrook Drive, a permit to reduce the minimum rear yard from 6.0m to 3.3m, be heard at the September 5, 2017 Public Hearing.

AND THAT Council consider "DVP PL2017-7989" following the adoption of "Zoning Amendment Bylaw No. 2017-53."

Development Permit

THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2017-53," approve "Development Permit PL2017-7990" for Lot 16 District Lot 249 Similkameen Division Yale District Plan 3578, located at 703 Forestbrook Drive, a permit that allows for the construction of a multi-family development.

Background

The subject property (Attachment A) is zoned R2 (Small Lot Residential) and designated by the City's Official Community Plan as MR (Medium Density Residential). Photos of the sites are included as Attachment D. The subject property is 618m² (6,652ft²). The surrounding properties are primarily zoned R2 (Small Lot

Residential) and RM2 (Low Density Multiple Housing). Surrounding properties are designated by the OCP as LR (Low Density Residential) and MR (Medium Density Residential).

Proposal

The applicant is proposing to construct two duplexes for a total of four units. 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 section of Zoning Bylaw No. 2017-08:

- Section 10.8.2.9: to reduce the minimum rear yard from 6.0m to 3.3m.

Lastly, the property is located within the General 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 2.2m road dedication along the south property line will be obtained by the City as part of the rezoning process to achieve the desired 20.0m width of Forestbrook Drive. As per City of Penticton Building Bylaw 94-95 section 7.1.5, storm water/drainage is to be maintained on site. The lane and street frontage (curb, sidewalk) are in adequate condition and upgrade will not be required by the developer unless damage occurs during construction. 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
Maximum Lot Coverage:	40%	32.5%
Maximum Density:	0.8 FAR	0.67 FAR
Minimum Lot Width:	18m	16.76m* (<i>see below</i>)
Minimum Lot Area:	540m ²	618m ²
Vehicle Parking:	1 space per dwelling unit + 0.25 per unit for visitors (5 total)	5 spaces

Required Setbacks		
Front yard (south, Forestbrook Drive):	3.0m	3.0m
Rear yard (north):	6.0m	3.3m (variance required)
Interior yard (west, lane):	3.0m	4.6m
Interior yard (east):	3.0m	3.0m
Maximum Building Height:	12.0m	6.7m
Amenity Area:	20m ² per unit (80m ² total)	160m ²
Other Information:	<p>- Subject property is located within the General Multiple Family Development Permit area, thus a development permit is required.</p> <p>- <i>*The minimum parcel standards (in terms of width and area) only apply when a new parcel is being created, not through rezoning of an existing parcel.</i></p>	

Analysis

Zoning Amendment

Support “Zoning Amendment Bylaw No. 2017-53”

The site is situated in an area experiencing some densification. The OCP designation for this site is MR (Medium Density Residential), which supports a four-unit multi-family 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 a single family dwelling into four 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 number of parking spaces for the proposed development meets the requirements of the zoning bylaw. Two sizeable duplexes are able to fit on the subject property with adequate buffering from adjacent properties. Given the above, staff recommends that Council support “Zoning Amendment Bylaw No. 2017-53” and forward the application to the September 5, 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 Variance

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 10.8.2.9: to reduce the minimum rear yard from 6.0m to 3.3m.

- In the RM2 zone, the 6.0m minimum rear yard requirement is in place to accommodate vehicle parking off a rear lane. In the current proposal, the parking is accessed from the west lane. The proposed rear yard is adjacent to a townhouse development (*Figure 6*), which in itself is setback a fair distance from the property line with additional screening. Staff feel that a 3.3m rear yard in this case is adequate as there will be no vehicles parked in this area.

Staff consider that the variance requested will have little impact on the neighbourhood and recommend that Council, after hearing from any affected neighbours, support the application.

Deny/Refer Variance

Council may consider that the proposed variance will negatively affect the property to the north. Council may consider requiring the developer to push the buildings together to create a larger rear yard setback. If this is the case, Council should deny the variance.

Development Permit

Support Development Permit

The subject property is located within the General Multiple Family Development Permit Area. As a consequence, a Development Permit is required. Although this Development Permit can be staff-issued, it has 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 siting, form, character and landscaping of new development and exterior renovations and additions to existing buildings are compatible with the context of the surrounding neighbourhood and that site access, parking, storage and landscaping matters are satisfactorily resolved, and generally, development is of high aesthetic quality." Staff feel that the proposed development meets the intent of the DP Guidelines 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, creating an aesthetically pleasing connection to the street.
- The landscape plan features a variety of different plants, flowers and trees.

- The garbage and parking areas are screened with fencing and landscaping.
- The developer has provided the adequate number of trees and shrubs in the landscape buffer area on the east side of the property.

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. 2017-53" and deny support for DVP PL2017-7989 & DP PL2017-7990.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2017-53" but deny support for DVP PL2017-7989 & DP PL2017-7990.
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2017-53" and support DVP PL2017-7989 & DP PL2017-7990 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 PL2017-7989
- Attachment J: Development Permit PL2017-7990
- Attachment K: Zoning Amendment Bylaw No. 2017-53

Respectfully submitted,

Randy Houle
Planner I

Approvals

DDS	CAO
<i>AH</i>	PW

Attachment A – Subject Property Location Map



Figure 1: Subject Property Location Map

Attachment B – Zoning Map

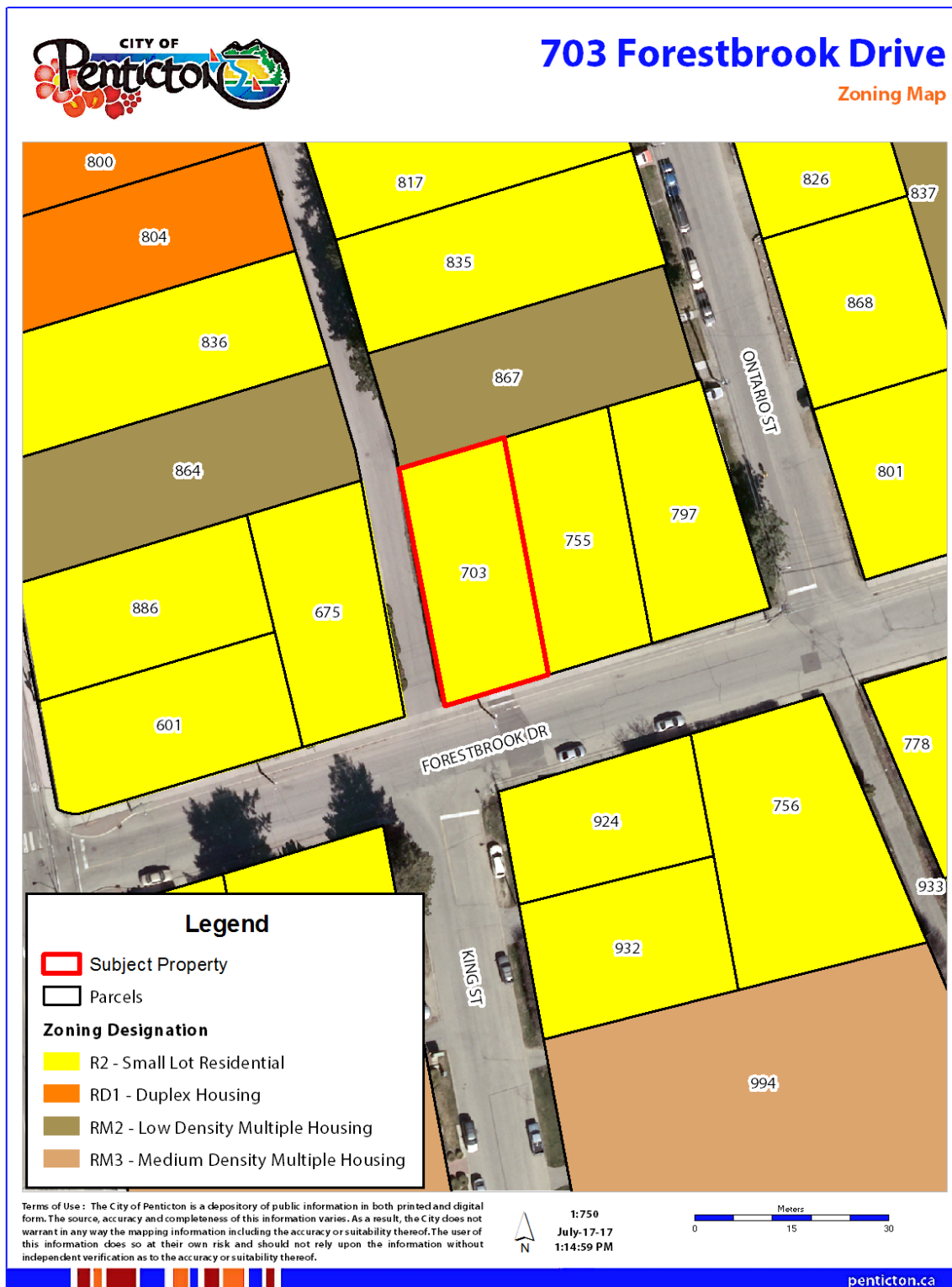


Figure 2: Zoning Map

Attachment C- OCP Map

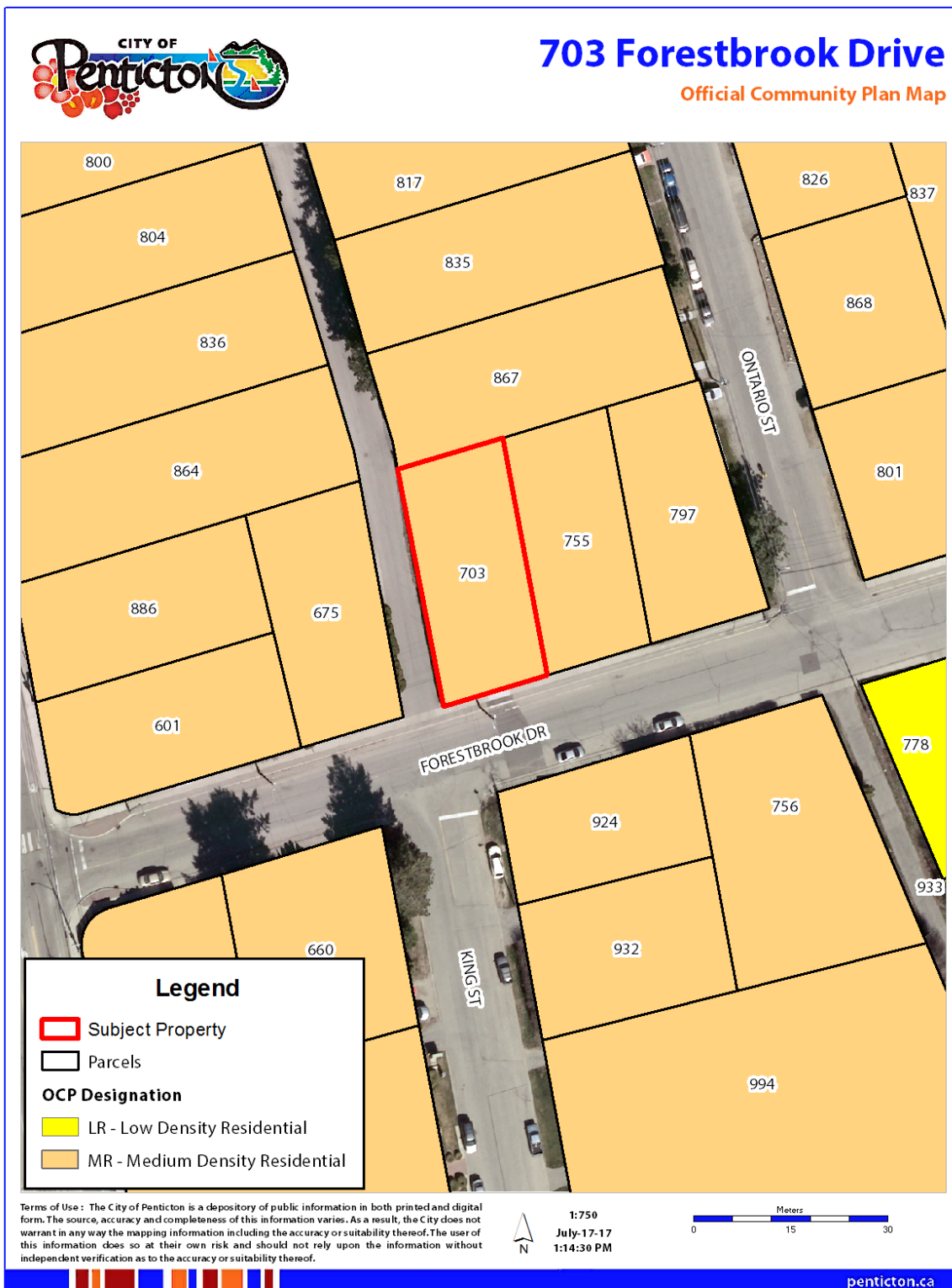


Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: South View (from Forestbrook Drive)



