

Baljeet Dhaliwal

[REDACTED]
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Date: August 11th, 2025

To:

City of Penticton
Planning and Development Department

Dear Planning Department,

I am writing to formally request a variance from the current zoning bylaw requirements related to the provision of amenity space for proposed legalization of a basement suite located at 101-730 Kamloops Avenue.

I intend to develop a legal basement suite within the existing dwelling, in accordance with the city's secondary suite regulations. However, due to site constraints and the existing built form, I am unable to meet the minimum required amenity space.

Justification for Variance:

- 1) **Site Constraints:** The layout and existing footprint of the home, along with limited rear yard space and setback requirements, make it unfeasible to provide the full amenity area without significant structural changes or encroachment on required yard setbacks. There is an amenity space provided for this proposed basement suite; however, it falls short of the minimum requirements.
- 2) **Alternative Amenities:** King's Park is across the street that provides access to a large park, as well as Okanagan College with-in walking distance. There is also a golf course situated close-by, and access to public transit.
- 3) **Minimal Impact:** The reduced amenity space will not negatively affect the livability of the suite or the character of the neighborhood. There are other units that have legalized suites that may have been done before the amenity's bylaw came into effect, or a variance was granted.

- 4) **Design Compatibility:** The Suite will be developed to meet all other zoning & building code requirements as discussed between town staff and I.

I respectfully request that the Planning Department consider this variance application in light of the mitigating factors outlined above. I am committed to ensuring the suite will be safe, functional, and consistent with community planning goals, including increased housing diversity and affordability.

Sincerely,

Baljeet Dhaliwal