



## REGULAR MEETING OF COUNCIL

### AGENDA

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**DATE:** Monday, July 20, 2015  
**TIME:** 4:30 p.m.  
**LOCATION:** Council Chambers, Enderby City Hall

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1. **APPROVAL OF AGENDA**
2. **ADOPTION OF MINUTES**
  - a. [Regular Meeting Minutes of June 15, 2015](#) pg. 3-7
3. **PUBLIC AND STATUTORY HEARINGS**
4. **PETITIONS AND DELEGATIONS**
  - a. [Jim Cooperman](#) pg. 8-17  
Re: Everything Shuswap Project
5. **DEVELOPMENT MATTERS**
  - a. [0008-15-DVP-END](#) pg. 18-39  
That Part of the South East ¼ of Section 27 Lying East of the West Boundary of the City of Enderby as Shown on Plan B1956, Township 18, Range 9 West of the 6<sup>th</sup> Meridian, KDYD, Except Plan KAP55286 (t1450 Johnston Avenue)  
Applicant – Benjamin F. Reimer, agent for Jeff Arnold of Siena Development Ltd.
  - b. [0009-15-DVP-END](#) pg. 40-61  
Lot 1, District Lot 150, KDYD, Plan KAP 77756  
Applicant – Enderby Seniors Housing Society
6. **BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS**
  - a. [UBCM Appointments](#) pg. 62-71  
Memo from Chief Administrative Officer dated July 7, 2015
  - b. [Vernon Street Detailed Design and Cost Estimate](#) pg. 72-73  
Memo from Chief Administrative Officer dated July 14, 2015
  - c. [Building Inspection Update](#) pg. 74  
Memo from Chief Administrative Officer dated July 10, 2015
7. **BYLAWS**
  - a. [Parks, Recreation, and Culture Fees Imposition Revision Bylaw](#) pg. 75  
Memo from Chief Administrative Officer dated July 14, 2015

Three Readings

- b. [1576 - Revision Bylaw Authorizing Revisions to Parks, Recreation and Culture Fees Imposition Bylaw No. 1553](#) pg. 76
- Two Readings
- c. [1577 - Parks Recreation and Culture Fees Imposition Bylaw Revision](#) pg. 77-78
- 8. REPORTS**
- Mayor and Council  
[Building Inspection Detail Report June 2015](#) pg. 79-80
- 9. NEW BUSINESS**
- a. [Kevin Walters Wastewater Treatment Level II Certification](#) pg. 81  
 Memo from Chief Administrative Officer dated June 30, 2015
  - b. [Tolko Forest Stewardship Plan Amendment Referral](#) pg. 82-87  
 Memo from Chief Administrative Officer dated July 13, 2015
  - c. [Scholarship Thanks from Celine Posynick](#) pg. 88
  - d. [Street Names Policy Amendment](#) pg. 89-95  
 Memo from Assistant Corporate Officer and Planning Assistant dated July 14, 2015
- 10. PUBLIC QUESTION PERIOD**
- 11. CLOSED MEETING RESOLUTION**
- Closed to the public, pursuant to Section 90 (1) ( f ), ( g) of the *Community Charter*
- 12. ADJOURNMENT**

**THE CORPORATION OF THE CITY OF ENDERBY**

Minutes of a **Regular Meeting** of Council held on Monday, June 15, 2015 at 4:30 p.m. in the Council Chambers of City Hall

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Present: Mayor Greg McCune  
Councillor Tundra Baird  
Councillor Brad Case  
Councillor Roxanne Davyduke  
Councillor Raquel Knust  
Councillor Brian Schreiner  
Councillor Shawn Shishido

Chief Administrative Officer – Tate Bengtson  
Deputy Administrative Officer – Barry Gagnon  
Assistant Corporate Officer and Planning Assistant – Kurt Inglis  
Recording Secretary – Bettyann Kennedy  
The Press and Public

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**APPROVAL OF AGENDA**

The following delegation was added to the agenda:

- Terry Laursen – Mabel Lake Marina

Moved by Councillor Baird, seconded by Councillor Case that the agenda be approved as amended.

Carried Unanimously

**ADOPTION OF MINUTES**

Regular Meeting Minutes of June 1, 2015

Moved by Councillor Schreiner, seconded by Councillor Shishido that the minutes of the regular meeting of June 1, 2015 be adopted as circulated.

Carried Unanimously

**DELEGATION**

*Late Item:* Terry Laursen – Grand Opening of Mabel Lake Marina

Mr. Laursen invited Council to attend the grand opening ceremonies of the 260 slip concrete marina. Photos of the marina were circulated.

**DEVELOPMENT MATTERS**

0007-15-DVP-END

Lot 1, Section 26, Township 18, Range 9, W6M, KDYD, Plan 33533 Except Plan KAP90268 (123 Francis Drive)

Applicant: Aaron Schmidt

The Planning Assistant introduced the application and provided a summary of his report. Members of the public were provided an opportunity to comment.

*Aaron Schmidt, applicant*, stated that to require connection to the sanitary system at the existing home would be costly. Access off Johnston Avenue would require an easement or right-of-way of approximately 400'. To access off Francis Street would be costly. He noted that the septic system is in good shape and there would be no development below his property due to the existing gas lines.

Council discussion:

- Would it be possible to delay the requirement to connect upon sale of the subdivided lot?
- Grant the variance and then enforce when development occurs.
- The Chief Administrative Officer advised that the City can require a connection at any time pursuant to its Sanitary Sewer Regulation. If the septic system were to fail, the City could require a sanitary connection at that time. Interior Health would be unlikely to issue a permit for a replacement septic tank, which will necessitate a connection to the community system. It could be more costly to do this at a later date and could impact his property value.
- Suggested to Mr. Schmidt that, if the septic tank variance is approved, he secure an easement through the new lot to provide for the future connection to the community sewer system, as this could be more difficult to obtain after the subdivided lot is sold.

Moved by Councillor Case, seconded by Councillor Schreiner that Council authorize the issuance of a Development Variance Permit for the property legally described as Lot 1, Section 26, Township 18, Range 9, W6M, KDYD, Plan 33533 Except Plan KAP90268 and located at 123 Francis Drive to permit variances to the following sections of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000:

- Section 2.0 of Schedule "A" and Schedule "B" by not dedicating and constructing Francis Drive as a local road;
- Section 4.0 of Schedule "A" and Schedule "B" of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by permitting an existing private individual sanitary sewer system in lieu of connection to a community sanitary sewer system (for the lot with the existing home);
- Section 6.0 of Schedule "A" and Schedule "B" by not providing street lighting along Francis Drive; and
- Section 7.3 and 7.4 of Schedule "A" and Schedule "B" by not providing underground wiring for power, telephone and cablevision along Francis Drive,

subject to the applicant entering into a road reserve agreement with the City of Enderby for the area within the subject property identified as 'local road' in the Knoll Neighbourhood Plan, pursuant to Section 44 of the Community Charter, with this agreement having the effect of a restrictive covenant running with the land and being registered by the municipality under section 219 of the *Land Title Act*.

### **BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS**

Regional Growth Strategy Five-Year Review – Memo from Chief Administrative Officer dated June 5, 2015

Moved by Councillor Baird, seconded by Councillor Shishido that Council advise the Regional District of North Okanagan that it would prefer a streamlined approach to the five-year review of the Regional Growth Strategy, with a major review deferred to 2021.

Carried Unanimously

Public Art Policy – Memo from Assistant Corporate Officer and Planning Assistant dated June 11, 2015

Moved by Councillor Shishido, seconded by Councillor Case that Council adopt the circulated Public Art Policy.

Carried Unanimously

## **BYLAWS - Adoption**

Fees and Charges Bylaw No. 1479, 2010 Amendment Bylaw No. 1575, 2015

A bylaw to amend Schedule 3 – Interest on unpaid sewer charges

Moved by Councillor Schreiner, seconded by Councillor Shishido that Fees and Charges Bylaw No. 1479, 2010 Amendment Bylaw No. 1575, 2015 be adopted.

Carried Unanimously

## **REPORTS**

### Councillor Schreiner

Councillor Schreiner would like to see a Farmers Market established on Friday evenings. The Open Air Market is not prepared to take it on. Perhaps the Chamber of Commerce could encourage their members to have a Friday evening sidewalk sale and invite interested vendors from the market to participate. Councillor Shishido will present the idea to the Chamber.

### Councillor Knust

The area next to the Arena would be a more appropriate spot for a pickle ball court rather than Barnes Park. The Chief Administrative Officer noted that trees were going to be planted in the vicinity of this area as part of a Tree Canada grant, consistent with the objective established in the Master Parks Plan.

### Councillor Case

Reminder that Aboriginal Day is June 19<sup>th</sup>.

### Mayor McCune

- Spoke at the Art Gallery annual general meeting.
- Attended Fraser Basin meeting in Kamloops. Salmon Arm is providing \$40,000 over 4 years. Kamloops has provided \$50,000 and will determine how it is used. RDNO has supplied data but no funding. The CSRD has not committed as yet.
- There was over \$49,000 in scholarships awarded at AL Fortune graduation.
- The U14 ball tournament was held in Enderby. Congratulations to the Enderby Storm girls fastball team who were victorious and will be heading to Coquitlam on July 6<sup>th</sup>.

- Arts Council meetings on June 22<sup>nd</sup>. 3:00 is the festival meeting and the general meeting is 5 – 7:30.
- Need to contact Conservation Officers to determine policy on responding to bear complaints.
- Ministry of Transportation to be added to cabinet minister meeting list at UBCM regarding illegal dumping.

#### Chief Administrative Officer

The CAO reported that the big metal pile behind Vernon Street will be dealt with by CP Rail shortly.

#### 2014 Annual Report

A Public Hearing was declared at 5:25 p.m.

No speakers came forward

Moved by Councillor Shishido, seconded by Councillor Schreiner that Council approve the 2014 Annual Report.

Carried Unanimously

The Public Hearing was declared closed at 5:27 p.m.

#### Building Permit Detail Report – May 2015

Moved by Councillor Baird, seconded by Councillor Davyduke that the report be received and filed.

Carried Unanimously

### **NEW BUSINESS**

#### Enderby Community Canada Day Committee – Road Closure Applications

Moved by Councillor Baird, seconded by Councillor Schreiner that the applications be received and filed.

Carried Unanimously

#### Cliff Crunch – Verbal report by Councillor Baird

Councillor Baird has been working with Phil McIntyre-Paul of the Shuswap Trail Alliance to develop a technical application for the Cliff hike. The app would provide hikers with historical information along the trail and what to expect along the way. They will be working with Splatsin on this initiative.

Moved by Councillor Baird, seconded by Councillor Case that a letter be sent to Splatsin stating that Enderby Council supports an initiative to develop a technical “app” for the Cliff Crunch hiking trail.

