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**CITY OF KELOWNA**

**MEMORANDUM**

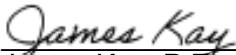
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**Date:** December 11, 2020  
**File No.:** Z20-0098  
**To:** Urban Planning (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2789-2791 Hwy 97 N C10 to C10rcs

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Development Engineering comments and requirements regarding this development permit application are as follows:

1. This application to rezone the subject property to C10lp/rcs to allow for a retail cannabis sales establishment on the subject property does not compromise any City of Kelowna municipal infrastructure.
2. 2030 OCP TMP requires a 2-lane major collector. A 10m road reserve must be registered on this lot along the southern property line at this time. At the next building permit or application permit the developer/owner will be required to construct or pay a cash-in-lieu for the portion of road along the southern property line.
3. The comments included in this Memo are those of the Development Engineering Branch of the City of Kelowna. As the subject property is within the 800-m Ministry of Transportation and Infrastructure (MoTI) HWY 97 buffer, this application is subject to the review, comments, and requirements of MoTI.

  
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James Kay P.Eng.  
Development Engineering Manager

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