

Our File: 77441.1

Writer's Direct Line: 250-869-1113

March 2, 2026

**CITY OF PENTICTON**  
171 Main Street  
Penticton, BC V2A 5A9

Attention: Corporate Officer, City of Penticton

Dear Sirs/Mesdames:

**Re: Bylaw 2026-07 and Bylaw 2026-08**  
**Property: 104 Power Street, Penticton, BC**  
**Owner: John Spencer**

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We are assisting Mr. Spencer with respect to the Property.

We submit this letter on behalf of Mr. Spencer **in support** of the proposed Official Community Plan and Zoning Amendment Bylaws No. 2026-07 and 2026-08 (the "Bylaws"). If the Bylaws are successfully passed by City Council, the Property will be subject to the Transitional Neighbourhood Overlay.

While Mr. Spencer is the owner of the Property, it is his mother who primarily lives on the Property for the last 40 years. This home is important to her. So, when she started requiring more care, Mr. Spencer made arrangements to apply for an addition or carriage house to the Property. In this way, she could remain in her home, and him and his wife could move-in to care for her needs.

With the changes to zoning and future land use of the Property in December 2025, however, an addition or carriage house was no longer a supported use. Plans that supported his mother were suddenly halted without clarity on how to move forward.

For these reasons, Mr. Spencer asks that City Council pass the Bylaws to allow himself, and likely many other owners, the opportunity to consider their options and complete any plans that were in process before the changes. Mr. Spencer is thankful for the City's effort in recognizing the hardship the owners of the approximately 1,000 affected properties have experienced from this rezoning.

Yours truly,

**PUSHOR MITCHELL LLP**

Per: *Caitlin Kessler*  
**CAITLIN A. KESSLER**

CAK/

Signed by:

*John Spencer*

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John Spencer