Carried Unanimously

### **PUBLIC QUESTION PERIOD**

None.

**ADJOURNMENT**

Moved by Councillor Case, seconded by Councillor Shishido that the meeting adjourn at 5:40 p.m.

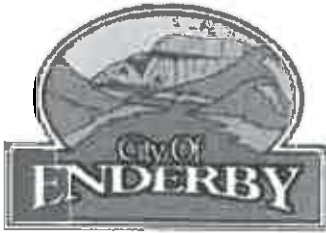
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**MAYOR**

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**CHIEF ADMINISTRATIVE OFFICER**

Agenda



### REQUEST TO APPEAR AS A DELEGATION

On optional July 20/15  
Day Month Year T\$

Date of Request June 18, 2015

Name of Person Making Request Jim Cooperman

Name and Title of Presenter(s) Jim Cooperman, author

Contact Information 250-679-3693, jcoop@ribaa.ca

Details of Presentation Everything Shuswap Project  
- Fundraising for the first book about our region, co-published  
by School District #83 and the GSRD, with sales of the book  
supporting outdoor learning and subsequent printing needs.  
Book will promote the Shuswap Region, including Enderby.

Desired Action from Council (check all that apply)

- Information Only
- Proclamation
- Funding Request
- Road Closure
- Policy or Resolution

Please describe desired action in detail Contribute \$500 toward the  
publication costs joining other jurisdictions that are participating  
Receive 5 signed copies of the book and have your name in the book  
as a sponsor.

*Please attach any supporting documentation or presentation materials related to your delegation request.*





**The Board of Education of School District #83  
(North Okanagan-Shuswap)**

P.O. Box 129 ~ 220 Shuswap St. N.E. - Salmon Arm, B.C. V1E 4N2  
Phone: (250) 832-2157 Fax: (250) 832-9428

March 16, 2015

**Re: The *Everything Shuswap* Educational Project**

Dear Potential Supporters,

School District 83 is proud to be part of a region that has such a rich geographic, ecological, and diverse cultural history. Our schools strive to be reflective of our local communities and we are very pleased to be a part of the *Everything Shuswap* project, which will provide an excellent source of local reference material for teachers and students about our region. As the book tours local watersheds, explains our region's geology and ecology, and describes the more than 9,000 years of Secwepmec history followed by the history of settlement; our students will gain a greater understanding of how the place that they live has been shaped by these factors. Your financial support is crucial to making this dream come to reality.

The school district was a partner in the Shuswap Watershed Map project in 2010, which was also coordinated by the author of *Everything Shuswap*, Jim Cooperman, which resulted in the publication of a magnificent map of the Shuswap watershed, which has been distributed to all of our local schools. We are pleased once again to be a partner in this new project about the place we live and share with our community and which will benefit our students, teachers and local communities. As the author is donating his time, your full donation will be able to be directed toward supporting printing and publishing costs.

This book will serve as a local learning resource in support of curriculum and will be available to all of our students and teachers. Students will have access to the digital research materials that were gathered in the course of compiling the book, and will be involved in ongoing research and have a role in preparing future publications. Our growing Outdoor Education program will benefit directly as revenue from sales of the book will go directly to support this program. Manuscripts are available at Salmon Arm Stationary in downtown Salmon Arm if you wish to review the book as you consider supporting this project. In addition, the author, Jim Cooperman, is available to provide an illustrated talk to your organization about the project if you wish. Please contact him directly at [jcoop@ribaa.ca](mailto:jcoop@ribaa.ca) if interested in this.

Thank you for your interest in this project, which will support our students and our region. Please feel free to contact my office if you have any questions.

Sincerely,

Glenn Borthistle,  
Superintendent of Schools, SD #83

A GEOGRAPHIC HANDBOOK - VOLUME 1

# EVERYTHING SHUSWAP

BY JIM COOPERMAN

An invitation to support a book  
about one of Canada's least known  
yet most remarkable regions

Foreword by Alan Haig-Brown



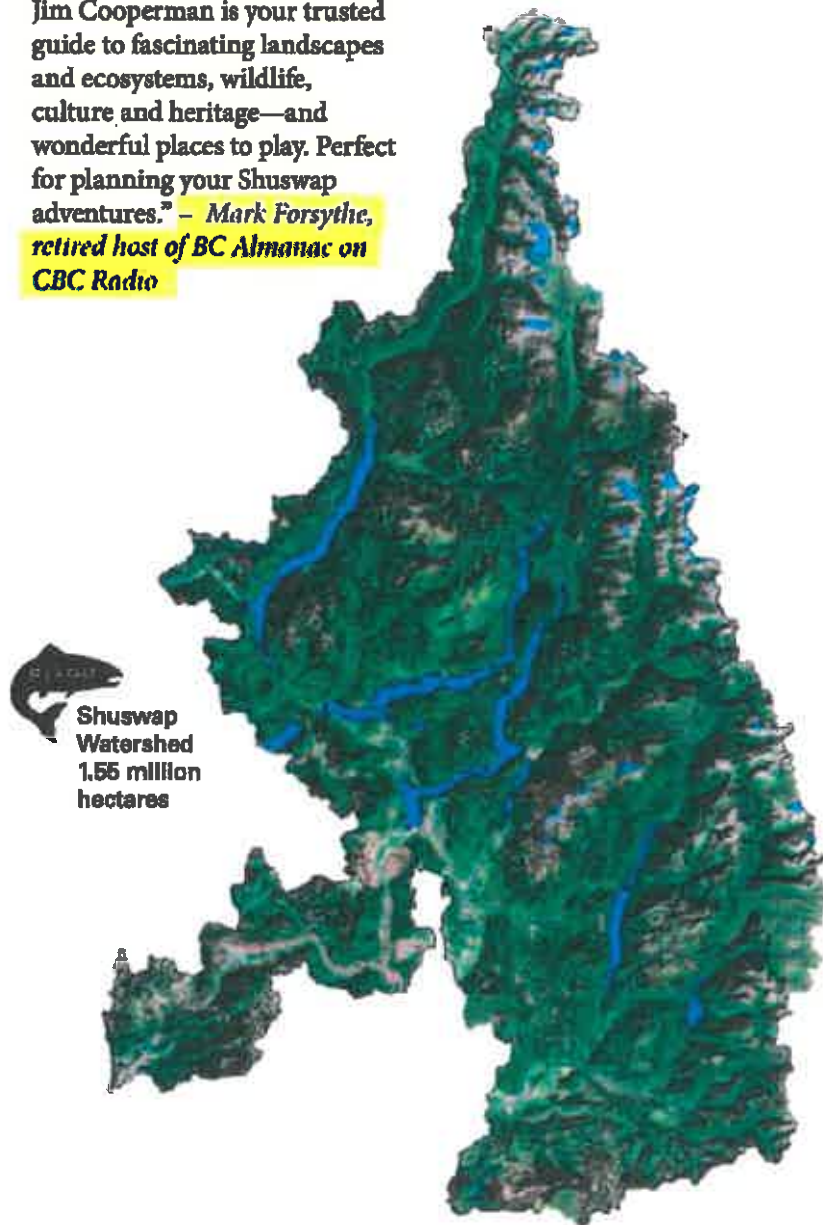


# A book long overdue

**I**t is one thing to travel through a landscape, quite another to be part of it. Anyone can look out the car window and enjoy the view while driving through the beautiful Shuswap region of British Columbia, but to really be in that landscape you have to understand its human and natural history.

That's the journey Jim Cooperman seeks to take you on in this deeply researched and keenly observed book. Everything Shuswap explores the region's rich eco-types and its interwoven historical record. It's a textbook for understanding one of the most beautiful and least understood landscapes in B.C.—and it should be mandatory reading for anyone who lives in or visits the Shuswap." — *Mark Hume, author of Adam's River and other books*

"The Shuswap finally gets its due! Jim Cooperman is your trusted guide to fascinating landscapes and ecosystems, wildlife, culture and heritage—and wonderful places to play. Perfect for planning your Shuswap adventures." — *Mark Forsythe, retired host of BC Almanac on CBC Radio*



Shuswap Watershed  
1.55 million hectares

"The Shuswap is one of the most spectacular and diverse regions of British Columbia, from the sunlit ponderosa pine parklands of the western reaches to the lichen-draped rainforests in the east. Jim Cooperman brings natural history and human history alive to create a remarkable guide to this remarkable area. Everything Shuswap is clearly the result of years of research, a labour of love and caring." — *Dick Cannings, ecologist, bird biologist, nature writer*





## *More than a book, a unique project*

**E**verything Shuswap is a unique project facilitated by a partnership between the author, the North Okanagan Shuswap-School District #83 and the local publishing company, Shuswap Press.

The author, Jim Cooperman, has gifted his work to the School District, so that all funds raised will be dedicated to support outdoor learning in the Shuswap. He has been working on the project for the ten years his column, Shuswap Passion has been published in the Market News. In addition, he plans to provide all the digital research materials to the local schools.

Local teachers are thrilled that they will finally have resources available to support their efforts to promote learning activities about

our region. In addition to serving as curriculum support material for the grade 10 social studies class, Everything Shuswap will become a resource book for all the schools in the district.

### **funds raised will support outdoor learning**

Outdoor learning is growing in the Shuswap. Last year over 300 students from 11 classes attended the second "Outdoor Awesome" event at Little Mountain Park. They were engaged in many types of outdoor activities, including

fire making, bird identification and shelter building. In May 2014, 15 teachers received training by experienced outdoor interpreters. More students will benefit as the outdoor learning program expands thanks to the increased funding made available from sales of Everything Shuswap.

In addition to providing much needed curriculum support and reference materials for grades 6 to 12, the Everything Shuswap publishing project will make a contribution to the larger community by helping publish the first comprehensive book about the Shuswap, which will enrich residents, promote tourism and attract settlement.

## A book about ecology

Few people have visited this remarkable, ancient, pristine forest at the headwaters of the river. – *Upper Seymour River Provincial Park, 1992 JC.*

### Excerpt from Chapter Three Ecology

**T**hrough a series of workshops after the LRMP was completed, representatives from government, industry and environmental groups placed the available hectares in each landscape area, with the primary focus to create the largest areas possible. Decisions on placement were based on where it made the most sense to protect biodiversity, such as increasing protection around streams and lakes, adjacent to parks and in key wildlife habitat. The forest companies deserve praise for their efforts to help design an old growth retention plan that benefited the environment.



