

Date: November 4, 2025
To: Anthony Haddad, City Manager
From: Gabe Tamminga, Planner II
Address: 101 Secret Place

File No: RMS/101 Secret PI

Subject: Development Variance Permit PL2025-10062

Staff Recommendation

THAT Council approve “Development Variance Permit PL2025-10062”, for Lot 4 District Lot 251 Similkameen Division Yale District Plan 10536, located at 101 Secret Place, a permit to vary the following section of Zoning Bylaw No. 2024-22:

- a. Section 8.2.3.3 to increase the maximum carriage house building footprint in an urban zone from 90m² to 137.37m².

AND THAT Council direct staff to issue the permit.

Proposal

The applicants are proposing to construct a one-storey carriage house on their property. The proposed design includes a building footprint exceeding the maximum size under the current zoning bylaw. As a result, the applicants are requesting a variance to allow for the increased footprint before they can proceed to a building permit application.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Background

The subject property is located just east of South Main Street with Secret Avenue located along the south property line and Dawson Avenue located to the north (Figure 1). Currently, the property is zoned R4-L (Small-Scale Multi-Unit Residential – Large Lot) and is



Figure 1 - Property Location Map

designated by the Official Community Plan (OCP) as Low Density Residential. The surrounding area is predominantly residential, featuring a mix of high- and low-density housing types. These neighborhoods are in close proximity to the amenities located along South Main Street which include commercial and public assembly uses.

Financial implication

The developer will be responsible for all costs associated with the development including any servicing upgrades that may be required.

Technical Review

The application was reviewed by the City of Penticton’s Technical Planning Committee (TPC) and comments were provided to the applicant for future stages of development.

Analysis

The following analysis provided by staff explains the reason for support of this development variance permit application.

Building Footprint

Within the Zoning Bylaw there is a regulation that currently limits the footprint of the carriage house buildings on a lot. This regulation has been in place for several years in the Zoning Bylaw to ensure that carriage houses are built to be accessory to the principal dwelling. However, the applicants have been able to meet all other metrics of density and scale including lot coverage, setbacks, height and maximum building footprint for a carriage house (Figure 2). Additionally, the zone of this property allows for several other building types that are not restricted by building footprint such as a primary dwelling, townhouse, duplex or apartment. The carriage house is currently the only building type in this zone that is limited by the building footprint.

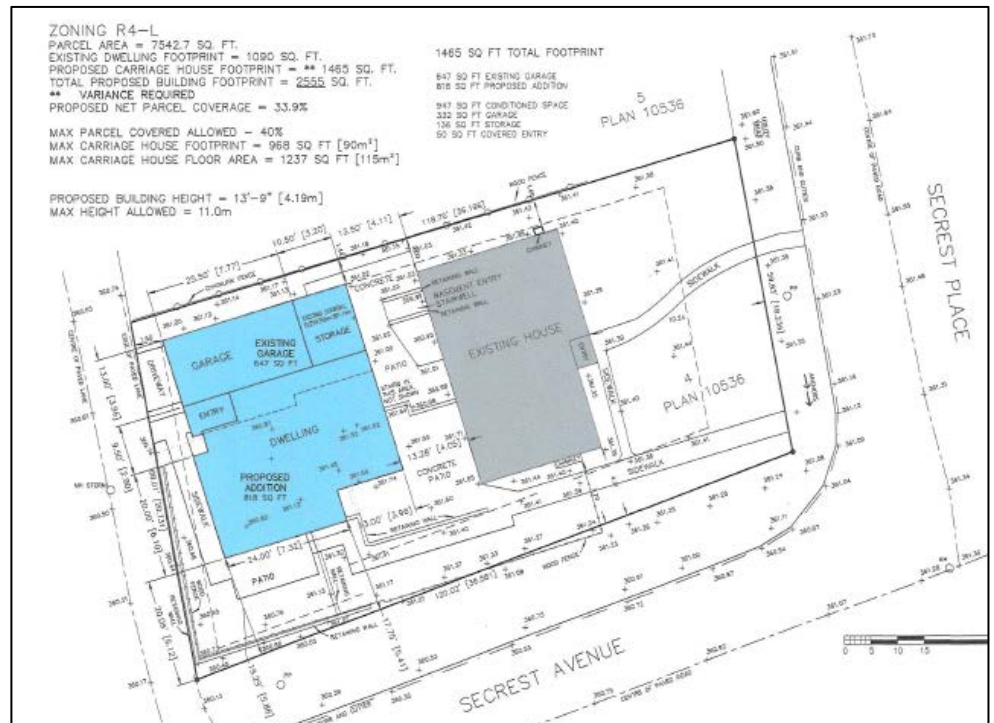


Figure 2 - Site Plan

Aging in Place

The applicants are planning to move into the carriage house once it is complete and have their family live in the main single-family dwelling that is currently on the property. This carriage house would allow them to provide intergenerational living and support aging in place. The following OCP policies support aging in place and multigenerational living development in areas of Penticton that are in close proximity to amenities and transit:

Policy 4.1.3.4	Encourage developments that offer a range of unit types including micro-suites, studio units, and one-bedroom units to meet the needs of smaller households such as youth, young professionals, and seniors while also supporting developments with two-, three- and more bedroom units for larger households such as families.
Policy 4.1.3.5	Ensure through the use of zoning that more-intensive forms of residential development are located close to transit and amenities, such as parks, schools and shopping
Policy 4.1.3.8	Be flexible and adapt to innovative forms of housing including co-housing and units that support multi-generational living to meet the needs of the community.

Based upon the analysis above, the proposed development variance permit is not anticipated to create any negative impacts on the neighbourhood and is supported by policies within the Official Community Plan. As such, staff recommend that Council approve the development variance.

Alternate recommendations

1. THAT Council deny “Development Variance Permit PL2025-10062”.

Attachments

- Attachment A – Zoning Bylaw Map
- Attachment B – Letter of Intent (applicant)
- Attachment C – Photos of the Property
- Attachment D - DRAFT Development Permit PL2025-10062

Respectfully submitted,

Gabe Tamminga
Planner II

Concurrence

General Manager of Development Services <i>BL</i>	City Manager <i>AH</i>
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