

Letter of Intent

Re: Development Variance Permit – Hot Tub Setback

To: Mayor and Council  
City of Penticton

I am writing to respectfully request consideration for a Development Variance Permit to allow the placement of a hot tub within the front yard setback at 101-602 Lakeshore drive and 102-602 Lakeshore Drive.

The proposed hot tub is a modest, ground-level feature that does not undermine the intent of the 9-metre front yard setback, which is to preserve an open, uncluttered, and visually consistent streetscape along Lakeshore Drive. Due to its low profile, placement, and limited visibility, the hot tub will not detract from the character of the streetscape or impact views from the public realm.

The configuration of the building results in all ground-level patios being located within the required setback. As such, there is no reasonable or practical location to accommodate typical outdoor amenities—such as a hot tub—without a variance. This represents a site-specific hardship arising from the design and layout of the development, rather than a self-imposed situation.

The patio area was originally designed and constructed with dedicated space and servicing intended to support a hot tub installation. No additional structural modifications or alterations are required. The hot tub can be installed or removed without permanent impact to the property, making it comparable in function and permanence to standard outdoor patio features.

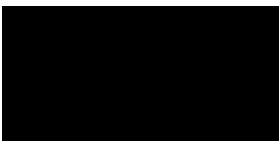
While a hot tub may be classified as a structure under the bylaw, in this case it is consistent in scale, height, and use with typical outdoor living elements already present within the setback area. It does not introduce additional massing or visual obstruction that would alter the appearance or function of the space in a meaningful way.

The hot tub will be positioned close to the building, maintaining a low profile and minimizing visibility from the street. As such, it will have no measurable impact on adjacent properties, pedestrian experience, or the overall character of the neighbourhood.

This request is minor in nature and limited in scope. It does not create an undesirable precedent, as it is directly tied to the unique physical constraints of this development. Granting the variance would allow reasonable use of the property in a manner consistent with its intended design and typical expectations for similar ground-level units.

Thank you for your time and consideration of this request.

Sincerely,  
Matt Bolton  
102-602 Lakeshore Drive



Gordie Greer  
101-602 Lakeshore Drive