Close-up sub-drainage map show the protected old growth forest in brown, now used for skiing, hiking, wildlife and protecting the drinking watershed of Salmon Arm. (see [shuswapwatershed.ca/maps](http://shuswapwatershed.ca/maps))

For the Shuswap, this means that in addition to the approximately 40,000 hectares of new parks created in 2001, there were an additional 58,000 hectares of old growth forests protected, with nearly 20,000 hectares inside the “working forest.” Also, as part of the effort to improve protection for the endangered mountain caribou, an additional 10,000 hectares were protected in the Anstey and Seymour watersheds.

There are a number of larger and more significant stands of old growth forests protected, which also protected other key forest values including water and recreation. In the Larch Hills cross-country ski area there are over 3,000 hectares of old growth cedar/hemlock forests protected that are also part of the Salmon Arm community watershed.



## The approximately 300-page book includes

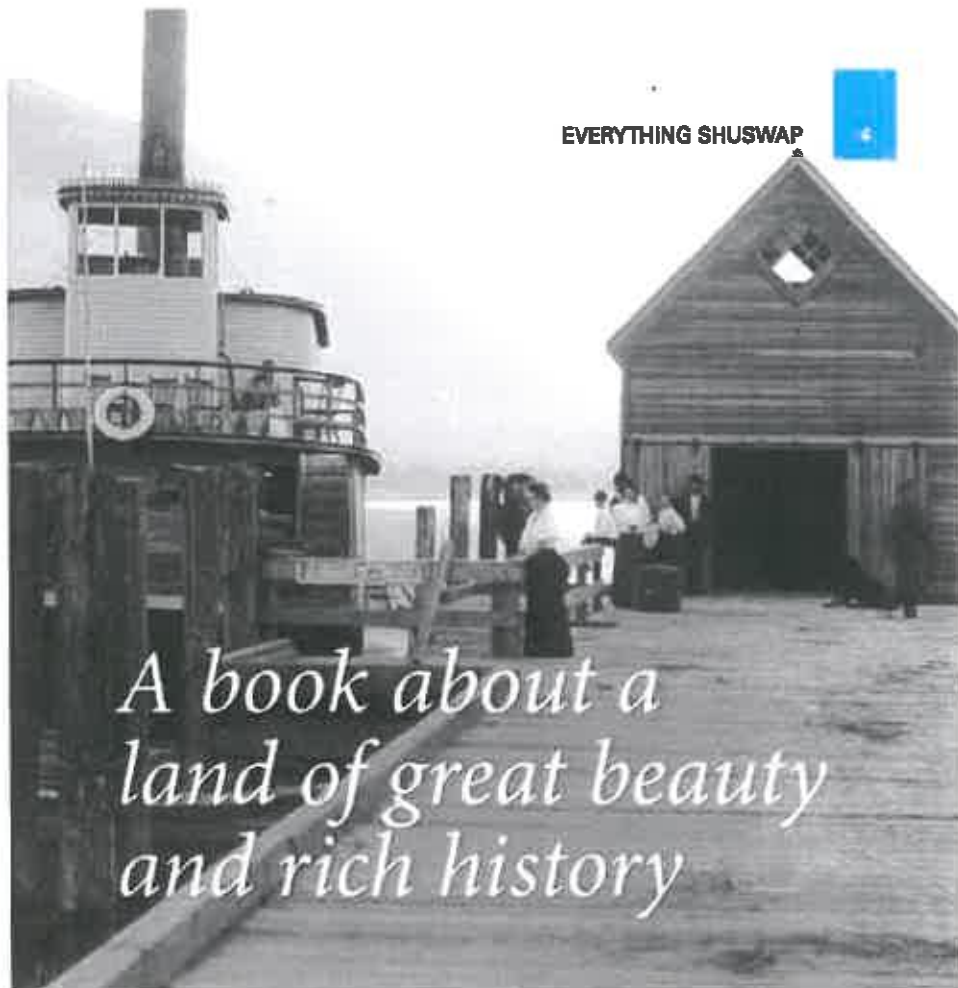
Stunning photos by  
some of the Shuswap's  
most outstanding  
photographers

Graphs, statistics and charts  
designed specifically to  
educate readers about  
the Shuswap

Maps that illustrate  
key features not seen  
elsewhere, including  
historical maps

Historical black and white  
photos from local museums

Complete index to  
aid research



SS Andover at the Salmon Arm wharf, circa 1909 – *photo by Rex Lingford  
courtesy of R.J. Haney Heritage Museum and Archives*

**The Shuswap, a land of great beauty and rich history, has and continues to be a rich stage for natural and human history. Reading this book has given me new impetus to follow the trails and view the places that the author has brought to such vibrant life.** – *From the Foreword by Alan Haig-Brown*

**I**n Chapter One, *Everything Shuswap* takes the reader on a tour through the watershed, one sub-drainage at a time, using specially designed maps, spectacular colour photos, and evocative, descriptive prose.

Chapter Two describes in layman terms the geological underpinnings of the Shuswap's diverse landscape and provides brief histories of most of the attempted local mining projects and the few successful ones. Chapter Three provides the reader with an overview of the Shuswap's complex ecology and provides insight into

how its diverse geography provides habitat for a wide range of species. Chapter Four examines the history of the Secwepemc people who have lived here for over 9,000 years and offers the reader a better understanding of their sustainable and egalitarian lifestyle, as well as the injustices they have endured. Chapter Five is the first ever early history of the entire Shuswap and focuses on the factors behind settlement that resulted in how our communities are geographically situated today.



*A book that  
will benefit  
everyone*

## Who will benefit?

**1** Local residents will have a comprehensive, authoritative source of local information that will enable them to be well informed about the region they live in. Thus, they will gain appreciation and respect for their home place.

**2** Students will have a learning resource that will help them better understand local geography and help them make decisions in the future. There will be added funding to support outdoor learning.

**3** First Nations will benefit as their over 9,000 year long history will become better understood and thus will receive greater recognition and appreciation.

**4** Tourists will have something meaningful to purchase and take home to show their families and friends what a marvelous region we live in.

**5** Local businesses will benefit in the long run, as the word spreads through the book about the wonders of the Shuswap and its many attributes that

make it a desirable place to live for both families and the growing ranks of retired people.

**6** Canadian citizens will benefit as they will finally have a book to purchase about a region of British Columbia that to date has not been well known, other than in Alberta.

**7** Local governments will benefit as they will have a valuable resource book to share and promote our region with visitors, colleagues and leaders in other jurisdictions.



# How you can help



As the co-publisher, the North Okanagan-Shuswap School District is offering an opportunity for local governments, organizations, businesses and individuals to help sponsor the production of Everything Shuswap and thus help support outdoor learning. The names of all supporters, sponsors and patrons of the project will be recognized in the book. As well, those who contribute will receive signed copies of the book. All contributors who require a charitable tax receipt will receive one from the school district.

## Sponsorship Levels

\$100

\$200

\$500

\$1,000

&gt; \$1,000

**YES!** - We want to contribute to the \$22,000 needed to publish Everything Shuswap

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Name/Organization

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Mailing Address

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Phone

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E-mail

**Please make cheques payable to:**  
**North Okanagan-Shuswap School District #83**  
**Mailing Address: Box 129, Salmon Arm, B.C V1E 4N2**

Contributors will receive one book per hundred dollars. Visit [everythingshuswap.ca](http://everythingshuswap.ca)

*A book you can help make happen*





Wright Lake, Anstey Hunakwa Provincial Park. Photo by Myron Kozak

# A book people are talking about

Everybody needs a sense of place. The people who live in the Shuswap, have a varied and long history. Their “place” is told in the book, *Everything Shuswap*. In a fast world focussed on the here and now, there is still a place for this book that tells the story of the mountains, waterways and people. – *Robert Matthew, Secwepemc Nation, Chief Atahm School Principal*

*Everything Shuswap* takes us on an important journey into the story of the Shuswap, and in doing so, helps us to consider our own place in the land and the future of that story. As well the book inspires us to work together to ensure future generations continue to appreciate and care for this remarkable place. – *Phil McIntyre-Paul, Executive Director, The Shuswap Trail Alliance*

I cannot think of writer more knowledgeable about the Shuswap than Jim Cooperman. *Everything Shuswap* is a book long overdue and much needed, and is sure to be one of the most important volumes on the geography of Western Canada in the 21st century. – *James Barmby, PhD, Dean, Shuswap-Revelstoke Region, Okanagan College*

I am very excited to incorporate the book *Everything Shuswap* into my classes. From my experience, students are more engaged in the subject matter when the material being presented in class is related to something they are familiar. I am anticipating this book will enrich students learning experience and provide a stronger understanding of our community.

– *Dave Ramsay, Science Teacher, Salmon Arm Secondary*

Jim Cooperman has been writing about the environment, geography and history of the Shuswap for years. His book, *Everything Shuswap*, is an ambitious project and will add substantial content to other out-of-print resources. Recording history should be a continuous collection of information.

As many of the existing accounts of the region were written decades ago, the timely publication of *Everything Shuswap* will fill a significant gap. – *Deborah Chapman, Curator, R.J. Haney House Heritage Village and Museum*



Agenda

**CITY OF ENDERBY  
DEVELOPMENT VARIANCE PERMIT APPLICATION**

**File No: 0008-15-DVP-END**

**July 9, 2015**

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**APPLICANT:** Benjamin F. Reimer

**LEGAL DESCRIPTION:** That Part of the South East 1/4 of Section 27 Lying East of the West Boundary of the City of Enderby as Shown on Plan B1956, Township 18, Range 9, West of the 6th Meridian, KDYD, Except Plan KAP55286

**PID #:** 013-807-439

**LOCATION:** t1450 Johnston Avenue, Enderby BC V0E 1V1

**PROPERTY SIZE:** 10.684 hectares

**ZONING:** Residential Single Family (R.1) and Country Residential (C.R)

**O.C.P DESIGNATION:** Knoll Comprehensive Development Area

**PROPOSED VARIANCE:** Vary the Local Road Design Parameters as outlined in Section 2.3 of Schedule 'A' and the Levels of Works and Services as outlined in Schedule 'B' of the Subdivision Servicing and Development Bylaw No. 1278, 2000.

Vary Section 601.10.b of the Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback area for proposed Lots 1-11.

Waive the lot frontage requirements of Section 601.8 of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the lot frontage for Lots 1-6.