Figure 5: West View (from lane)



Figure 6: North View (from adjacent Multi Family Development)



Figure 7: Multi Family Development located north west of the proposed development

Attachment E - Site Plan

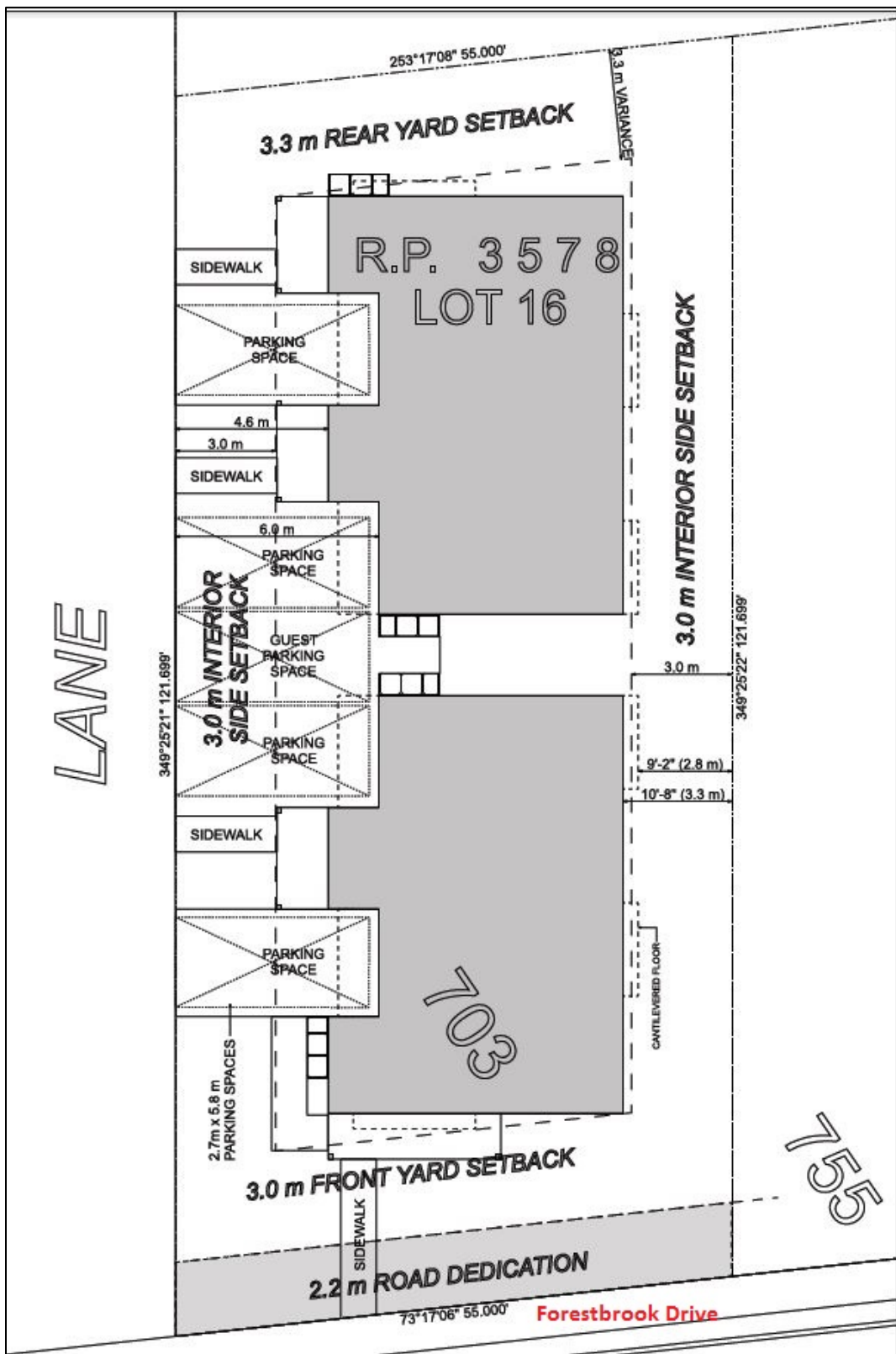


Figure 8: Site Plan

Attachment F – Elevations



Figure 9: South Elevation



Figure 10: North Elevation



Figure 11: West Elevation



Figure 12: East Elevation

Attachment G – Landscape Plan

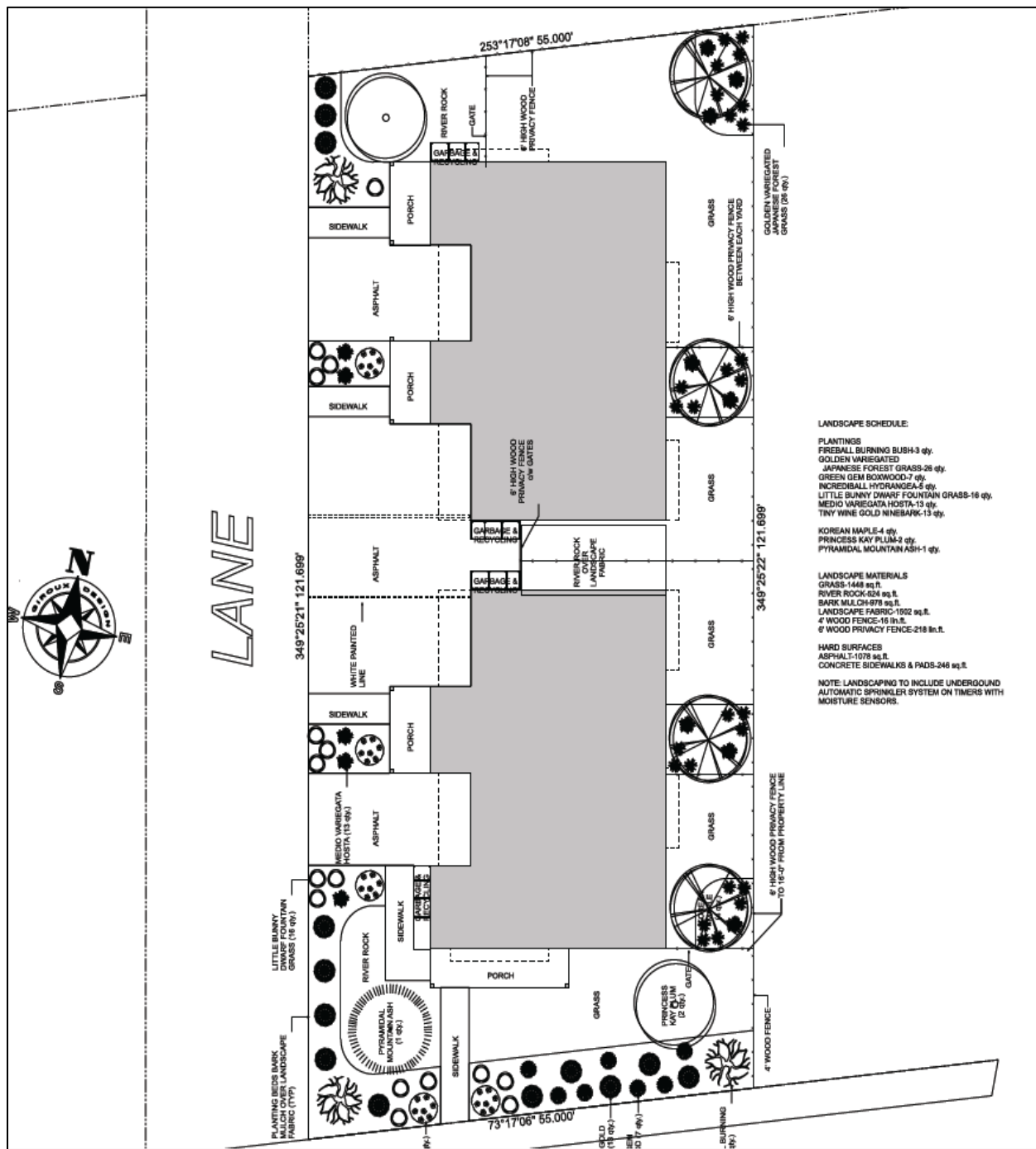



Figure 13: Landscape Plan

Attachment H- Letter of Intent



July 24, 2017

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

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

Re: 703 Forestbrook Drive Development Permit Application

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

This letter is regarding the proposed rezoning, and development of the property located at 703 Forestbrook Drive. The proposal is to take a large single-family lot with a single residence and rezone the property to allow for two duplex buildings. We believe this development will fit nicely with the existing single-family homes and townhouses already on the street. It also follows the existing Official Community Plan which is for Medium Density Residential (RM).


The project will require rezoning from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and meets all the requirements for this in size and area.

One variance is required as follows:

- 1) **Reduce the rear setback from 6.0 m to 3.3 m.** This is largely due to a 2.2 m road widening on Forestbrook Drive which will push the building back on the property. Also, in this case the rear setback of the property will be fronted by the side exterior of one of the duplex buildings, so the privacy of the neighbors will not be impacted by the reduction. The alternate to this would be to join the two buildings into one larger four-unit townhouse, however we feel that this would have a negative impact on the neighbors, and that the two duplex options is less imposing,

In summary, we believe this project will provide more suitable family housing and fits into the OCP for the area. Thank you for considering our proposal.

Best regards,



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

Figure 14: Letter of Intent

Attachment I - Development Variance Permit PL2017-7989



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

Development Variance Permit

Permit Number: DVP PL2017-7989

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 249 Similkameen Division Yale District Plan 3578
Civic: 703 Forestbrook Drive
PID: 010-843-400
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following section of Zoning Bylaw 2017-08 to allow for the construction of a multi-family development as shown in the plans attached as Schedule A.
 - Section 10.8.2.9: to reduce the minimum rear yard from 6.0m to 3.3m.

