

# The Corporation of the City of Penticton

## Bylaw No. 2026-08

### *A Bylaw to Amend Zoning Bylaw 2024-22*

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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. 2026-08".

2. **Amendment:**

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

2.1 Add to 10.4 RM2 – Low Density Multiple Housing Section 10.4.3 OTHER REGULATIONS as follows:

"2 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or RM2 (Low Density Multiple Housing) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited."

2.2 Add to 11.1 C1 – Commercial Transition Section 11.1.3 OTHER REGULATIONS as follows:

"3 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C1 (Commercial Transition) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited."

2.3 Add to 11.3 C3 – Mixed Use Commercial Section 11.3.3 OTHER REGULATIONS as follows:

"4 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C3 (Mixed Use Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited."

2.4 Add to 11.7 C7 – Service Commercial Section 11.7.3 OTHER REGULATIONS as follows:

“.2 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C7 (Mixed Use Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.5 Add to 11.9 C9 – Marina Way Commercial Section 11.9.3 OTHER REGULATIONS as follows:

“.4 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or C9 (Marina Way Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.6 Add to 11.10 CT1 – Tourist Commercial Section 11.10.3 OTHER REGULATIONS as follows:

“.4 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or CT1 (Tourist Commercial) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.7 Add to 9.2 A – Agriculture Section 9.2.5 OTHER REGULATIONS as follows:

“.7 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or A (Agriculture) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.

2.8 Add to 13.1 P1 – Public Assembly as follows:

**“13.1.4 OTHER REGULATIONS**

.1 For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone or P1 (Public Assembly) zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited.”

2.9 Delete Schedule 'B' and replace with the following Schedule:

- "Schedule 'B' (Zoning Bylaw Map)"

2.10 Schedule 'B' attached hereto forms part of this bylaw.

READ A FIRST time this	17	day of	February, 2026
A PUBLIC HEARING was held this	3	day of	March, 2026
READ A SECOND time this		day of	, 2026
READ A THIRD time this		day of	, 2026
RECEIVED the approval of the Ministry of Transportation & Transit on the		day of	, 2026
ADOPTED this		day of	, 2026

Notice of intention to proceed with this bylaw was published on the 20<sup>th</sup> day of February, 2026 and the 25<sup>th</sup> day of February, 2026 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

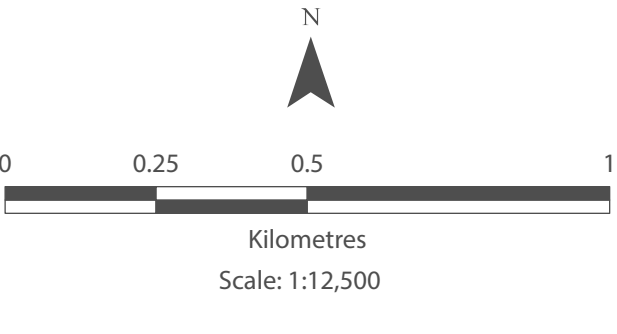
Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
for Minister of Transportation & Transit