**RECOMMENDATIONS:**

THAT Council authorize the issuance of a Development Variance Permit for the property legally described as That Part of the South East 1/4 of Section 27 Lying East of the West Boundary of the City of Enderby as Shown on Plan B1956, Township 18, Range 9, West of the 6th Meridian, KDYD, Except Plan KAP55286 and located at t1450 Johnston Avenue, Enderby B.C. to permit a variance to Section 601.10.b of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback requirement for proposed Lots 1-11, which do not have a garage or carport having vehicular entry from the front, from 6 m (19.68 feet) to 4.5 m (14.76 feet) as shown on the attached Schedule "A";

And to permit variances to the following Sections of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000:

- Section 2.3.2 of Schedule 'A' by reducing the minimum right-of-way width of a Local Road (proposed Road 1) from 18 m (59.06 feet) to 15 m (49.21 feet) as shown on the attached Schedule "B";
- Section 2.3.2 of Schedule 'A' by reducing the minimum roadway width of a Local Road (proposed Road 1) from 9.2 m (30.18 feet) to 7 m (22.97 feet) as shown on attached Schedule "B"; and
- Section 2.3.7 of Schedule 'A' and Schedule 'B' by constructing a separated asphalt pathway in lieu of the required sidewalk as shown on the attached Schedule "B".

AND THAT the minimum lot frontage requirement of Section 601.8 of the City of Enderby Zoning Bylaw No. 1550, 2014 be waived for the property legally described as That Part of the South East 1/4 of Section 27 Lying East of the West Boundary of the City of Enderby as Shown on Plan B1956, Township 18, Range 9, West of the 6th Meridian, KDYD, Except Plan KAP55286, and located at t1450 Johnston Avenue, by reducing the lot frontage for proposed Lots 1-6 from 18.0 m (59.06 feet) to 16.0 m (52.49 feet) as shown on the attached Schedule "C".

#### **BACKGROUND:**

This report relates to a Development Variance Permit application for the property located at t1450 Johnston Avenue. The applicant is proposing an 11-lot subdivision. The proposed 11 lots would gain frontage off of the proposed 'Road 1', as shown on the attached Schedule "C". The applicant is proposing to vary the Local Road design parameters outlined in Section 2.3.2 of Schedule 'A' of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by reducing the required right-of-way width of a Local Road from 18 m to 15 m and reducing the required roadway width of a Local Road from 9.2 m to 7 m, and to vary Section 2.3.7 of Schedule 'A' and 'B' by constructing a separated asphalt pathway in lieu of the required sidewalk, as shown on the attached Schedule "B". Furthermore, the applicant is proposing to vary 601.10.b of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback requirement for proposed Lots 1-11 from 6 m to 4.5 m, and is also requesting that the lot frontage requirements of Section 601.8 of the Zoning Bylaw No. 1550, 2014 be waived by reducing the lot frontage for proposed lots 1-6 from 18 m to 16 m, as shown on attached Schedules "A" and "C".

#### Site Context

The subject property is located in the western portion of the City of Enderby, directly adjacent to Johnston Park. The subject property, which slopes downward from east to west, gains frontage off of both Johnston Avenue and Ridgewood Drive. A utility right-of-way cuts through the centre of the property in an east-west direction and ties into the City's reservoir to the east.

The northwest portion of the property, 2.92 hectares in size, is zoned Residential Single Family (R.1) while the remaining 7.684 hectares of the property is zoned Country Residential (C.R). The properties to the east are zoned Residential Single Family (R.1) and Country Residential (C.R), properties to the north are zoned Residential Single Family (R.1 and R.1-A), and the properties to the west and south are zoned Country Residential (C.R). The subject property and properties to the south and east are

designated as Knoll Comprehensive Development Area within the OCP, while properties to the north are designated Residential Low Density and property to the west is designated Existing Park.

### The Proposal

As shown on the attached Schedule "C", the applicant is proposing to subdivide the property to create 11 new lots; this subdivision would be facilitated through the proposed 'Road 1' with 6 of the proposed lots to be located along the eastern side of proposed 'Road 1', and 5 of the proposed lots to be located along the western side.

The proposed 'Road 1' would not serve the broader Knoll Neighbourhood but instead would eventually tie into one of the two main north-south roads identified within the Knoll Neighbourhood Plan; these two roads, which would tie into the 1st Avenue extension identified within the Knoll Neighbourhood Plan, are proposed to facilitate the majority of north-south connectivity for the Knoll Neighbourhood.

The following orthophoto of the subject and surrounding properties was taken in 2011:



## **ZONING BYLAW:**

The subject property is zoned Residential Single Family (R.1) and uses permitted within the R.1 zone include accessory residential, restricted agricultural use, single family dwellings, secondary suites, bed and breakfasts, and civic and public service use.

The proposed subdivision meets the minimum lot size permitted in the R.1 zone which is 560 m<sup>2</sup> (6,028 square feet) but requires a variance to the Zoning Bylaw in order to reduce the minimum front yard setback area for proposed Lots 1-11 from 6 m to 4.5; furthermore, the proposed subdivision requires the lot frontage requirements of Section 601.8 of the Zoning Bylaw be waived by reducing the minimum road frontage requirements for proposed Lots 1-6 from 18 m to 16 m.

The applicant will need to demonstrate that the proposed development satisfies all other requirements of the Zoning Bylaw prior to final subdivision approval and subsequent Building Permit approvals.

## **SUBDIVISION SERVICING AND DEVELOPMENT BYLAW:**

Section 2.3 of Schedule 'A' of the Subdivision Servicing and Development Bylaw sets forth the design parameters for Local Roads. The Bylaw requires that Local Roads have a minimum right-of-way width of 18.0 meters and a roadway width of 9.2 m; the applicant is proposing to vary Section 2.3 of Schedule 'A' of the Bylaw by reducing the minimum right-of-way width from 18.0 m to 15.0 m and reducing the minimum roadway width from 9.2 m to 7.0 m. Furthermore, Section 2.3.7 of Schedule "A" and Schedule "B" require the provision of a concrete sidewalk on one side of the roadway; the applicant is proposing to vary Section 2.3.7 of Schedule 'A' and Schedule 'B' by constructing a separated asphalt pathway in lieu of the required concrete sidewalk.

## **OFFICIAL COMMUNITY PLAN:**

Policies contained within the Official Community Plan which apply to this development include:

- Policy 3.3.c - Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.
- Policy 3.3.d - Council will promote healthy, active lifestyle choices through a built environment which is tailored towards the needs of the pedestrian, along with a safe, convenient multi-use path/trail system connecting the community.
- Policy 8.3.e - Council will develop opportunities and infrastructure that enable residents to use active modes of transportation in order to reduce vehicle travel within the community.
- Policy 8.3.i - Council will employ Smart Growth principles in future development.

- Policy 8.3.l - Council will support alternative infrastructure standards and urban design principles which promote environmental, economic, and social sustainability.
- Policy 11.4.m - Multi-use pathways should be integrated with the City of Enderby trail network to provide linkages and connectivity to parks, mixed use nodes, and residential areas within the Knoll as well as to transportation networks throughout the community.
- Policy 11.4.s - Application of the principles of *Crime Prevention Through Environmental Design* (CPTED) is encouraged for site and building design, lighting, landscaping and other elements.
- Policy 19.3.c - Multi-use Pathways shown on Schedule "C" may be required to be provided as a condition of development. The appropriate infrastructure standards associated with Multi-use Pathways designated on Schedule "C" may include any combination of bicycle lanes, sidewalks, trails, greenways, natural areas, etc. And will be established through the Active Transportation Plan.
- Policy 20.3.g - Council will support innovative options that will assist in maintaining appropriate levels of infrastructure and service delivery in a fiscally responsible manner.

**REFERRAL COMMENTS:**

The subject application was referred to the City of Enderby Public Works Manager, Building Inspector, and Fire Chief.

The City of Enderby Public Works Manager noted that the Public Works Lead Hand had advised that maintenance for an asphalt pathway will be required earlier than it would for a concrete sidewalk.

No other comments were received in response to the referral.

**PLANNING ANALYSIS:**

Local Road Design Parameters

The City of Enderby Planning Assistant raises no objections to the applicant's request to vary Section 2.3.2 of Schedule 'A' of the Subdivision Servicing and Development Bylaw No. 1278, 2000 by reducing the minimum right-of-way width from 18.0 m to 15.0 m and reducing the minimum roadway width from 9.2 m to 7.0 m, and to vary Section 2.3.7 of Schedule 'A' and 'B' by constructing a separated asphalt pathway in lieu of the required sidewalk as shown on the attached Schedule "B", for the following reasons:

- Alternate development standards, such as a reduced right-of-way width and reduced road width, are critical elements of Smart Growth development which the Knoll Comprehensive Development Area is based upon;



- A reduction in roadway width results in a reduction of pavement area and thus increases the amount of permeable surfaces, promotes natural water infiltration, and reduces the amount of runoff which enters the City's stormwater system;
- Alternate development standards which result in narrower roadways with less pavement are consistent with sound asset management principles and are economically sustainable for the City of Enderby;
- Alternate development standards which reduce costs for developers may result in increased affordability for homeowners;
- A narrower roadway acts as a traffic calming measure which helps to foster a pedestrian friendly environment;
- A narrower road right-of-way translates into a ratio between the scale of the built environment and the public space which creates a 'sense of enclosure', a key principle of urban design, which in turn improves the quality of the pedestrian environment. It is widely considered that a height-to-width ratio between 1:3 to 1:2 creates an appropriate 'sense of enclosure' and 'sense of space' which is pleasing to pedestrians; the table below shows the different height-to-width ratios resulting from the different development standard scenarios:

<b>Scenario</b>	<b>Building Height (max.)</b>	<b>Right of Way Width (min.)</b>	<b>Front Yard Setback Area (min.)</b>	<b>Height to Width Ratio</b>
<ul style="list-style-type: none"> <li>• Existing Minimum Right-of-Way Standard</li> <li>• Existing Minimum Front Yard Setback Requirement</li> </ul>	9 m	18 m	6 m x 2	1 : 3.3333
<ul style="list-style-type: none"> <li>• Reduced Minimum Right-of-Way Standard</li> <li>• Existing Minimum Front Yard Setback Requirement</li> </ul>	9 m	15 m	6 m x 2	1 : 3
<ul style="list-style-type: none"> <li>• Existing Minimum Right-of-Way Standard</li> <li>• Reduced Minimum Front Yard Setback Requirement</li> </ul>	9 m	18 m	4.5 m x 2	1 : 3
<ul style="list-style-type: none"> <li>• Reduced Minimum Right-of-Way Standard</li> <li>• Reduced Minimum Front Yard Setback Requirement</li> </ul>	9 m	15 m	4.5 m x 2	1 : 2.6667

- A reduced right-of-way width promotes natural surveillance and 'eyes-on-the-street,' which are key principles of *Crime Prevention Through Environmental Design*;
- As confirmed by an engineer engaged by the City of Enderby, the proposed road cross section which includes a reduced right-of-way width coupled with a reduced roadway width (Schedule "B") will be able to accommodate on-street parking and satisfy the City's snowploughing needs;
- A separated asphalt pathway can accommodate multiple users (cyclists, pedestrians, etc.) which a concrete sidewalk cannot;
- A separated asphalt pathway utilizes the boulevard area as a buffer from vehicular traffic, thus improving safety for users;
- Although the Public Works Lead Hand advised that maintenance for an asphalt pathway will be required earlier than it would for a concrete sidewalk, the replacement costs of an asphalt pathway over its lifecycle is significantly lower than that of a concrete sidewalk; and
- It is anticipated that the proposed road cross section which includes a reduced right-of-way width, reduced roadway width, and the provision of a separated asphalt pathway will be consistent with the standards that the City of Enderby will pursue through its planned Subdivision Servicing and Development Bylaw rewrite.

#### Front Yard Setbacks

The City of Enderby Planning Assistant raises no objections to the applicant's request to vary Section 601.11.b of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback requirement for proposed Lots 1-11 from 6 m (19.68 feet) to 4.5 m (14.76 feet) as shown on attached Schedule "A", for the following reasons:

- The applicant noted that the average natural slope of the proposed development is approximately 18%, which is very close to triggering the provision within Section 601.10.b of the Zoning Bylaw No. 1550, 2014 which enables the front yard setback area to be reduced to 4.5 m for lots exceeding 20% average natural slope;
- Although the proposed lots are of sufficient size to accommodate the existing front yard setback requirements of the Zoning Bylaw, a reduction to the minimum front yard setback area is consistent with hillside development;
- A reduction to the minimum front yard setback area is consistent with the regulations of other communities in the region, particularly communities with a reduced right of way width; please see table below:

Community	ROW Width	Minimum Front Yard Setback Area
Kelowna	15 m	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 6 m from a garage or carport having vehicular entry from the front</li> </ul>
Vernon	16 m	<ul style="list-style-type: none"> <li>• 5 m (large lot)</li> <li>• 4.5 m (medium lot)</li> <li>• 6 m from a garage or carport having vehicular entry from the front (medium lot)</li> </ul>



Armstrong	18 m	<ul style="list-style-type: none"> <li>• 6 m (large lot)</li> <li>• 5 m (medium lot)</li> <li>• 6 m from a garage or carport having vehicular entry from the front (medium lot)</li> </ul>
<p>Please be advised that the proposed lots associated with this development application, ranging in area from 562 m<sup>2</sup> - 657 m<sup>2</sup>, would be considered large lots.</p>		

- Although a reduction to the minimum front yard setback area would bring single family dwellings closer together, particularly when coupled with a reduced right-of-way width, it's anticipated that the proposal would not result in any significant visual impacts (loss of views) to the proposed lots to the west due to the significant vertical separation between the proposed lots; and
- A reduction to the minimum front yard setback area translates into a ratio between the scale of the built environment and the public space which creates a 'sense of enclosure', a key principle of urban design, which in turn improves the quality of the pedestrian environment; it is widely considered that a height-to-width ratio between 1:3 to 1:2 creates an appropriate 'sense of enclosure' and 'sense of space' which is pleasing to pedestrians; please refer to the table above which shows the different height-to-width ratios resulting from the different alternative development standard scenarios.

It is recommended that a variance to reduce the minimum front yard setback area only apply to lots which do not have a garage or carport having vehicular entry from the front; this is consistent with the standards of other communities with a reduced minimum front yard setback area.

#### Frontage

The City of Enderby Planning Assistant raises no objections to the applicant's request to waive the minimum lot frontage requirements of Section 601.8 of the City of Enderby Zoning Bylaw No. 1550, 2014 to reduce the lot frontage of proposed Lots 1-6 from 18.0 m to 16.0 m, as shown on the attached Schedule "C", for the following reasons:

- The reduction in lot frontage that the applicant is seeking is relatively minor; and
- Given the fact that the slopes associated with the proposed development are not significant, and the proposed reduction in lot frontage is relatively minor, it is anticipated that the applicant will be able to provide reasonable access to the proposed Lots 1-6.

#### **SUMMARY**

This is an application for a Development Variance Permit for the property located at t1450 Johnston Avenue, Enderby BC. The applicant is proposing to subdivide the property to create 11 new lots and is

seeking to waive the lot frontage requirements of Zoning Bylaw No. 1550, 2014, vary the Subdivision Servicing and Development Bylaw No. 1278, 2000 in order to reduce the minimum right-of-way and roadway widths, vary the Zoning Bylaw No. 1550, 2014 in order to reduce the minimum front yard setback requirement.

The City of Enderby Planning Assistant is supportive of the variance requests and the lot frontage waiver request.

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**Prepared By:**



Kurt Inglis, Planning Assistant

**Reviewed By:**



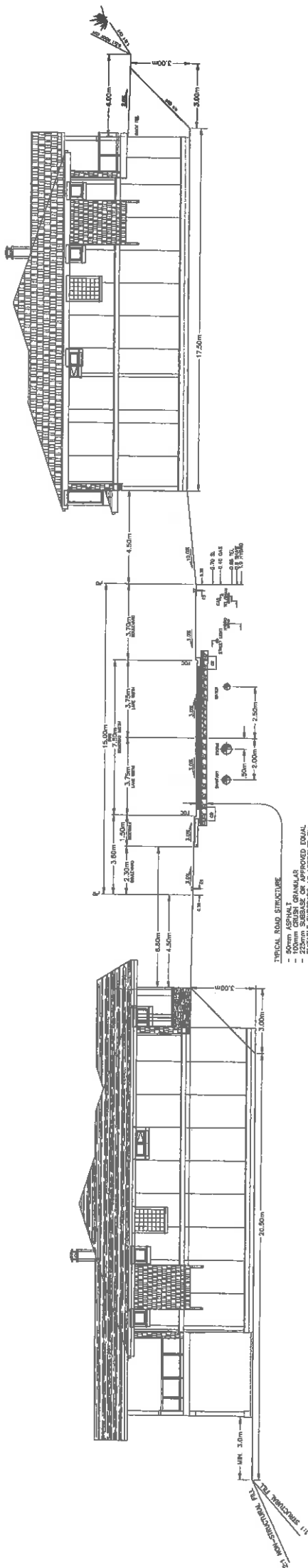
Tate Bengtson, Chief Administrative Officer



**Development Variance Permit Application  
Subject Property Map:**

**t1450 Johnston Avenue  
0008-15-DVP-END  
PID: 013-807-439  
Benjamin F Reimer**





- TYPICAL ROAD STRUCTURE
- 50mm ASPHALT
  - 100mm CONCRETE SLAB
  - 225mm SUBBASE OR APPROVED EQUAL
  - SUITABLE SUBGRADE AS APPROVED BY SUPERVISOR'S ENGINEER

7.5m ROAD TYPICAL SECTION  
N.T.S.



## **Notes regarding application for Development Variance Permit on property at the end of Ridgewood Drive**

**Applicant:** Benjamin F. Reimer

**Proposed variances:**

**Minimum Pavement Width:** The current minimum pavement width under the Subdivision Servicing Bylaw for a Local Road is 9.2 Meters.

The existing pavement width at the end of Ridgewood Drive is 7.5 Meters

We propose to have the pavement width for this proposed road at 7.0 Meters instead of the required 9.2 Meters as shown in the bylaw. This is consistent with the proposed City of Enderby revised plans that are in the process of being reviewed and it is consistent with modern principals of "Smart" design because it reduces the amount of impervious surface and reduces the footprint. If you look at the existing Ridgewood road you will note that the width is wide enough for a car to be parked on one side and two cars to pass at the same time.

**Minimum Road Right of Way Width:** The existing Road Right of Way (ROW) width at the end of Ridgewood Drive and the current Requirement under the Subdivision Servicing Bylaw for a Local Road is 18 Meters.

We propose narrowing the right of way to 15 meters to match with the new (not yet approved) City of Enderby road design guide lines with a boulevard separating the road edge from a 2m asphalt pathway. Our proposed design would match the proposed road cross-section presented to us by Kurt Inglis.

This R/W reduction is also consistent with principals of "Smart" design which allows for higher density with little or no negative impact on the quality of the subdivision. The new design with the 2m wide paved path (instead of a 1.35m concrete sidewalk) is also more aesthetically pleasing and pedestrian friendly.

**Minimum Road Frontage:** The R1 zoning has stipulated minimum Road frontage of 18 meters. This makes sense when the minimum lot size is 540 Square meters, the minimum side yard is 2 meters, and minimum combined side yard is 5 meters. It obviously works great when the lots are rectangular and the side property lines are parallel.

As you may note on the proposed plan there are 4 lots on the west side of the proposed road that have non-parallel sides with the road frontage at the narrow end of the lot. The proposed frontages on these 4 lots range from 16.17 meters to 17.34 meters depending on where on the curve they are located. You will also notice that the proposed property

width at the back of these lots is substantially greater than 18 meters. Our Proposal is to allow a narrower Road frontage on Lots that have a wider than 18m width at the back of the lots as long as the lot width at the front of the building envelope is at least 18 meters. We believe that this will allow the same size house with the minimum side yards as required by the zoning regulations.

**Minimum Setbacks:** The R1 zoning stipulates a minimum "Front Yard" setback of 6M with a reduction to 4.5M on lots with more than a 20% slope.

The average cross slope in this area of the subdivision is approximately 14% (for the entire cross section from the back of lot on the top side to the back of lot on the bottom side). When you factor in the 15m flat section for the road ROW it works out that the average slope (from the front to back of the lots) through-out this development will be about 18% which is getting very close to the 20% slope required in the bylaw to qualify for the reduced front yard setback

The requested minimum setback for all lots in the proposed subdivision is 4.5 meters even though the slope may not exceed 20% as stipulated in the bylaw.

It must be remembered that not all builders will want to build to the minimum setback. Our objective as a developer is to provide maximum flexibility for the prospective buyers of the lots. The reduced setbacks will make for improved slopes on driveways. Plus it will allow for larger flatter back yards and it will reduce the need for terracing of back yards

## Authorization of Limited Appointment of Agency

**From:** Siena Development Ltd., Inc.No.705389

**Date:** May 28, 2015

**To:** The City of Enderby, and  
Regional District of North Okanagan

**Re:** Property owned by Siena Development Ltd. Located at the West end of Johnston Ave. PID 013-807-439, and known as "That part of the South East ¼ of Section 27 Lying East of the West Boundary of the City of Enderby as shown on Plan B1858, Township 18, Range 9 west of the 6<sup>th</sup> Meridian, KDYD, Except Plan KAP55288"

As owner of the above described parcel of land and in anticipation of a transfer of ownership to Benjamin F. Reimer and Penny J. Reimer I hereby appoint Benjamin F. Reimer (Ben) to act as my agent with respect to the following limitations:

Ben is authorized to act as our agent with respect to all matters dealing with Subdivision Applications, Development Applications, and Development Variance Applications from today until August 14<sup>th</sup>, 2015 or Completion of transfer of ownership – whichever come first.