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 October, 2017

Issued this ____ day of _____, 2017

Dana Schmidt,
Corporate Officer

Attachment J - Development Permit PL2017-7990

	<p>City of Penticton 171 Main St. Penticton B.C. V2A 5A9 www.penticton.ca ask@penticton.ca</p>
<h3>Development Permit</h3>	
Permit Number: DP PL2017-7990	
Name: Address:	
Conditions of Permit	
<ol style="list-style-type: none">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 249 Similkameen Division Yale District Plan 3578 Civic: 703 Forestbrook Drive PID: 010-843-4003. This permit has been issued in accordance with Section 489 of the <i>Local Government Act</i>, to permit the construction of a multi-family development, as shown in the plans attached in Schedule A.4. In accordance with Section 502 of the <i>Local Government Act</i> a deposit or irrevocable letter of credit, in the amount of \$7982.00 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 <i>Local Government Act</i>, to undertake works or other activities required to:<ol style="list-style-type: none">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, orc. 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:<ol style="list-style-type: none">a. the permit has lapsed as described under Condition 8, orb. 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 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 October, 2017

Issued this ____ day of _____, 2017

Dana Schmidt,
Corporate Officer

Bylaw No. 2017-53

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. 2017-53".

2. **Amendment:**

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

Rezone Lot 16, District Lot 249 Similkameen Division Yale District Plan 3578, located at 703 Forestbrook Drive from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

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

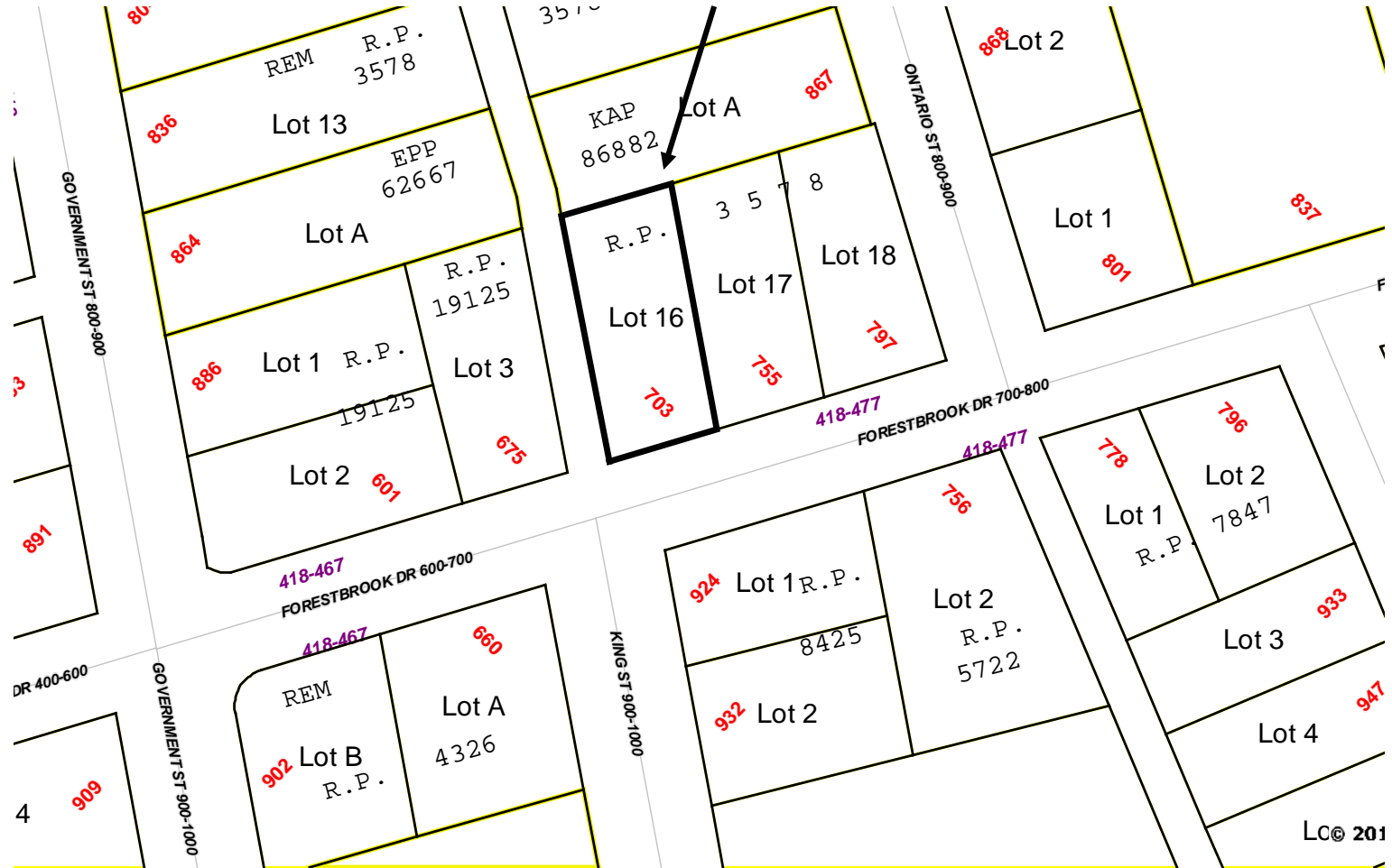
READ A FIRST time this	day of	, 2017
A PUBLIC HEARING was held this	day of	, 2017
READ A SECOND time this	day of	, 2017
READ A THIRD time this	day of	, 2017
ADOPTED this	day of	, 2017

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

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 703 Forestbrook Ave
From R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2017-53

Date: _____

Corporate Officer: _____

Council Report

penticton.ca

Date: August 15, 2017 File Nos: OCP PL7949 & RZ PL 7948 & DVP PL7950
To: Peter Weeber, Chief Administrative Officer
From: Audrey Tanguay, Senior Planner
Address: 161 Bassett Street
Subject: **OCP Amendment Bylaw No. 2017-54, Zoning Amendment Bylaw No. 2017-55
Development Variance Permit PL2017-7950**

Staff Recommendation

OCP

THAT prior to consideration of "OCP Amendment Bylaw No. 2017-54" and in accordance with Section 475 of *Local Government Act*, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67; and
5. The provincial or federal government and their agencies;

AND THAT it is determined that the public consultation completed to date and the Public Hearing is sufficient consultation;

AND THAT "OCP Bylaw No. 2002-20", be amended by changing the OCP designation on Lot 23, Block 124 District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan 1175, located at 161 Bassett Street, from LR(Low Density Residential) to MR (Medium Density Residential);

AND THAT "Official Community Plan Amendment Bylaw No. 2017-54" be introduced, read a first time and forwarded to the September 5, 2017 Public Hearing;

Zoning Bylaw Amendment

THAT "Zoning Amendment Bylaw No. 2017-55", a bylaw to amend Zoning Bylaw 2017-08 to rezone a portion of Lot 23, Block 124, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan 1175, located at 161 Bassett Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) (Schedule G: Proposed Parcel B) and RD2 (Duplex Housing: Lane) (Schedule G: Proposed Parcel A), be given first reading and be forwarded to the September 5, 2017 Public Hearing;

Development Variance Permit

THAT delegations and submissions for "Development Variance Permit PL2017-7950" include Lot 23, Block 124 District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan 1175, located at 161 Bassett Street, a permit varying the following provisions of Zoning Bylaw 2017-08:

- **Section 10.8.2.7** To vary the minimum interior side yard setback from 3m to 2.9m
- **Section 10.8.2.1** : To vary the minimum lot width from 18m to 16.9m

be heard at the September 5, 2017 Public Hearing;

AND THAT Council consider "DVP PL2017-7950" following the adoption of "Zoning Amendment Bylaw No. 2017-55".

Background

The subject property (Attachment 'A') is currently designated in the Official Community Plan 2002-20 (OCP) as LR (Low Density Residential) and is zoned R2 (Low Density Multiple Housing) by Zoning Bylaw No. 2017-08 and features a single detached dwelling with an accessory structure. Photos of the site are included as Attachment 'E'. The site extends to 1,004m² (0.248 acres).

Housing in this neighbourhood is slowly being replaced with more dense forms of development. Other redevelopment in the immediate area features townhouses, duplexes and multi-family development, for example on Power Street and Westminster Avenue.

The developer intends to subdivide the lot and develop a 4 unit complex and a duplex. Each unit has an approximate floor area of 140 m² (1500sq.ft). Each dwelling comprises 3 bedrooms. The main vehicle access to this project is from the lane. Landscaping will be incorporated along Basset Street and throughout the site.

Proposal

The applicant is proposing the following amendments to the Official Community Plan Bylaw 2002-20:

‘Schedule B: Future Land Use Map’ to change the OCP designation of the site (as identified on Attachment B of this report) from LR (Low Density Residential) to MR (Medium Density Residential).

The applicant is also requesting an amendment to the zoning of the property located at 161 Basset Street from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and RD2 (Duplex Housing: Lane) as shown on Attachment "C". The rezoning will facilitate the subdivision of the lot into two lots; as identified in Zoning Bylaw 2017-08.

Additionally, the applicant is seeking a Development Variance Permit to vary the following sections of Zoning Bylaw 2017-08:

- **Section 10.8.2.7** To vary the minimum interior side yard setback from 3m to 2.9m
- **Section 10.8.2.1** : To vary the minimum lot width from 18m to 16.9m

Project Specifications

The following table outlines the proposed development statistics as indicated on the submitted plans:

Compliance table for the proposed 4 plex

Item	Requirement RM2 Zone	Provided on Plans
Minimum Lot Width	18m	16.9m
Maximum Lot Coverage:	40%	39.2%%
Maximum Density:	0.8 FAR	0.8 FAR
Vehicle Parking:	1 space per unit (4) 0.25 per unit visitor(1) Total: 5 stalls	Total: 5 stalls
Required Setbacks Principal Building		
Front yard	3.0m	3.0m
Rear yard	6.0m	6m
Interior Side yard(South)	3m	3m
Interior Side yard(North)	3m	2.9m(Variance Required)
Maximum Building Height:	12m	8.9m (2 storey)
Amenity Space	20m ² per units	20m ² per units
Other Information:	<ul style="list-style-type: none"> • The property is located in a development permit area. A development permit will be required. 	

Compliance table for the proposed duplex

Item	Requirement RD2 Zone	Provided on Plans
Minimum Lot Width	9.1m	9.1m
Maximum Lot Coverage:	40%	40%
Maximum Density:	0.95 FAR	0.81 FAR
Vehicle Parking:	1 space per unit (2)	Total: 2 stalls

Required Setbacks		
Principal Building		
Front yard	4.5m	4.5m
Rear yard	6m	6m
Interior Side yard(South)	1.5m	1.5m
Interior Side yard(North)	1.5m	1.5m
Maximum Building Height:	12m	8.9m (2 storey)
Other Information:	<ul style="list-style-type: none"> The property is located in a development permit area. A development permit will be required. 	

Development Engineering Review

This application was forwarded to the City’s Technical Planning Committee and reviewed by the Engineering and Public Works Departments. Servicing requirements have been identified and will be included as part of the subdivision.

Financial implication

Approval of the subject proposal will allow for the increase in property value substantially, replacing an older single family house with 6 new strata units. This increase in land value will have a positive impact on the City’s tax base.

