

The Corporation of the City of Penticton

Bylaw No. 2025-27

A Bylaw to Amend Zoning Bylaw 2024-22

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 No. 2024-22;

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. 2025-27”.

2. **Amendment:**

Zoning Bylaw No. 2024-22 is hereby amended as follows:

- 2.1 Update the Table of Contents and add the following to Chapter 14 – Comprehensive Development:

14.11 CD11 – Comprehensive Development (10 Galt Avenue)

14.11.1 PURPOSE

This *zone* provides for the comprehensive development of an up to 6-storey, medium density, multiple housing development for *Lot 1 District Lot 116 Similkameen Division Yale District Plan 2027 except Plans M13339 and EPP139744*, located at 10 Galt Avenue.

14.11.2 PERMITTED USES

The *permitted uses* in the *zone* are:

- .1 *accessory use, building or structure*
- .2 *apartment*
- .3 *congregate housing*
- .4 *day care centre, major*
- .5 *extended care residence*
- .6 *minor home occupation* (subject to specific use regulation 7.3)
- .7 *short term rental* (subject to specific use regulation 7.6)
- .8 *townhouse*
- .9 *office*

14.11.3 SUBDIVISION AND DEVELOPMENT REGULATIONS

Subdivision Regulations:

- .1 Minimum *lot width*: 25.0 m
- .2 Minimum *lot area*: 1400 m²

Development Regulations:

- .3 Maximum *lot coverage*: 73%
- .4 Maximum *density*: 3.0 FAR
- .5 Maximum *height*:
 - .a *principal building* 24 m
 - .b *accessory building* or *structure* 4.5 m
- .6 Minimum *front yard* (subject to general development regulation 4.2.6): 0.4 m
- .7 Minimum *interior side yard* (west): 3.0 m
- .8 Minimum *interior side yard* (south): 0.5 m
- .9 Minimum *exterior side yard*: 4.5 m
- .10 Minimum *rear yard*: 6.0 m

14.11.4 AMENITY SPACE

- .1 *Amenity space* shall be provided at the rate of 20.0 m² for each *dwelling unit*.
- .2 25% of the required *amenity space* must be provided at the ground floor level.
- .3 A maximum of 20% of the total required *amenity space* may be provided as *amenity space, indoor*.

14.11.5 OTHER REGULATIONS

- .1 A maximum of 80% of the *lot* shall be covered with *hard surfacing*, including *buildings, structures*, parking areas, driveways, *walkways, patios* and similar construction.
- .2 Notwithstanding s.4.9 of this Bylaw, *balconies* may project up to 0.4 m from property line along Galt Avenue, provided that the projection has a *clearance* above grade of at least 2.8 m from a public *street*.
- .3 Notwithstanding s.5.2 of this Bylaw, *landscape buffers* shall not be required.
- .4 Notwithstanding Table 6.6 of this Bylaw, the minimum number of parking spaces for uses shall be as follows:

Use	Minimum Parking Space Requirement
<i>Apartment, Townhouse</i>	0.5 per <i>dwelling unit</i> plus 0.2 spaces/unit for visitors
<i>Office</i>	No parking required

- .5 Notwithstanding Table 6.7 of this Bylaw, the number of *Level 2 Charging* spaces to be included is 0.5 per *dwelling unit*.
- .6 Residential uses must account for at least half of the *gross floor area* of all buildings and other structures.

2.2 Rezone **Lot 1** District **Lot 116** Similkameen Division Yale District Plan 2027 Except Plans M13339 and EPP139744., located at 10 Galt Avenue, from RM3 – Medium Density Multiple Housing to CD11 – Comprehensive Development (10 Galt Avenue) as shown on Schedule ‘A’ of this Bylaw, and update the zoning map at Schedule ‘B’ accordingly.

2.3 Schedule ‘A’ attached hereto forms part of this bylaw.

READ A FIRST time this	16	day of	September, 2025
READ A SECOND time this	16	day of	September, 2025
READ A THIRD time this	16	day of	September, 2025
ADOPTED this	16	day of	September, 2025

Notice of intention to proceed with this bylaw was published on the 5th day of September, 2025 and the 12th day of September, 2025 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer