



Your File #: RZ PL2021-9001  
eDAS File #: 2021-02121  
Date: Jun/07/2021

City of Penticton  
171 Main Street  
Penticton, BC V2A 5A9

Attention: Heather McDonald, Planning Clerk

**Re: Proposed Bylaw for:  
LOT 2 DISTRICT LOTS 1, 2 AND 4 GROUP 7 SIMILKAMEEN DIVISION YALE (YALE-LYTTON) DISTRICT PLAN 36021  
955 Timmins Street, Penticton**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following conditions:

- No direct access to Highway 97 via the adjacent Canadian Tire property. All access via the municipal local street (Timmins Street).
- Discharge of Road Reserve Agreement Covenant KK54366, that provides for future road dedication between the subject property and Highway 97.
- Discharge of Easement KK54367, that provides for access over the Road Reserve Area to and from Highway 97 and the subject property.
- Physical closure of the connection between the subject property and the adjacent Canadian Tire property, with a combination of hard and soft landscaping.
- All development drainage is to be retained on site. No drainage is to be directed towards Highway 97.

If you have any questions, please feel free to call Penticton Development Approvals at (250) 712-3660.

Regards,

Mitch Benke  
Development Officer

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231