Analysis

Support OCP and Zoning amendment

The subject property is designated for Low Density Residential under OCP Bylaw 2002-20. The OCP provides a list of criteria when considering re-designating areas to Medium Density Residential. The guidelines and staff’s comments are as follows:

The city will support rezoning to higher densities:

- On a parcel where the proposed development will be compatible in character and scale with the adjoining uses:

The character of the neighborhood will not considerably change as this is an area that has seen development pressure recently. According to the City’s OCP, residential development should be accommodated through infill development. The neighbourhood that the subject property is located in features predominantly residential style development, including low-rise apartment buildings, motel, townhouses and houses. The proposal is located adjacent to existing medium density land use designation. The OCP designation on the lots directly behind from the proposal is Medium Density Residential. This application encourages a mixed range of housing, types, tenures and densities. This application also supports residential intensification near commercial activities, institutional facilities and in proximity to the downtown.

In order to respect the character of the adjacent lower density residential development, the proposal transitions from the high form of density with the four unit townhouse development on the southern edge to the duplex development further to the north. Staff consider that this transition is appropriate considering the form of development in the surrounding area.

- *Where separation can be achieved through adequate setback distances and buffers from existing or planned lower density housing;*

The developer has presented a design with high aesthetic appeal. The building has been set to respect the front setback and building lines of the existing house adjacent to this parcel. Appropriate fencing and landscaping will be triggered at the development permit stage. The proposal adds to the already varied range of housing, types, tenures and densities.

- *Near parks, commercial activities or public/institutional facilities;*

The OCP supports intensification of residential land use and density around the downtown core. The property is located directly adjacent to Okanagan Lake and is in proximity of the downtown commercial core as well as the Community Center. This development will increase the residential offer adjacent to the downtown area and encourage more use of the Downtown amenities. The proximity to the lake, downtown and nearby services encourages more walking and active forms of transportation.

- *On sites that afford direct and convenient vehicle access so as to avoid generating excessive traffic on local streets and;*

No driveway access is proposed on Basset Street. All the traffic will be directed to the lane where 7 vehicle spaces are being proposed. All the units have pedestrian access on Basset Street and maintain a positive relationship with the street. All of the properties in this section of Basset Street have vehicle access from a rear lane and the proposed development retains the character of the street through the provision of parking from the rear lane. The proposal provides adequate parking for the site and meets with Zoning Bylaw's parking requirements.

The development meets the following objectives of the OCP:

- Encourage residential intensification near commercial activities and institutional facilities
- Encourage densification in areas where existing services can accommodate higher densities.
- New development should be accommodated through infill development
- Encourage a wide range of Medium Density Residential housing, including fourplex and compact housing

Generally, staff considers that the design is fitting and consistent with the up-to-date medium density development in the area. The proposal is considered to provide an appropriate level of density and the proposed two storey height offers a smooth transition from the motel and the single family residential use. This proposal reflects the consistent theme of mid-scale density that has been occurring around the periphery of the downtown. Each of the units have a private patio but will benefit from the surrounding amenities and will enable efficient use of the adjacent resources. For these reasons staff is recommending that Council supports the land use designation change, as provided in this report and refers the application to the September 5, 2017 Public Hearing.

Deny/Refer

Council may feel that the proposed amendments are not suitable for this site. If this is the case, Council should deny the bylaw amendments. If the OCP and zoning amendment do not go forward, the property will be restricted to a single family use. In that eventuality, Council should not support the OCP and zoning amendment. Alternatively, Council may wish to refer the matter back to staff to work with the applicant with direction that Council feels is appropriate.

Support Variance

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 variances are as follows:

Section 10.8.2.7 of Zoning Bylaw 2017-08: To vary the minimum interior side yard setback from 3m to 2.9m

The applicant is requesting a minimal reduction of the side yard setback to accommodate patios and pedestrian access through the lot. The proposed development maximizes the use on the site. Staff does not consider that, given the scale of the variance requested, there will be an adverse impact on nearby properties.

Section 10.8.2.1: To vary the minimum lot width from 18m to 16.9m

The applicant is requesting a minimum lot width reduction to facilitate the creation of two buildable lots in between a motel and a residential lot. In other neighborhoods in the downtown area, similar sized lots have been developed successfully with cluster housing. The applicant has shown that even with the reduced lot width, the applicant has been able to propose a well-designed four unit development. The reduction in lot width will not have a negative impact on the existing neighbourhood and is considered fit well within the existing streetscape.

Given the above, staff feels that the variances requested are reasonable and recommend that Council, after hearing from any other affected neighbours, support the application.

Alternate Recommendations

Council may consider that the proposed variances are not appropriate and have the option of not supporting the proposed Zoning and Official Community Plan amendments. Further work on the project design could be completed to reduce the need for variances and Council could provide direction for the applicant to work with staff to reduce or eliminate the variances proposed.

1. THAT Council give first reading to "Zoning Amendment Bylaw No. 2017-55" but deny support to "Development Variance Permit PL2017-7950".


Attachments

- Attachment A: Subject Property Location Map
- Attachment B: OCP Map
- Attachment C: Zoning Map
- Attachment D: Proposed Zoning
- Attachment E: Letter of Intent
- Attachment F: Images of Subject Property
- Attachment G: Elevations
- Attachment H: Site Plan
- Attachment I : DVP
- Attachment J : OCP Bylaw No. 2017-54
- Attachment K: Zoning Bylaw No. 2017-55

Respectfully submitted,

Audrey Tanguay, MCIP
Senior Planner

Approvals

Director 	CAO PW
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Attachment A - Subject Property