Signed this 28 th day of May, 2015

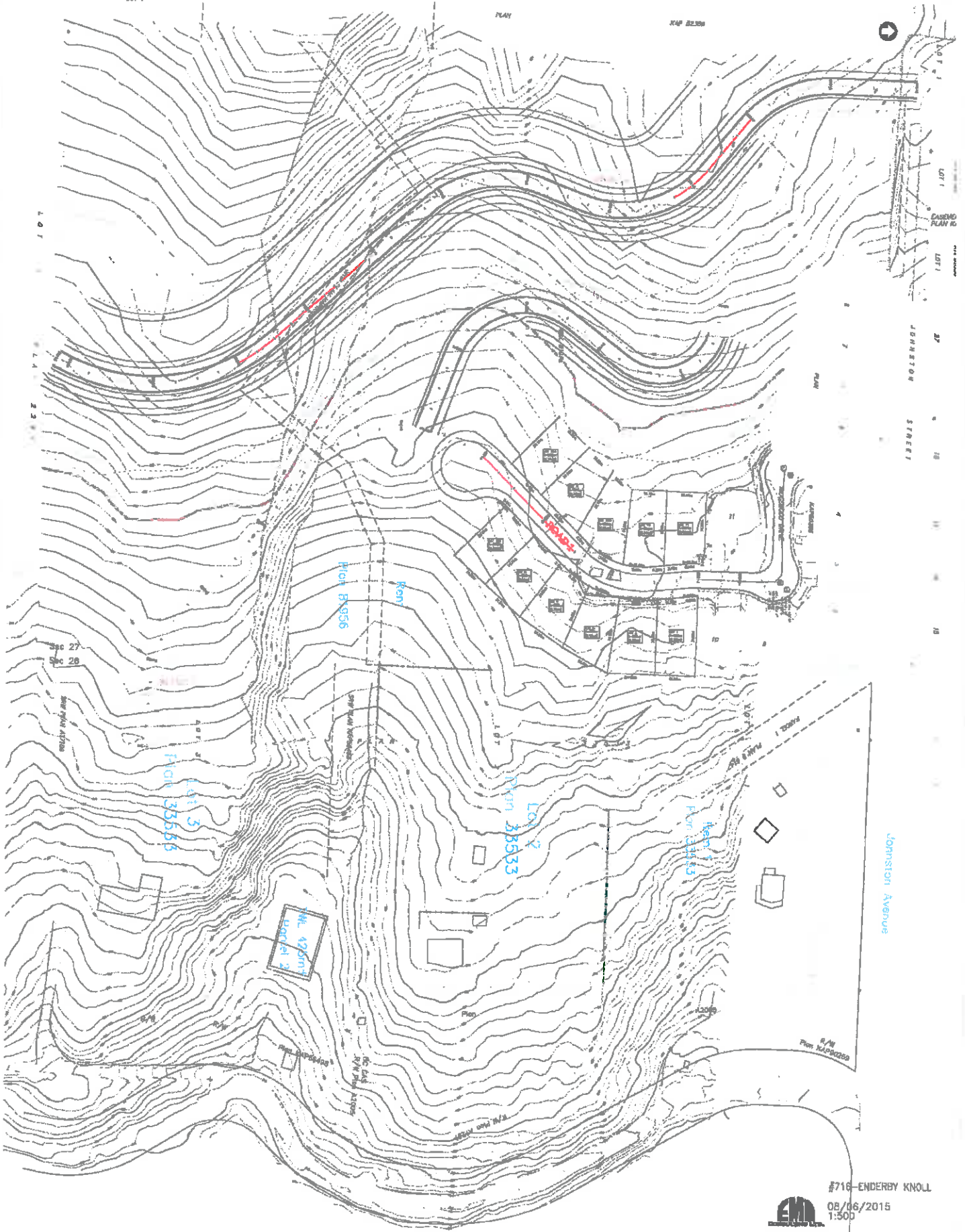


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Jeff Arnold - President of Siena Development Ltd.