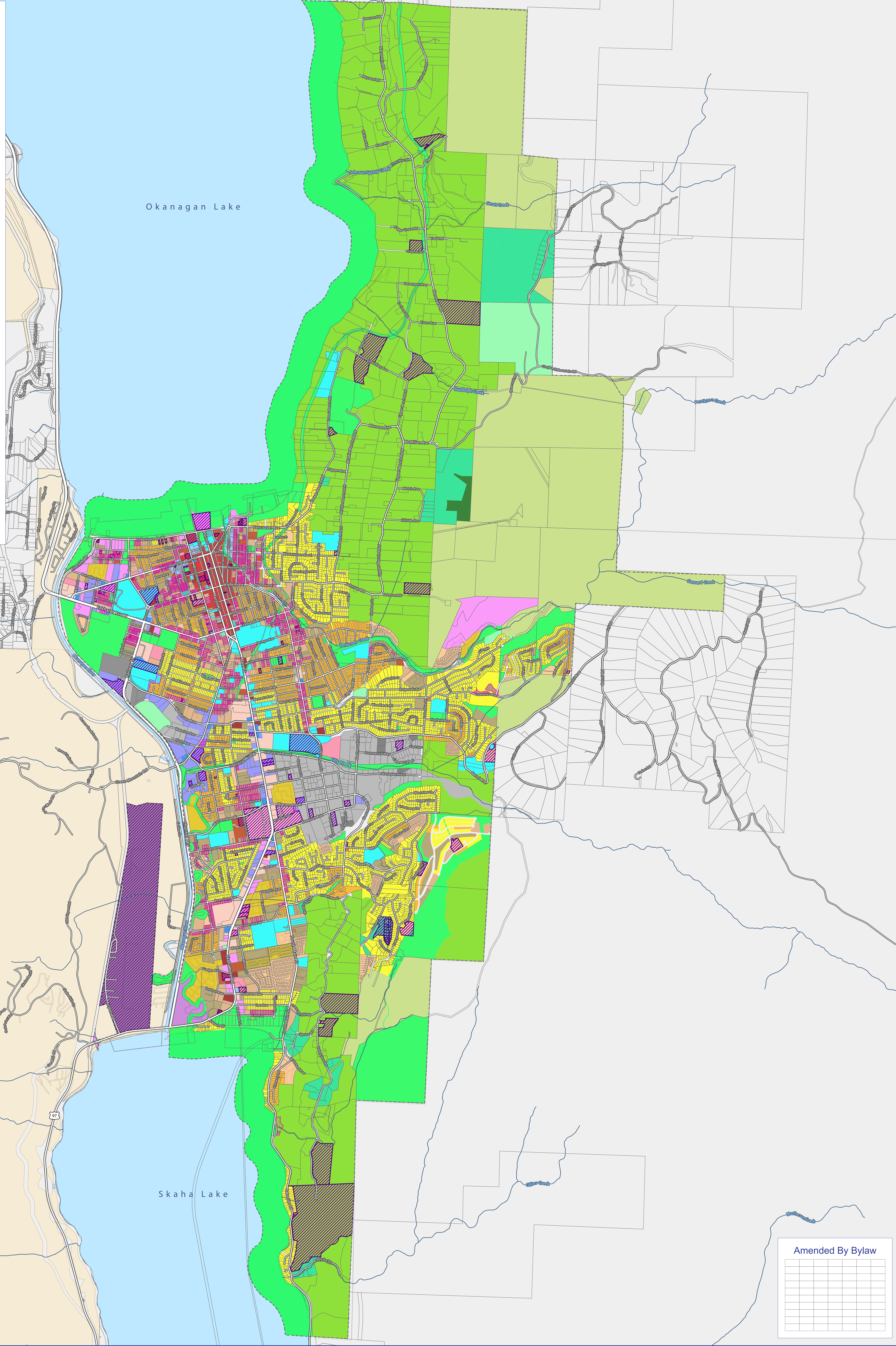
\_\_\_\_\_  
Julius Bloomfield, Mayor

\_\_\_\_\_  
Angie Collison, Corporate Officer

**City of Penticton**  
**Schedule 'B'**  
**Zoning Bylaw No. 2024-22**



- Legend**
- Road
  - Stream
  - City of Penticton Municipal Boundary
  - Waterbody
  - Parcel
  - Penticton Indian Band
  - Transitional Neighbourhood Overlay
  - Site Specific Zoning
  - Zoning Bylaw No. 2024-22
  - No Zoning
  - No Zoning - No Zoning
  - Farm Zones**
  - F1 - Forestry and Growing
  - F2 - Agriculture
  - F3 - General Residential Housing
  - Urban Residential Zones**
  - R4.5 - Small Scale Multi-Unit Residential - Small Lot
  - R4 - Small Scale Multi-Unit Residential - Large Lot
  - RSM - Mobile Home Park Housing
  - RM1 - Bandwidth Strata Housing
  - RM2 - Low Density Multiple Housing
  - RM3 - Medium Density Multiple Housing
  - RM4 - High Density Multiple Housing
  - RM5 - Urban Residential
  - Commercial Zones**
  - C1 - Commercial Transition
  - C2 - Neighbourhood Commercial
  - C3 - Mixed Use Commercial
  - C4 - General Commercial
  - C5 - Urban Center Commercial
  - C6 - Major Neighbourhood Commercial
  - C7 - Service Commercial
  - C8 - Mobile Service Station
  - C9 - Market Way Commercial
  - CT1 - Transit Commercial
  - CT2 - Campground Commercial
  - CT3 - Head Resort
  - Industrial Zones**
  - M1 - General Industrial
  - M2 - Heavy Industrial
  - M3 - Warehousing/Trade
  - Public Assembly & Recreation Zones**
  - P1 - Public Assembly
  - P2 - Parks and Recreation
  - P3 - Major Utilities
  - P4 - Environmental Reserve
  - Comprehensive Development**
  - CD1 - Comprehensive Development (270 Riverside Drive)
  - CD2 - Comprehensive Development (2788 Skaha Lake Road)
  - CD3 - Comprehensive Development (2888 Skaha Lake Road)
  - CD4 - Comprehensive Development (282 Church Hill Avenue)
  - CD5 - Comprehensive Development (134 Brantrock Street)
  - CD6 - Comprehensive Development (755 Westminster Ave W)
  - CD7 - Comprehensive Development (1704 Government Street)
  - CD8 - Comprehensive Development (1955 Tremaine Street)
  - CD9 - Comprehensive Development Zone (10 Gulf Avenue)



Okanagan Lake

Skaha Lake

Amended By Bylaw


113-2022-24796  
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