Figure 1: Location Map

Attachment B - OCP Map

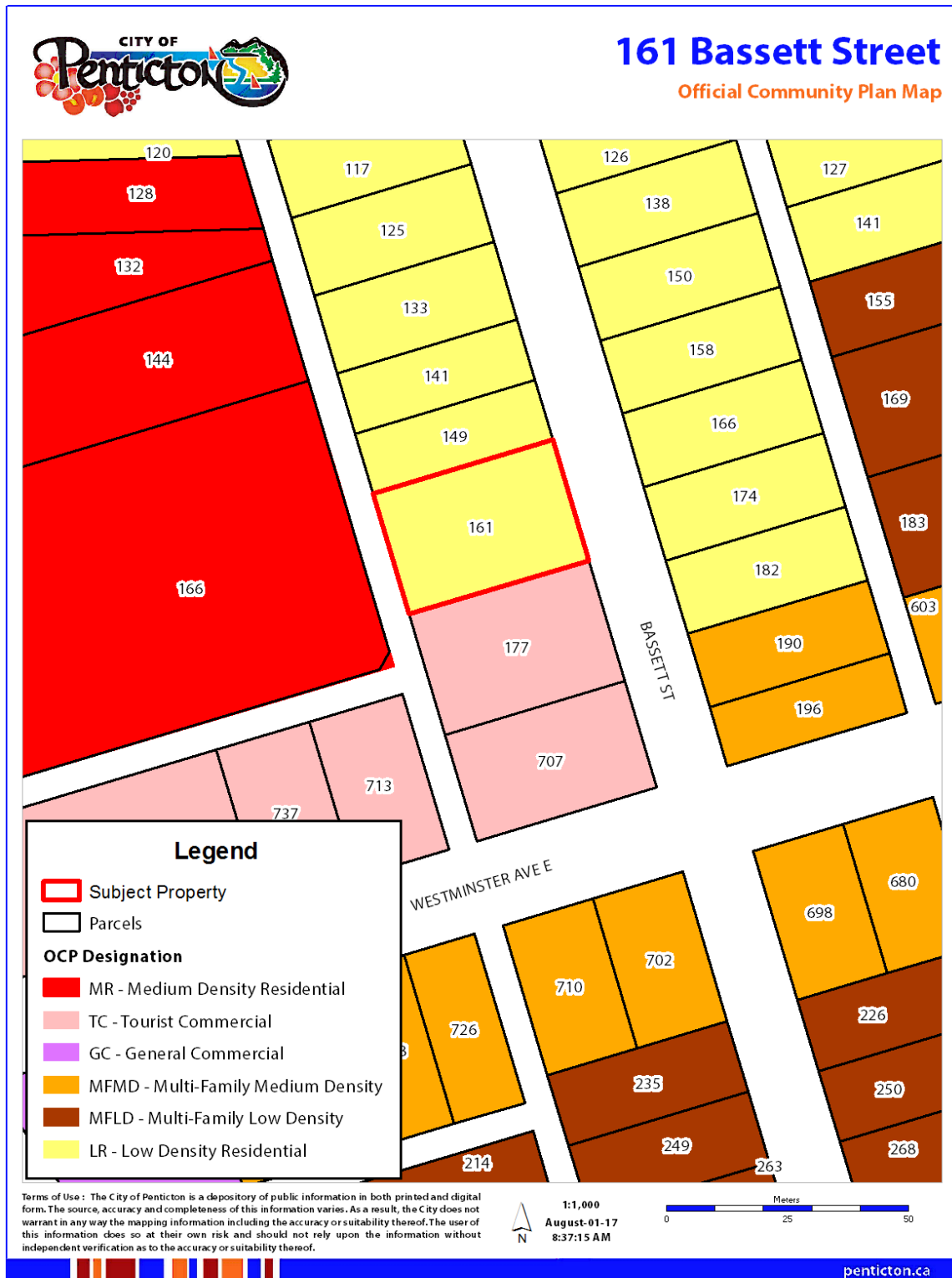


Figure 2: OCP Map

Attachment C - Zoning Map

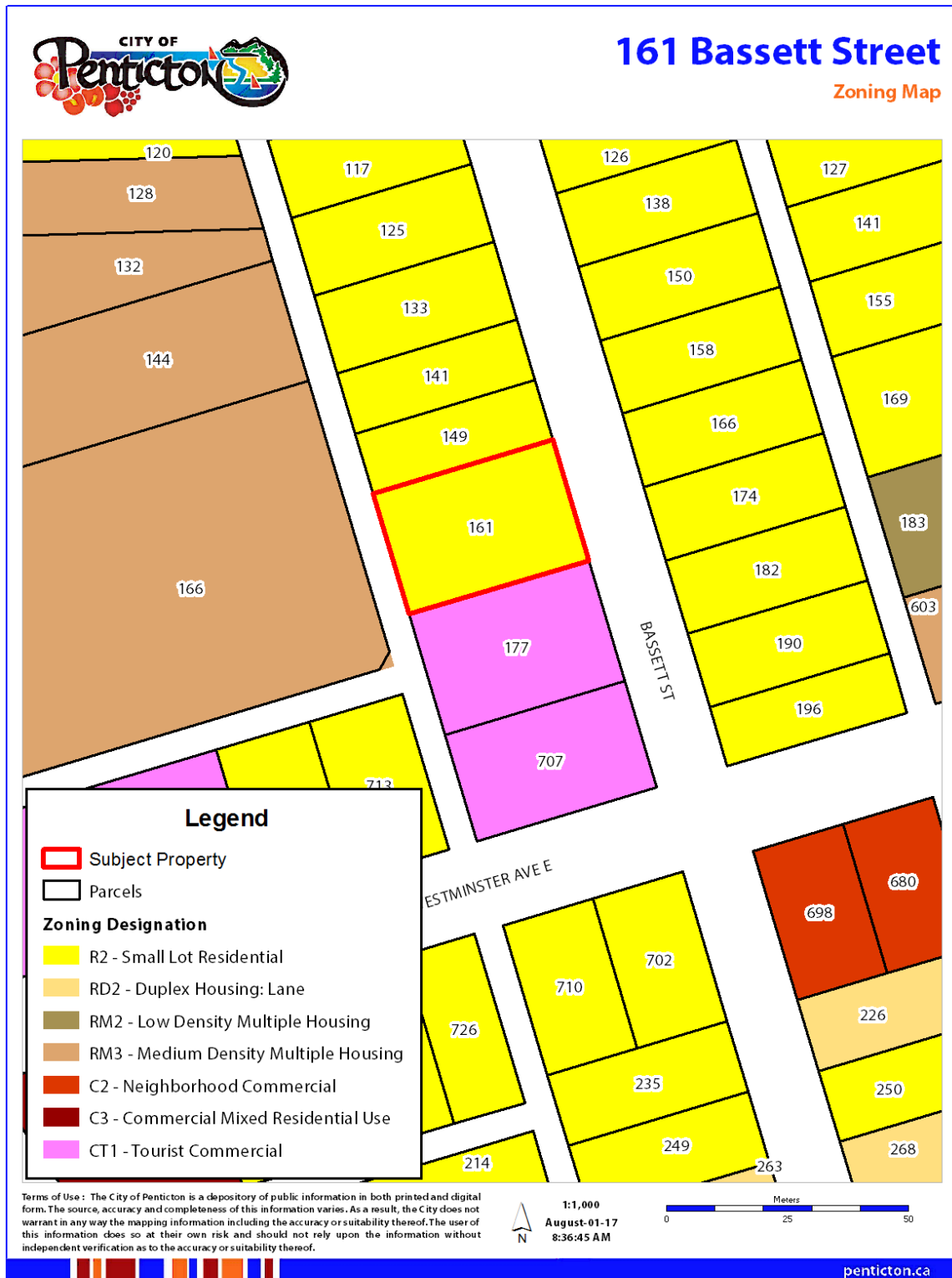


Figure 3: Zoning Map

Attachment D – Proposed Rezoning

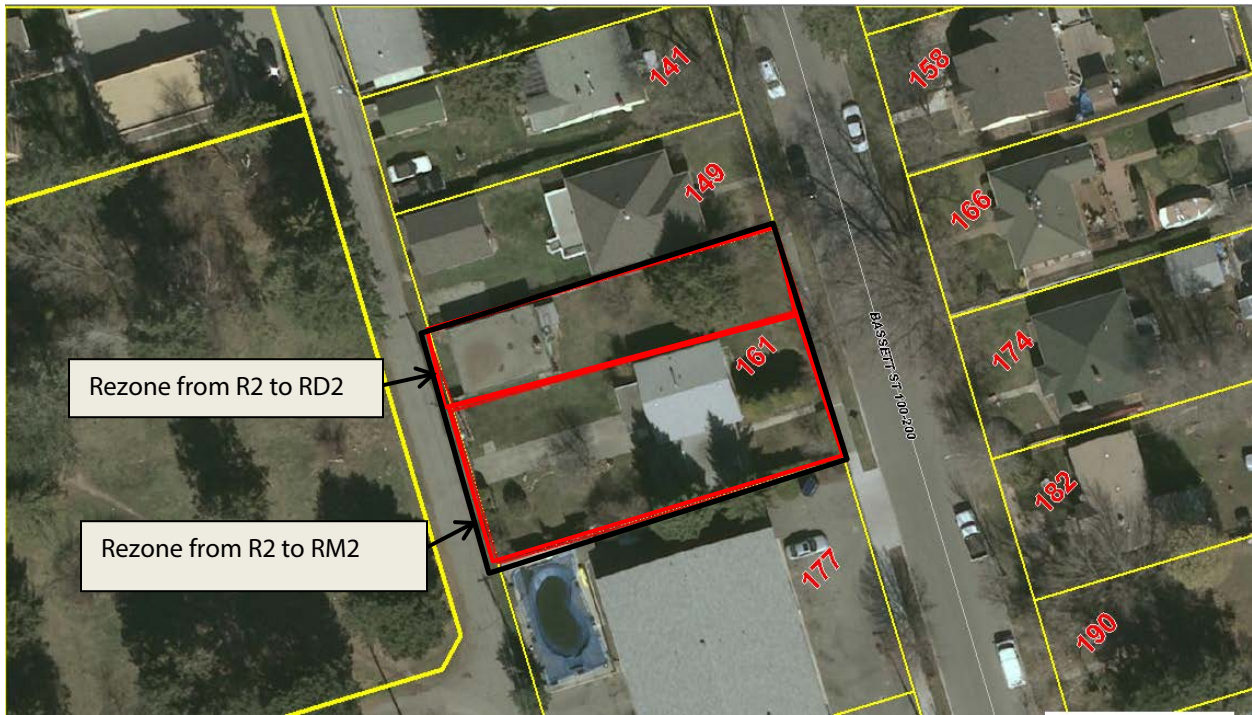


Figure 4: Proposed Zoning

Attachment E – Letter of Intent



May 15, 2017

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

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

Re: 161 Bassett Street Development Permit Application

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

This letter is regarding the proposed OCP amendment, subdivision, rezoning, and development of the property located at 161 Bassett Street. The proposal is to take a large single family lot with a single residence and subdivide the lot to allow for the construction of a four-unit townhouse and a duplex. We believe this is a good transition from the motel on the neighboring property and the large townhouse complex across the lane to the single-family homes in the neighborhood. Originally the intent was to subdivide the lot into three parcels to allow for three duplex buildings, however after consultation with the planning department it was felt that a subdivision into two lots with the current proposed development would be better for the neighborhood. Below is a breakdown of the two proposed parcels and the required variances and rezoning for each.

Parcel A: Duplex Lot 30'x127.5' (9.1m x 38.9 m)

Other than the rezoning to RD2 this lot will require no variances as all the variances required were put on to Parcel B. The OCP also currently allows duplexes without any amendments. This property is larger than most lots where narrow duplexes are placed, this allows for more amenities within the residence and will be more suited to a more established family situation.

Parcel B: Fourplex Lot 55.6'x127.5' (16.9 m x 38.9 m)

As mentioned previously, all the variances to make the development work were placed on this lot to simplify the application. 1) OCP Amendment-Currently the OCP is LR, this proposal requires a change to MR to allow for a four-unit townhouse. We believe this is reasonable as the neighboring property is a motel and across the lane is a new large townhouse complex. The proposed duplex will also provide a buffer between the single-family residences. The surrounding area is generally denser in development or is commercial our tourism based. 2) A rezoning is required to RM2 to allow the construction of the fourplex. With a heavy demand for more residences in our community, this type of in-fill development provides just that. 3) A variance is required to reduce the minimum lot width from 18.0 m to 16.9 m, the lot is 3.6 feet narrower than required which is not significant. 4) A variance is requested to reduce the North side interior setback from 3.0 m to 2.9 m. This is to allow the building to be 48'-0" wide rather than 47'-10" wide. The extra 2" width will save substantial costs during construction. No other variances are required for the property.

In summary, we feel confident that the proposed development will be a major improvement to the neighborhood and will in no way have a negative impact. Thank you for considering our proposal.

Best regards,

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

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

Attachment E - Images of the Subject Property



Figure 5: View from Basset Street



Figure 6: View from lane

Attachment F – Elevations



FRONT ELEVATION (FACING BASSETT STREET)
SCALE: 1/4" = 1'-0"

Figure 7: Front Elevation on Bassett Street



REAR ELEVATION (FACING WEST TO LANE)
SCALE: 1/4" = 1'-0"

Figure 8: Rear Elevation on the lane



LEFT ELEVATION (FACING SOUTH TO MOTEL)

SCALE: 1/4" = 1'-0"

Figure 9: South Elevation



RIGHT ELEVATION (FACING NORTH TO NEIGHBORING HOUSE)

SCALE: 1/4" = 1'-0"

Figure 10: North Elevation

Attachment G: Site Plan

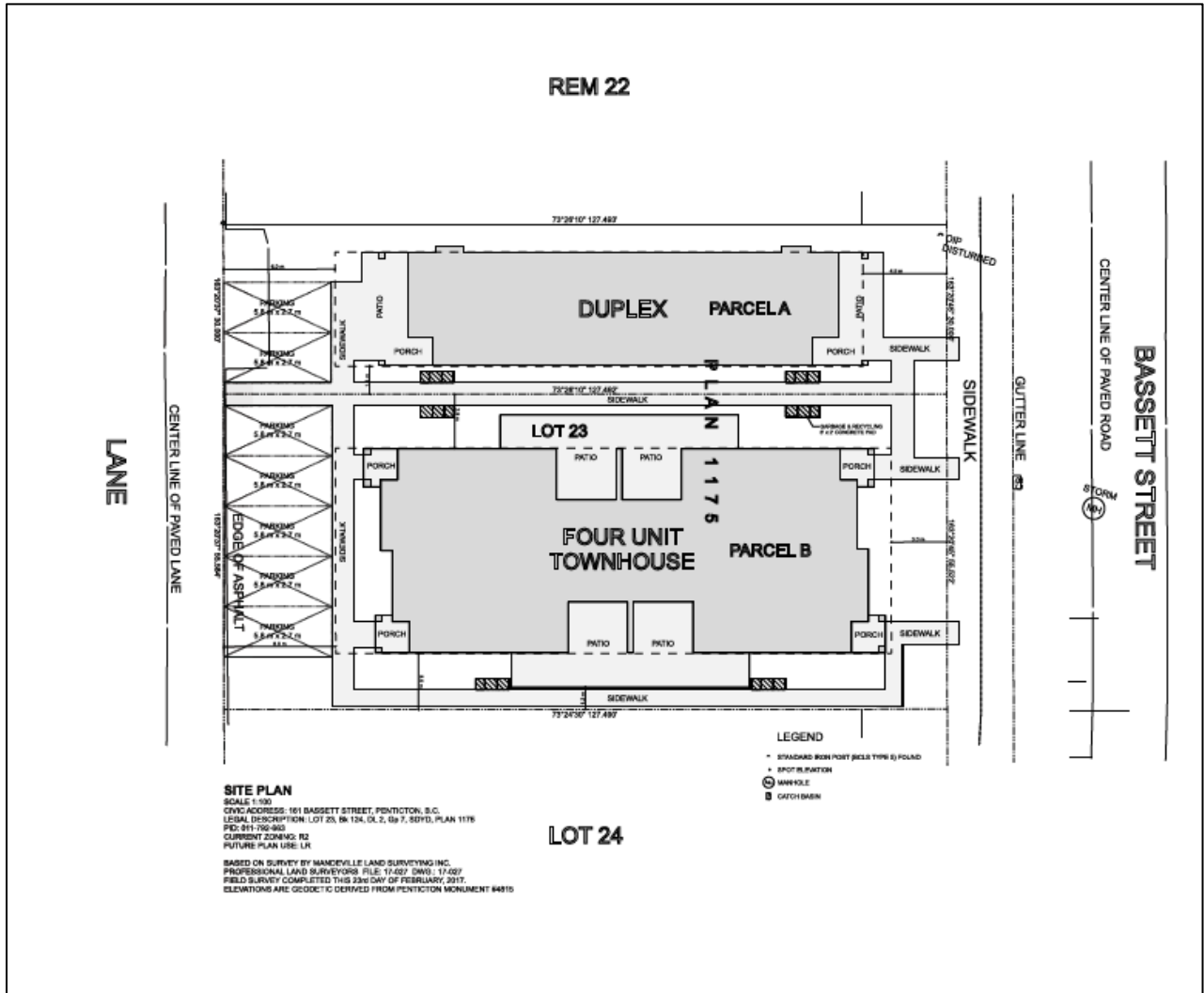


Figure 11: Site Plan

Attachment H: DVP



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

Development Variance Permit

Permit Number: DVP PL2017-7950

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 23, Block 124 District Lot 2, Group 7, Similkameen Division Yale
(Formerly Yale Lytton) District Plan 1175
Civic: 161 Basset Street
PID: 011-792-663
3. This permit has been issued in accordance with Section 498 of the *Local Government Act* to vary the following section of Zoning Bylaw 2017-08 as shown in the plan attached in Schedule "A":

Section 10.8.2.7 To vary the minimum interior side yard setback from 3m to 2.9m

Section 10.8.2.1 : To vary the minimum lot width from 18m to 16.9m

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 , 2017

Issued this ____ day of _____, 2017

Dana Schmidt,
Corporate Officer

Bylaw No. 2017-54

A Bylaw to Amend Official Community Plan Bylaw 2002-20

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the Local Government Act;

AND WHEREAS the Council of the City of Penticton wishes to amend Official Community Bylaw 2002-20;

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 "Official Community Plan Amendment Bylaw No. 2017-54."