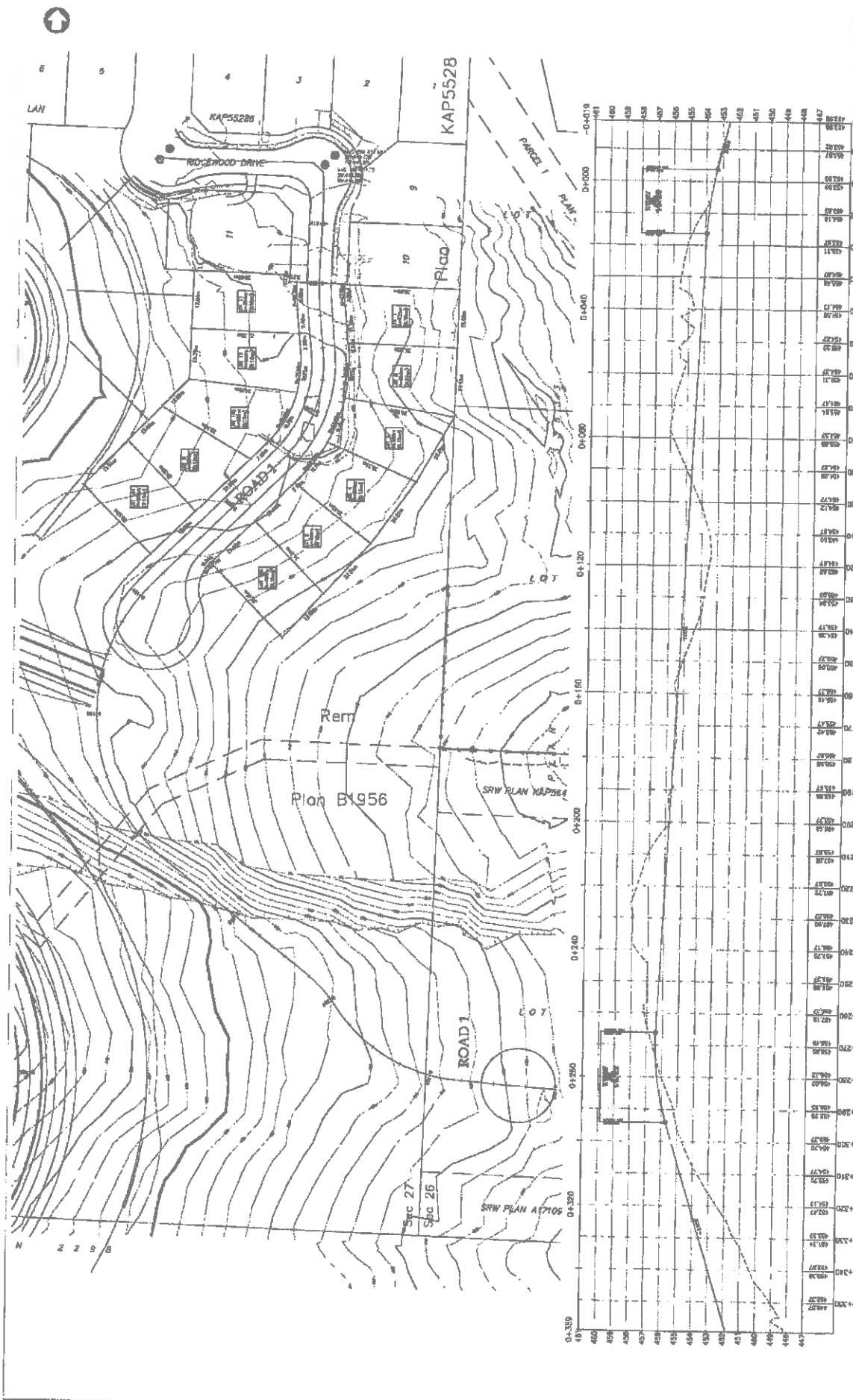
PLAN

RAP 22.350

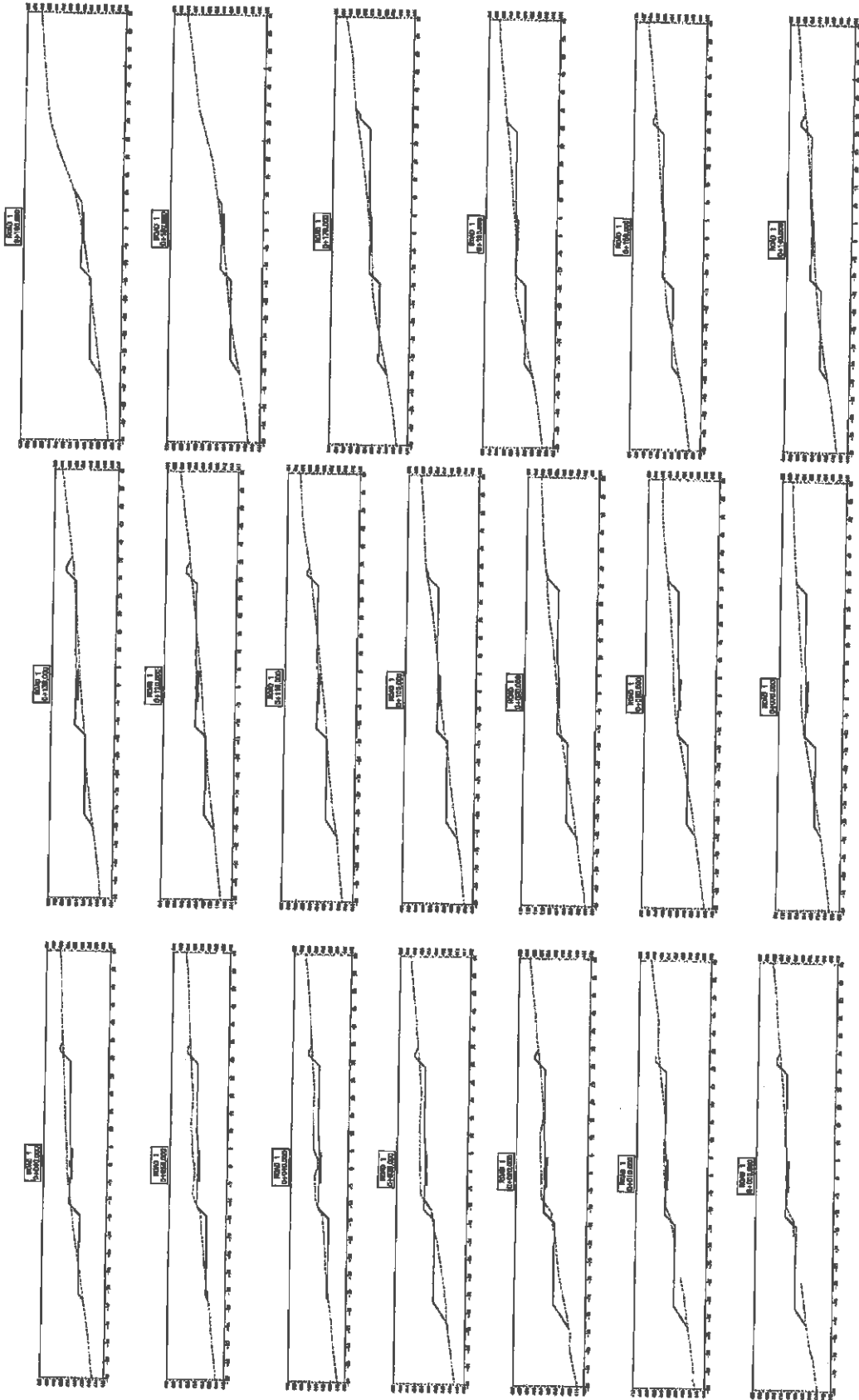


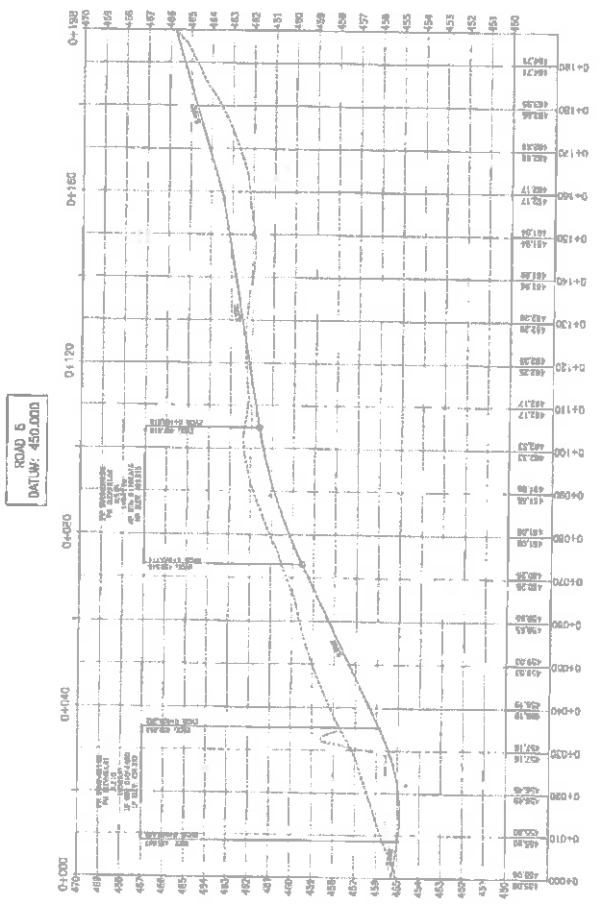
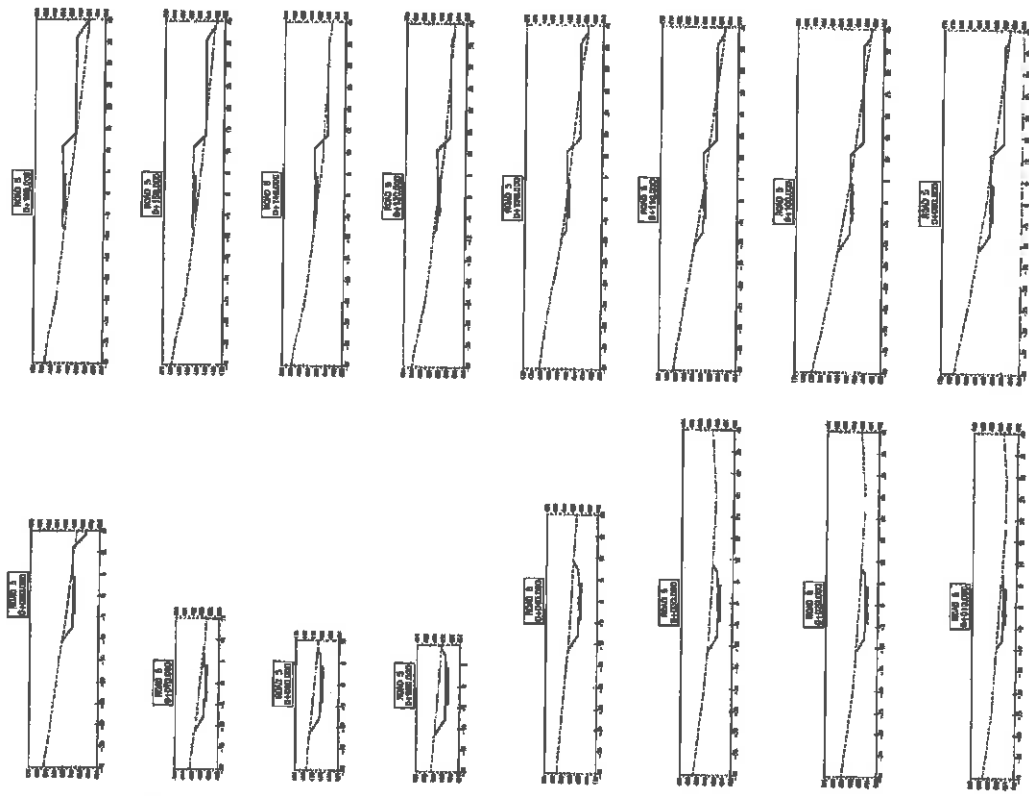
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**EMR**  
 CONSULTING LTD

