

The Corporation of the City of Penticton

Bylaw No. 2026-08

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. 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	3	day of	March, 2026
READ A THIRD time this	3	day of	March, 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 20th day of February, 2026 and the 25th 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 4th day of March, 2026

Darshdeep Sidhu
for Minister of Transportation & Transit

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