2. Amendment:

"Official Community Plan Bylaw No. 2002-20" is hereby amended as follows:

2.1 Amend Schedule 'B' Future Land Use designation for Lot 23, Block 124, District Lot 2, Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 1175, located at 161 Bassett Street, identified in Schedule A of this bylaw, from LR (Low Density Residential) to MR (Medium Density Residential).

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

READ A FIRST time this day of , 2017

A PUBLIC HEARING was held this day of , 2017

READ A SECOND time this day of , 2017

READ A THIRD time this day of , 2017

ADOPTED this day of , 2017

Notice of intention to proceed with this bylaw was published on the __ of ____, 2017 and the __ of ____, 2017 in the Penticton newspapers, pursuant to Section 94 of the Community Charter.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Bylaw No. 2017-55

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. 2017-55".

2. Amendment:

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

Rezone a portion of Lot 23, Block 124, District Lot 2, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan 1175, located at 161 Bassett Street, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing) and a portion to RD2(Duplex Housing: Lane).

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

READ A FIRST time this day of , 2017
A PUBLIC HEARING was held this day of , 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 ___ day of ___, 2017 and the ___ day of ___, 2017 in the Penticton Western newspaper, pursuant to Section 94 of the Community Charter.

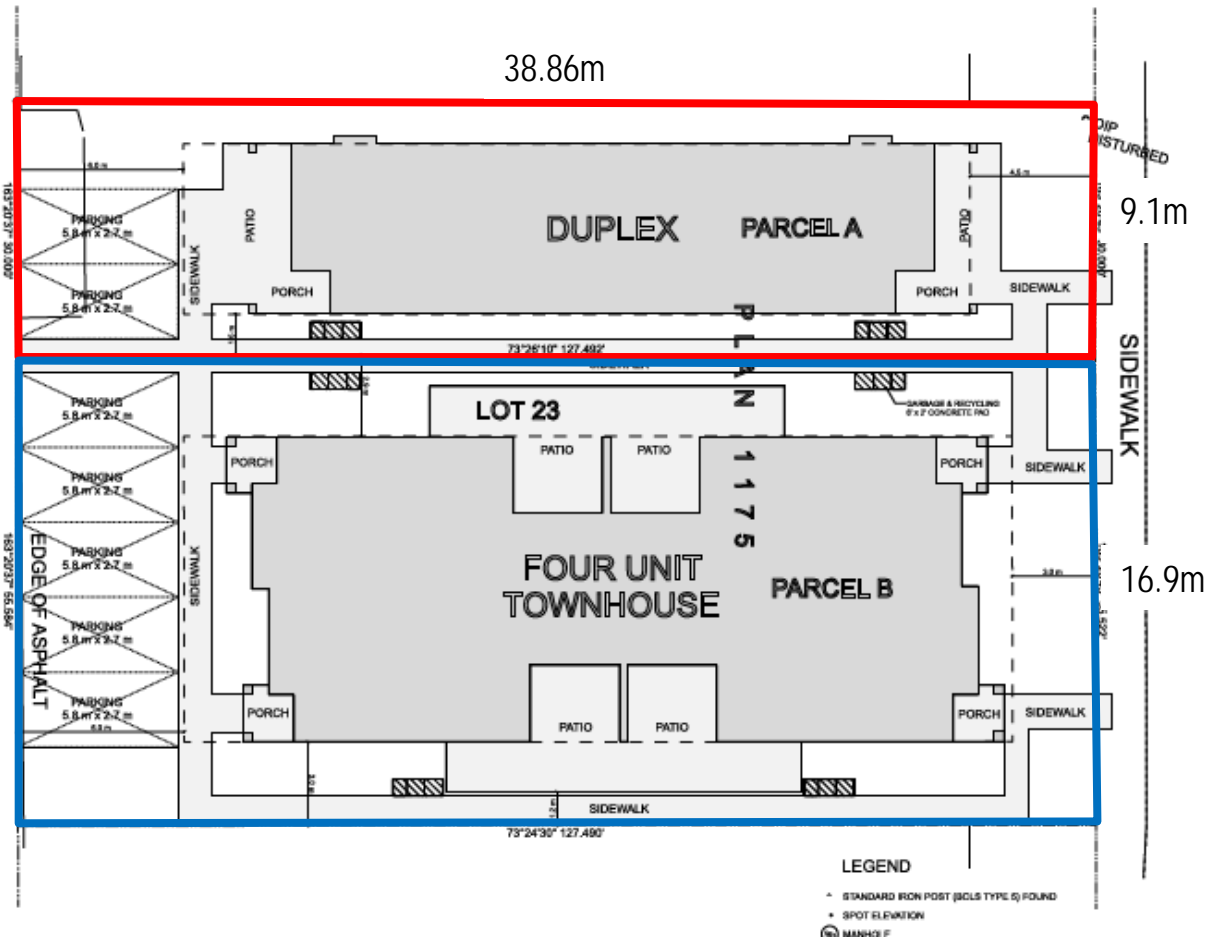
Approved pursuant to section 52(3)(a) of the Transportation Act
this ___ day of ___, 2017
for Minister of Transportation & Infrastructure

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone a portion of 161 Bassett Street – shown as **Parcel A** – from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane)

Rezone a portion of 161 Bassett Street – shown as **Parcel B** – from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing)



City of Penticton – Schedule 'A'
Zoning Amendment Bylaw No. 2017-55

Date: _____

Corporate Officer: _____

Council Report

penticton.ca

Date: August 15, 2017
To: Peter Weeber, Chief Administrative Officer
From: Randy Houle, Planner I
Address: 597 Ellis Street

File No: RZ PL2017-7970
DVP PL2017-7971
& DP PL2017-7972

**Subject: Zoning Amendment Bylaw No. 2017-56
Development Variance Permit PL2017- 7971
Development Permit PL2017-7972**

Staff Recommendation

Zoning Amendment

THAT "Zoning Amendment Bylaw No. 2017-56," a bylaw to rezone Lot 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269, located at 597 Ellis Street, from C3 (Mixed Use Commercial) to RM5 (Urban Residential), be given first reading and forwarded to the September 5, 2017 Public Hearing;

Development Variance Permit

THAT delegations and submissions for "Development Variance Permit PL2017-7971" for Lot 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269, located at 597 Ellis Street, a permit to reduce the minimum front yard from 2.5m to 0.9m and to vary Section 12.9 of the City of Penticton Subdivision and Development Bylaw No. 2004-81, to waive the requirement of a driveway to a corner lot being located a minimum of 10m from a flanking street to a minimum of 4.0m from a flanking street, be heard at the September 5, 2017 Public Hearing.

AND THAT Council consider "DVP PL2017-7971" following the adoption of "Zoning Amendment Bylaw No. 2017-56".

Development Permit

THAT Council, subject to adoption of "Zoning Amendment Bylaw No. 2017-56," approve "Development Permit PL2017-7972" for Lot 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269, located at 597 Ellis Street, a permit that allows for the construction of a four-unit townhouse development.

Strategic priority objective

Approval of this project adds desired residential units in the downtown, in support of creating a sustainable and livable community.

Background

The subject property (Attachment A) is zoned C3 (Mixed Use Commercial) and designated by the City's Official Community Plan as HR (High Density Residential). Photos of the sites are included as Attachment D. The subject property is 372m² (4004ft²). Surrounding properties are primarily zoned C1 (Commercial Transition), C2 (Neighbourhood Commercial), C5 (Urban Centre Commercial), RM3 (Medium Density Multiple Housing) and RM5 (Urban Residential). Surrounding properties are designated by the OCP as DC (Downtown Commercial) and HR (High Density Residential).

The property is currently vacant. A fire, in 2012, destroyed a rooming house that was located on the property.

Proposal

The applicant is proposing to construct a four-unit townhouse development. Since the proposed use is not permitted in the C3 (Mixed Use Commercial) zone, a rezoning to RM5 (Urban Residential) is required.

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

- Section 10.11.2.6: to reduce the minimum front yard from 2.5m to 0.9m.

Additionally, the applicant is applying to vary Section 12.9 of the City of Penticton Subdivision and Development Bylaw No. 2004-81, to vary the requirement of a driveway to a corner lot to be located a minimum of 10.0m from a flanking street to a minimum of 4.0m from a flanking street.

Lastly, the property is located within the High Density Development Permit area and requires approval for the form and character of the townhouse.

Financial implication

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 no upgrades to the lane or street frontage will be required by the developer unless damages occur during construction. As per City of Penticton Building Bylaw 94-95 section 7.1.5, storm water/drainage is to be maintained 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
Maximum Lot Coverage:	100%	47.6%
Maximum Density:	2.0 FAR	1.0 FAR
Minimum Lot Width:	10.0m	12.18m
Minimum Lot Area:	275m ²	371.35m ²
Vehicle Parking:	1 space per dwelling unit (4 total)	4 spaces
Required Setbacks		
Front yard (south, White Ave E):	2.5m	0.9 (variance required)
Rear yard (north)	0.0m	2.1m
Interior yard (west):	0.0m	7.19m
Exterior yard (east, Ellis St.):	2.5m	2.5m
Maximum Building Height:	15.0m	7.0m
Other Information:	Subject property is located within the High Density Development Permit Area, thus a development permit is required.	

Analysis

Zoning Amendment

Support "Zoning Amendment Bylaw No. 2017-56"

The site is situated in the downtown periphery which is experiencing some densification. The OCP designation for this site is HR (High Density Residential), which supports the proposed zoning amendment. Staff consider that the zoning amendment to allow for a four-unit townhouse 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 an empty lot into four dwelling 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. Even though the current zoning requires a commercial component, the OCP vision is for residential only, which is consistent with the current proposal. The proposed lot coverage of 47.6% is much less than the 100% permitted in the RM5 zone, thus allowing for some outdoor living space and on-site parking. Additionally, the proposed Floor Area Ratio of 1.0 is less than the 2.0 FAR and the height of 7.0m is less than the 15.0m maximum which will give the development a less crowded appearance. Given the

above, staff recommends that Council support "Zoning Amendment Bylaw No. 2017-56" and forward the application to the September 5, 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 10.11.2.6: to reduce the minimum front yard from 2.5m to 0.9m.

- The proposed development will result in a 0.9m front yard (along White Avenue) which is less than the 2.5m minimum required. A 0.9m front yard will still allow for fencing and a small outdoor patio area to act as a buffer from the sidewalk. The 7.0m height of the building is much less than the 15.0m maximum which will reduce the visual impact of the building on the street. Reducing the front yard will result in a rear yard of 2.1m, more than the required 0.0m minimum. This will help in limiting the impacts on the adjacent neighbour.

Section 12.9 of the City of Penticton Subdivision and Development Bylaw No. 2004-81, to vary the requirement of a driveway to a corner lot to be located a minimum of 10.0m from a flanking street to a minimum of 4.0m from a flanking street.

- Subdivision and Development Bylaw 2004-81 requires that any driveway located on a corner lot be located a minimum of 7metres, or 10 metres, from the face of the curb to the adjoining street, based on the classification of the side street. In this case White Avenue is classified as a collector hence in accordance with the bylaw the minimum distance is 10 metres. The developer is looking to decrease the requirement from 10.0m to 4.0m. This requirement was developed to provide appropriate distance for vehicles turning corners to observe and react to vehicles using the driveways. It is the opinion of Staff that, as the lane in question is one-way traffic only, this requirement can be safely varied. The one-way access will prevent any vehicles from turning into the lane from White and conflicting with the driveway, making it unnecessary to have the 10m buffer distance. In consultation with the City Engineer the one-way lane has no foreseeable change of ever switching to a two-way, and will continue to function in its current design.

Supporting the variances listed above would help to maximize the living space of the townhouses while enabling an on-site parking space for each unit. 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 front yard setback. If this is the case, Council should deny the variances.

Development Permit

Support Development Permit

The subject property is located within the High Density Development Permit Area. As a consequence, a Development Permit is required. Although this Development Permits can be staff-issued, it has 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 "help enhance the character of the downtown and established urban villages as well as support high density development adjacent to the downtown." The proposed development meets the intent of the Development Permit Area as explained below:

- The architectural features such as window and door detailing are sufficiently varied and create visual interest.
- The proposed development provides a friendly, pedestrian-orientated interface with the street and enhances walkability to the downtown.
- The entrances have a street orientation with entrance gates through a fence, creating an aesthetically pleasing connection to the street.
- The landscape plan features a variety of different plants, flowers and trees.
- The garbage and parking areas are screened with landscaping and fencing.

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. 2017-56" and deny support for DVP PL2017-7971 & DP PL2017-7972.
2. THAT Council give first reading to "Zoning Amendment Bylaw No. 2017-56" but deny support for DVP PL2017-7971 & DP PL2017-7972.
3. THAT Council give first reading to "Zoning Amendment Bylaw No. 2017-56" and support DVP PL2017-7971 & DP PL2017-7972 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 PL2017-7971
- Attachment J: Development Permit PL2017-7972
- Attachment K: Zoning Amendment Bylaw No. 2017-56

Respectfully submitted,

Randy Houle
Planner I

Approvals

DDS	CAO
<i>BL</i>	PW

Attachment A – Subject Property Location Map



Figure 1: Subject Property Location Map

Attachment B – Zoning Map

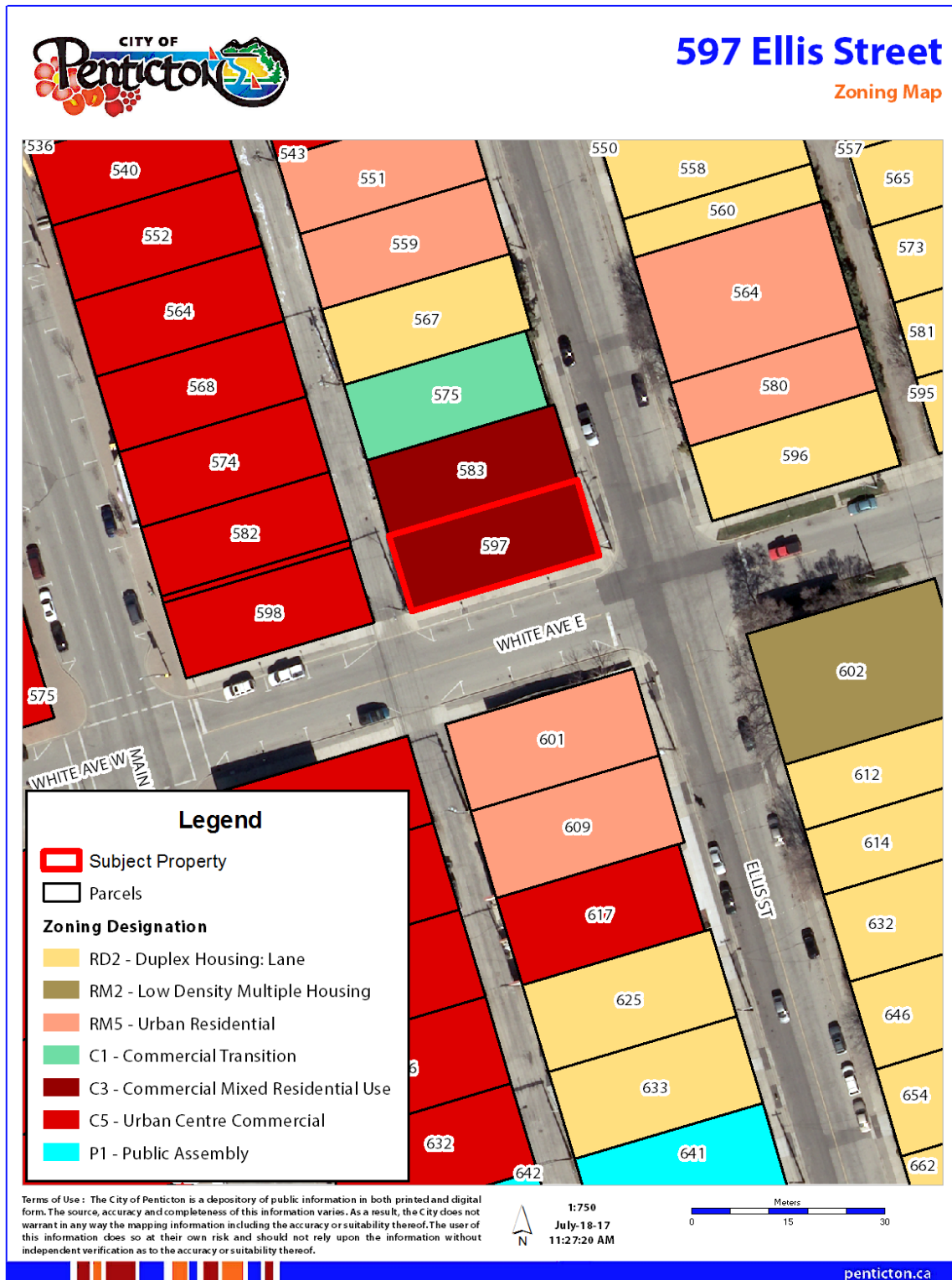


Figure 2: Zoning Map

Attachment C- OCP Map

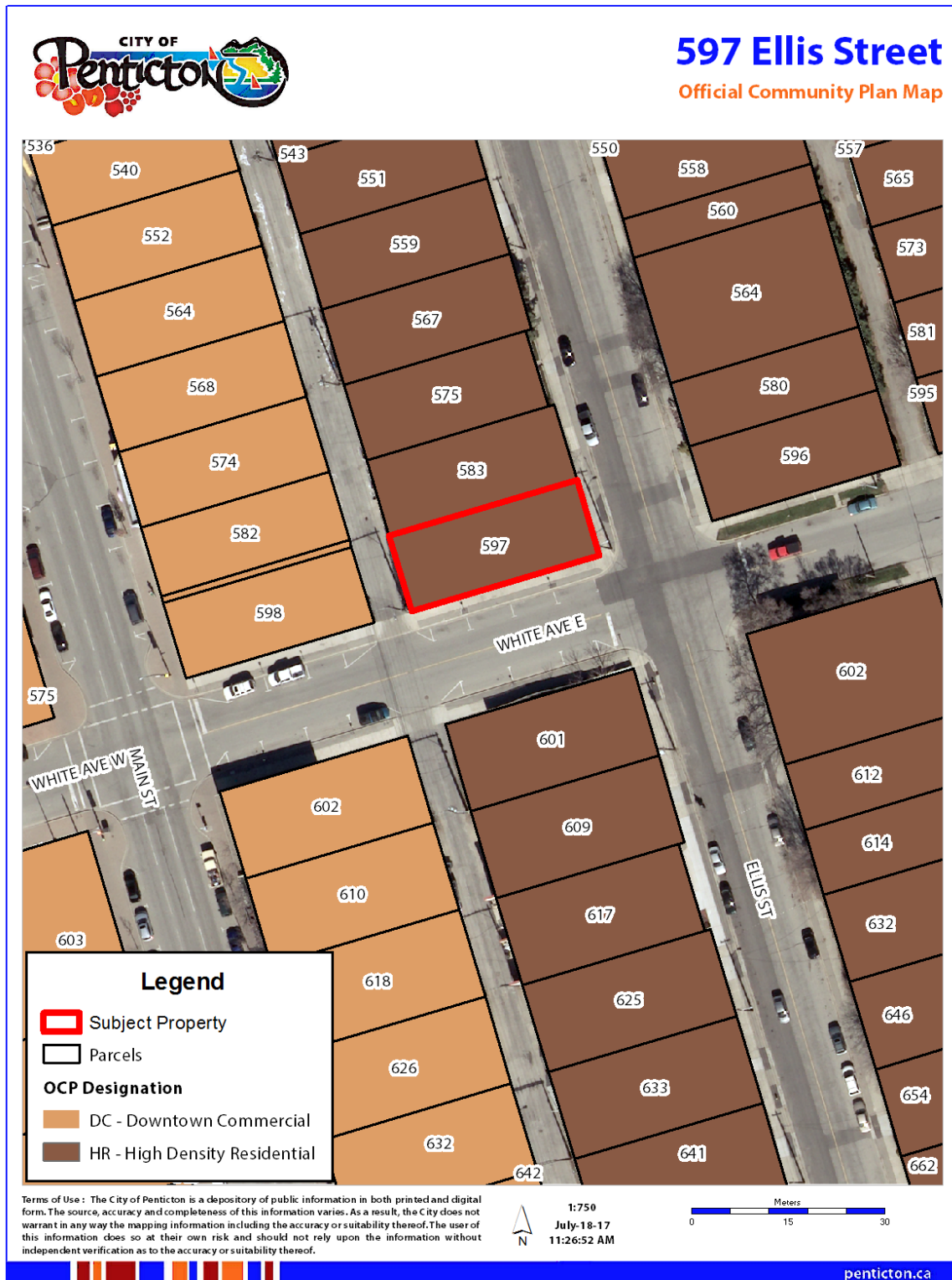


Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: South View (from White Ave E.)



Figure 5: East View (from Ellis St.)



Figure 6: West View (from Lane)

Attachment E - Site Plan

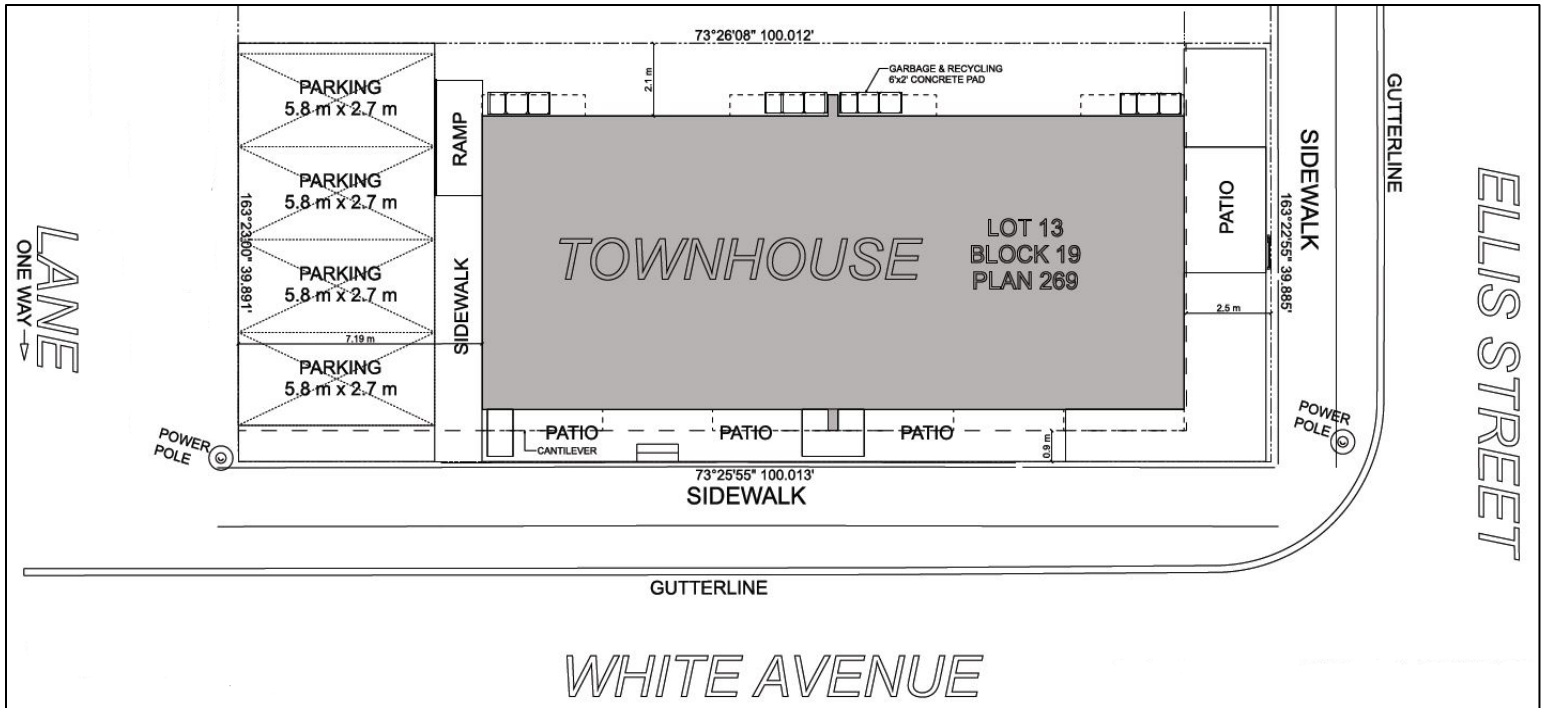


Figure 7: Site Plan

Attachment F – Elevations



Figure 8: South Elevation



Figure 9: East Elevation



Figure 10: North Elevation



Figure 11: West Elevation

Attachment G – Landscape Plan

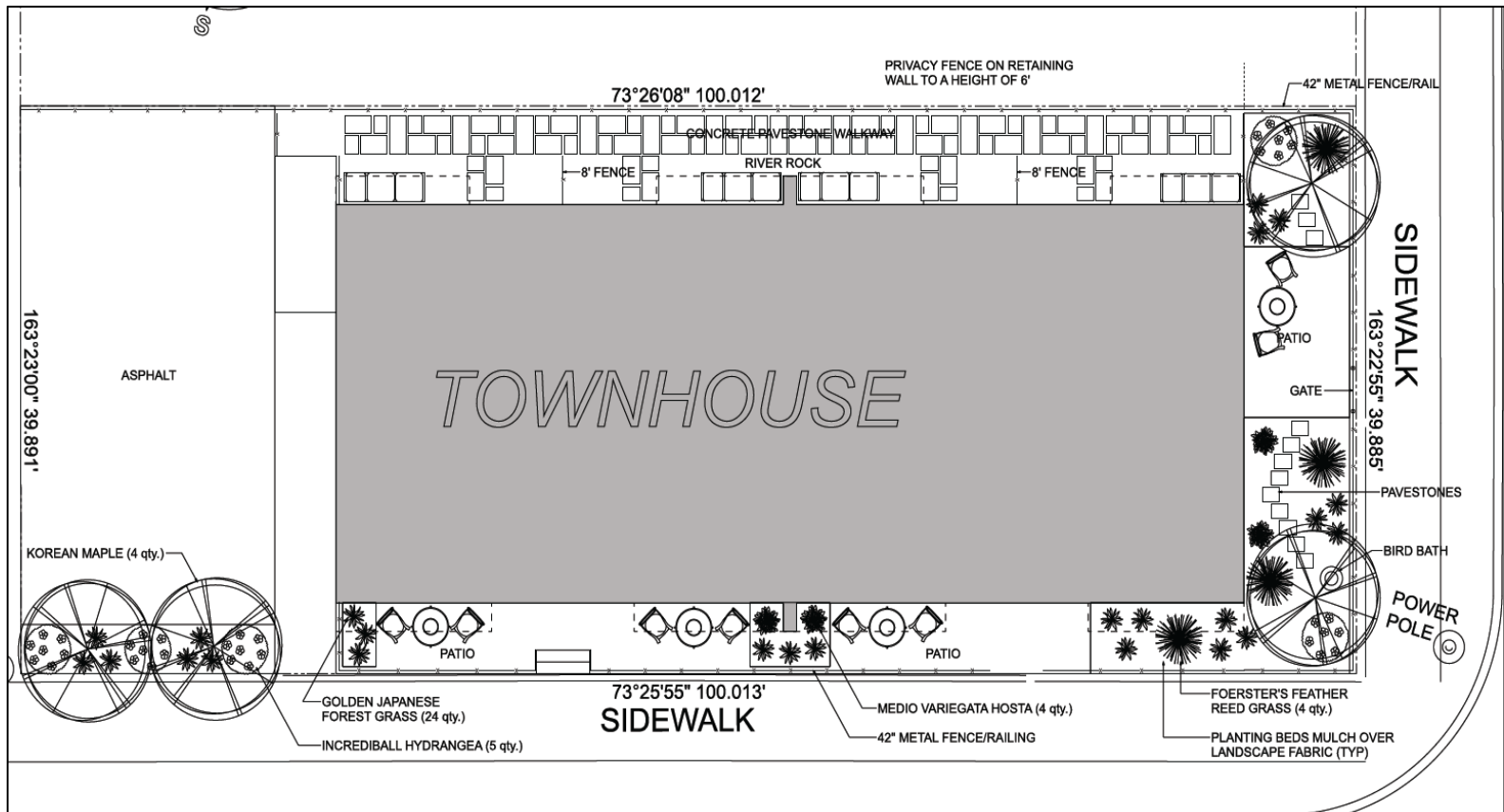


Figure 12: Landscape Plan

LANDSCAPE SCHEDULE	
PLANTINGS/LANDSCAPE ITEMS	
FOERSTER'S FEATHER REED GRASS:	4 qty.
GOLDEN JAPANESE FOREST GRASS:	24 qty.
INCREDIBALL HYDRANGEA:	5 qty.
KOREAN MAPLE:	4 qty.
MEDIO VARIEGATED HOSTA:	4 qty.
BIRD BATH:	1 qty.
HARD SURFACES/BEDS	
ASPHALT:	693 sq.ft.
PATIO:	311 sq.ft.
PLANTING BEDS:	376 sq.ft.
RIVER ROCK:	431 sq.ft.
SIDEWALKS:	200 sq.ft.
FENCING	
METAL FENCE/RAIL:	125 lin.ft.
WOOD PRIVACY FENCE:	90 lin.ft.

Attachment H- Letter of Intent



July 17, 2017

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

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

Re: 597 Ellis Street Development Permit Application

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

This letter is regarding the proposed rezoning, and development of the property located at 597 Ellis Street. We believe the proposed development is an excellent transition from the downtown commercial area to the residential on the neighboring streets. This works with the City's efforts to have more residences in the downtown core, and provides a fresh approach reminiscent of the brownstones flats in many larger urban centres.

There are only two variances as follows: 1) Reduce the front setback from 2.5 m to 0.9 m. The reason for this is that normally there would be no rear yard setback, however this development plans for a placement of the building 2.1 meters from the neighboring property to allow for windows, small yards, and bicycle or garbage bins. The bylaw allows for a 25% building face projection over the required exterior side yard setback, however to allow for adequate bedrooms this project has 40% projection. The 0.9 is measured to the projection, not the building itself which is actually at 1.5m; 2) Vary Subdivision Bylaw 12.7 to allow parking spaces closer than 10 meters from the curb to 4 meters. We discussed this with City Planning and Engineering staff and it was agreed that because the lane is a one-way traffic flow exiting on to White Avenue this was a reasonable variance and in no way would create any safety issues. It also allows parking on the property for two vehicles as the 10 meter restriction would eliminate the two spaces closest to White Ave, we believe this is important.

We trust that planning department staff and City Council will be able to see the vision and the need for these types of dwellings to keep our downtown vibrant.

Best regards,

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

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

Figure 13: Letter of Intent

Attachment I - Development Variance Permit PL2017-7971



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

Development Variance Permit

Permit Number: DVP PL2017-7971

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 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269
Civic: 597 Ellis Street
PID: 012-461-571
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 and Subdivision and Development Bylaw No. 2004-81 to allow for the construction of a four-unit townhouse as shown in the plans attached as Schedule A.

Zoning Bylaw No. 2017-08:

- Section 10.11.2.6: to decrease the minimum front yard from 2.5m to 0.9m.

Subdivision and Development Bylaw No. 2004-81:

- Section 12.9 of the City of Penticton Subdivision and Development Bylaw No. 2004-81, to vary the requirement of a driveway to a corner lot to be located a minimum of 10.0m from a flanking street to a minimum of 4.0m from a flanking street.

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 September, 2017

Issued this _____ day of _____, 2017

Dana Schmidt,
Corporate Officer

Attachment J - Development Permit PL2017-7972



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

Development Permit

Permit Number: DP PL2017-7972

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 13 Block 19 District Lot 202 Similkameen Division Yale District Plan 269
Civic: 597 Ellis Street
PID: 012-461-571
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a four-unit townhouse, 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 \$4797.00 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 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 September 2017

Issued this ____ day of _____, 2017

Dana Schmidt,
Corporate Officer

Bylaw No. 2017-56

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. 2017-56".

2. **Amendment:**

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

Rezone Lot 13, Block 19, District Lot 202, Similkameen Division Yale District Plan 269, located at 597 Ellis Street, from C3 (Mixed Use Commercial) to RM5 (Urban Residential).

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

READ A FIRST time this	day of	, 2017
A PUBLIC HEARING was held this	day of	, 2017
READ A SECOND time this	day of	, 2017
READ A THIRD time this	day of	, 2017
ADOPTED this	day of	, 2017

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

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Rezone 597 Ellis Street

From C3 (Mixed Use Commercial) to RM5 (Urban Residential)



City of Penticton – Schedule 'A'

Zoning Amendment Bylaw No. 2017-56

Date: _____

Corporate Officer: _____