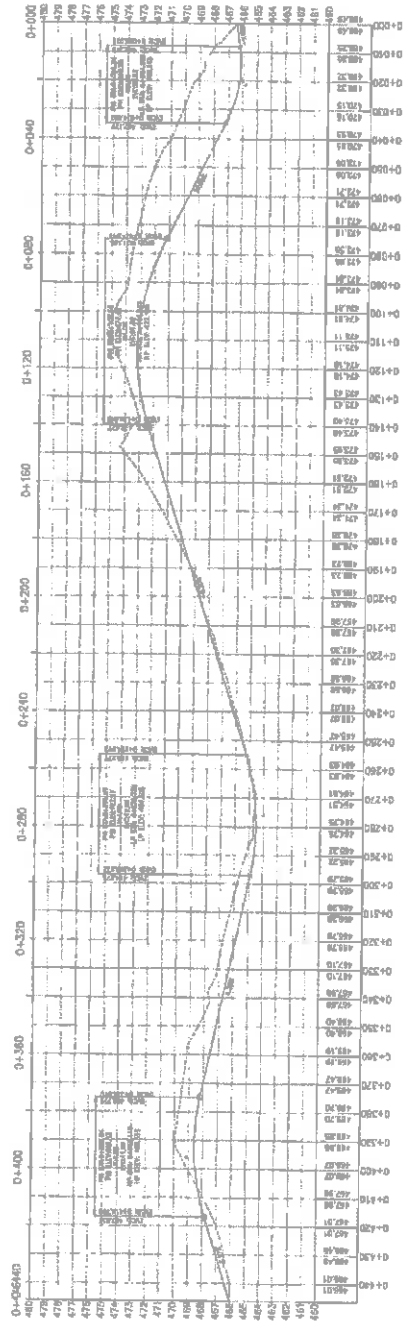




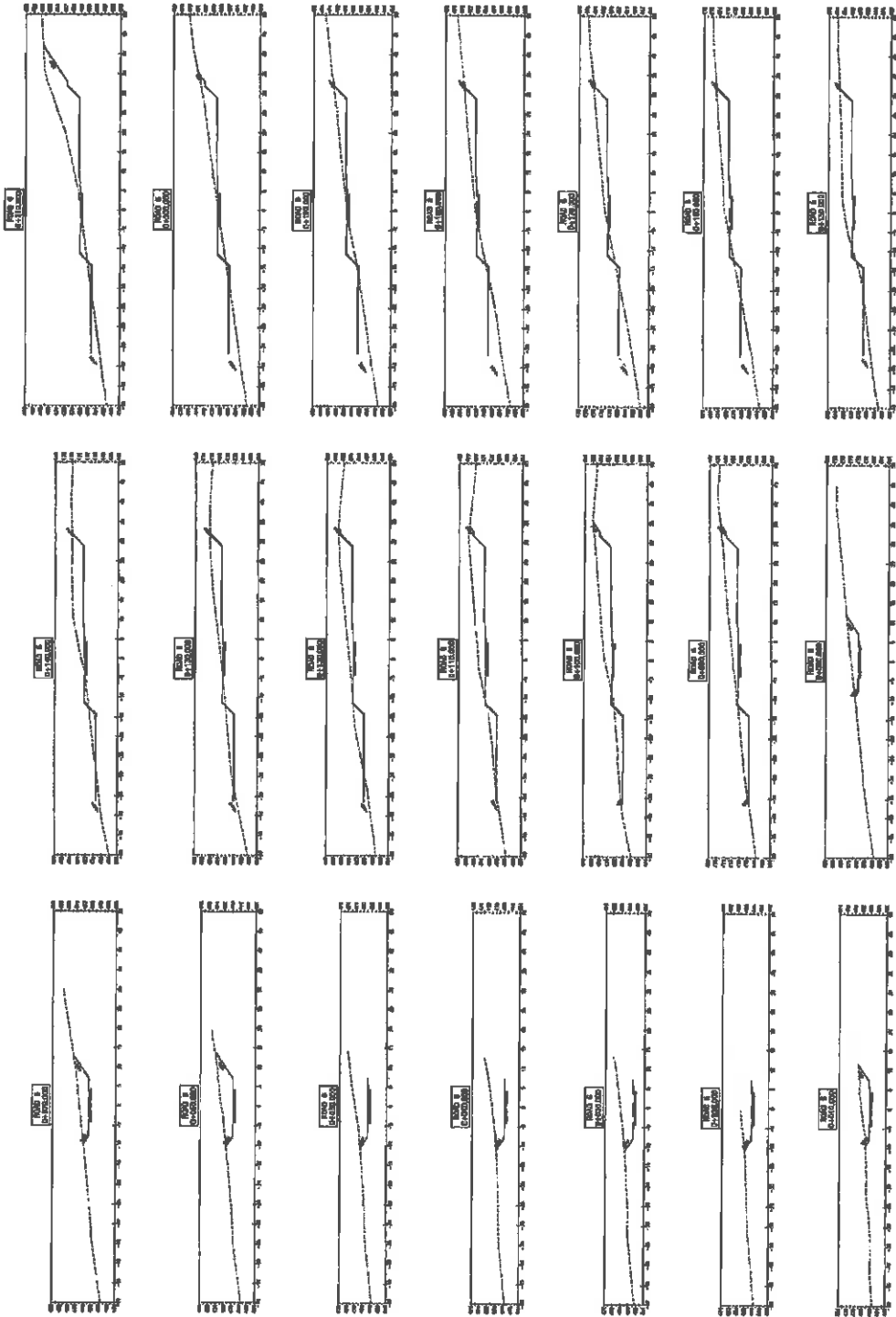
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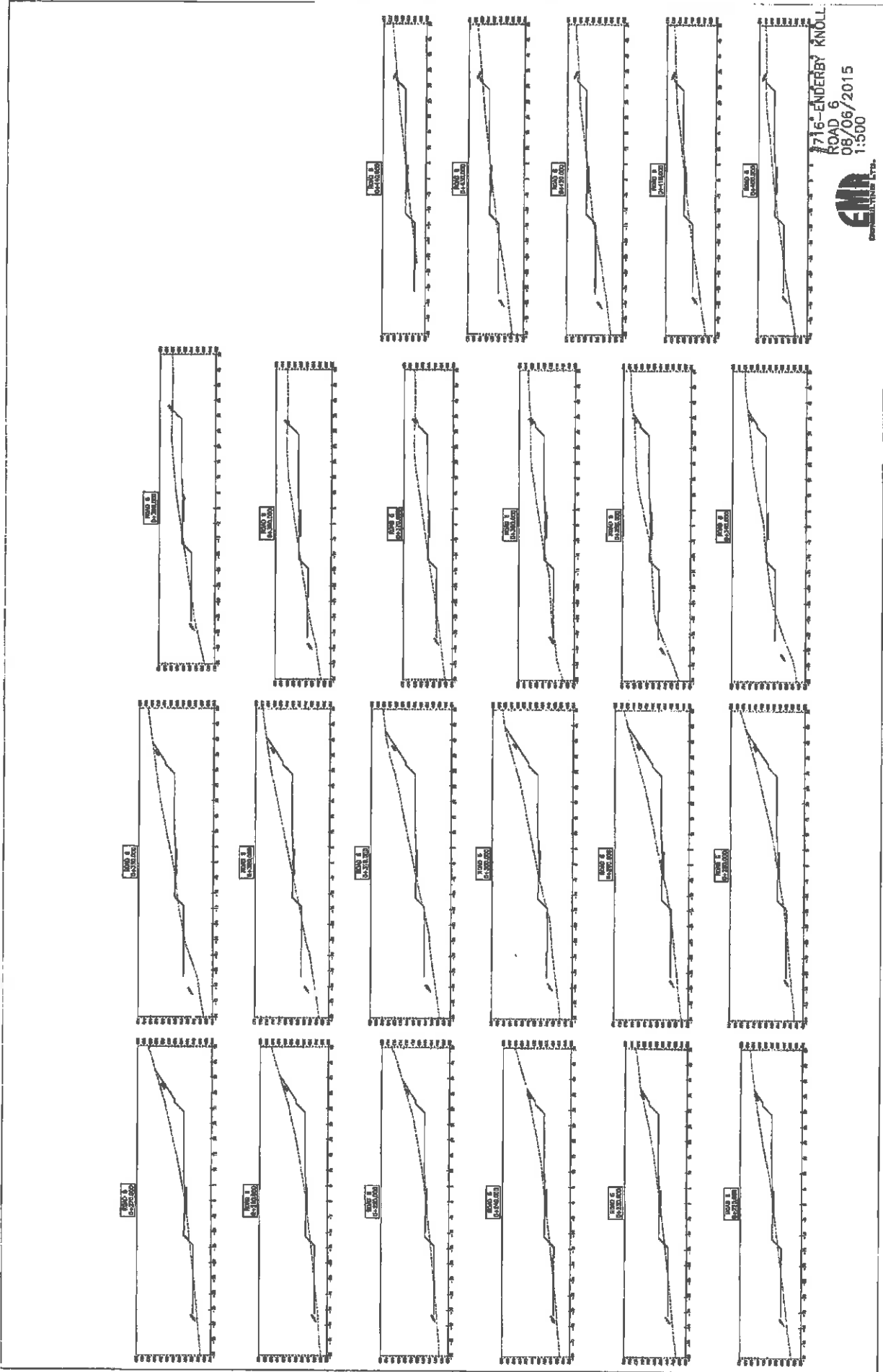
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THE UNIVERSITY OF  
TORONTO LIBRARY





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 ROAD 6  
 08/06/2015  
 1:500  
**EMR**  
 CONSULTANTS LTD.

Agenda

**CITY OF ENDERBY  
DEVELOPMENT VARIANCE PERMIT APPLICATION**

**File No: 0009-15-DVP-END**

**July 13, 2015**

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**APPLICANT:** Enderby Seniors Housing Society

**LEGAL DESCRIPTION:** Lot 1, District Lot 150, Kamloops Division Yale District, Plan KAP 77756

**PID #:** 026-240-319

**LOCATION:** 708 Granville Avenue, Enderby BC V0E 1V1

**PROPERTY SIZE:** 0.493 hectares

**ZONING:** Comprehensive Development - Seniors Housing Zone (CD.1)

**O.C.P DESIGNATION:** Residential Medium Density

**PROPOSED VARIANCE:** Vary Section 802.3, 901.2.b, and 802.8.d of the Zoning Bylaw to increase the maximum height of buildings and structures, reduce the minimum width of maneuvering aisles for ingress and egress to parking stalls, and reduce the minimum side yard setback requirement.

**RECOMMENDATIONS:**

THAT Council authorize the issuance of a Development Variance Permit for the property legally described as Lot 1, District Lot 150, Kamloops Division Yale District, Plan KAP77756 and located at 708 Granville Avenue, Enderby B.C. to permit variances to the following Sections of the City of Enderby Zoning Bylaw No. 1550, 2014:

- 802.3 by increasing the maximum height of buildings and structures from the lesser of 12 m (39.37 feet) or three (3) storeys to 14.605 m (47.917 feet) and four (4) storeys, as shown on the attached Schedule "A";
- 901.2.b by reducing the minimum width of maneuvering aisles for ingress and egress from 6 m (19.68 feet) for angle parking and 8 m (26.25 feet) for right angle parking to 4.6 m (15.09 feet), as shown on the attached Schedule "B"; and
- 802.8.d by reducing the minimum side yard setback requirement from 8 m (26.25 feet) to 5.905 m (19.375 feet), as shown on the attached Schedule "B".



## **BACKGROUND:**

This report relates to a Development Variance Permit application for the property located at 708 Granville Avenue. The applicant is proposing a 36-unit Phase II expansion of an existing 15-unit supportive seniors housing development, Enderby Memorial Terrace.

In order to facilitate this Phase II building expansion, the applicant is proposing a series of variances to the City of Enderby Zoning Bylaw No. 1550, 2014 including increasing the maximum height of buildings and structures from 12 m or three (3) storeys to 14.605 m and four (4) storeys, reducing the minimum width of maneuvering aisles for ingress and egress from 6 m for angle parking and 8 m for right angle parking to 4.6 m, and reducing the minimum side yard setback from 8 m to 5.905 m.

### Site Context

The 0.493 hectare subject property is located on the south side of Granville Avenue and the west side of George Street (Highway 97A), identified as a Municipal Major Collector in the Official Community Plan (OCP). The subject property currently houses a 15-unit, 3 storey supportive seniors housing development, Enderby Memorial Terrace. The subject property is generally flat and is located adjacent to a 'Closed Road' portion of Princess Street, which the applicant is currently in the process of consolidating with the subject property. Access to the property is currently gained via both George Street and Granville Avenue. Sidewalks currently exist along the south side of Granville Avenue and the west side of George Street.

The property is currently zoned Comprehensive Development - Senior's Housing Zone (CD.1); this zone was created specifically in 2009 to accommodate the Enderby Memorial Terrace development. The subject property is currently designated as Residential Medium Density in the OCP.

The properties to the north are zoned Residential Apartment and Multi-Family (R.3) and Residential Single Family (R.1-A) and are designated in the OCP as Residential Medium Density and Residential Low Density. The properties to the west are zoned Assembly, Civic and Public Service (S.1) and Residential Apartment and Multi-Family (R.3) and are designated in the OCP as Institutional and Residential Medium Density. The property to the south is zoned Assembly, Civic and Public Service (S.1) and is designated in the OCP as Institutional and Residential Low Density. The properties to the east are zoned Highway and Tourist Commercial (C.2) and Service Commercial (C.4) and are designated in the OCP as Highway and Tourist Commercial.

### The Proposal

As shown on the attached Schedules "A" and "B", the applicant is proposing a 36-unit Phase II expansion of an existing 15-unit supportive seniors housing development, Enderby Memorial Terrace.

The wheelchair accessible dwelling units associated with the proposed building addition would range in area from 527 feet<sup>2</sup> to 578 feet<sup>2</sup> and would include a living space, dining area, kitchen area complete with cooking facilities, bedroom and bathroom area, as well as a private balcony; all dwelling units

would also have access to a common kitchen, dining and lounge area, and a common laundry and meeting room.

Primary access to the property would continue to be gained via a maneuvering aisle off of Granville Avenue. Ten right angle parking stalls are currently provided along the western side of the existing maneuvering aisle, which leads to a turn-around/drop-off area at the main entrance of the building. A one-way maneuvering aisle is proposed off of George Street which would wrap around the rear of the building, while providing access to 5 angled 'Small Car' parking stalls and 3 parallel parking stalls, and would ultimately tie in the to the existing turn-around/drop-off area near the building's main entrance.

As per the memorandum from the City of Enderby's Assistant Corporate Officer and Planning Assistant dated November 12, 2014, the 'Closed Road' portion of Princess Street adjacent to the subject property was closed by the City of Enderby for the purposes of consolidation with 708 Granville Avenue in order to accommodate the Phase II expansion of Enderby Memorial Terrace; this additional area would enable the applicant to meet the density requirements of the CD.1 zone while also providing an area to accommodate utility right-of-ways in favour of the City of Enderby.

Together the existing landscape buffer area along George Street, the grassy landscaped area in the northeast corner of the property, and the 'Closed Road' portion of Princess Street to be consolidated with the subject property, will be used to satisfy the useable open space requirements of the CD.1 zone.

The following orthophoto of the subject and surrounding properties was taken in 2011:



**ZONING BYLAW:**

The subject property is zoned Comprehensive Development - Senior's Housing (CD.1) and the only use permitted within this zone is seniors housing. The proposal as compared to the CD.1 zone requirements are as follows:

<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>ZONE REQUIREMENTS</b>
Floor Area	Unit 'A' and 'B' - 49 m <sup>2</sup> (527 ft <sup>2</sup> ) Unit 'C' - 53 m <sup>2</sup> (571 ft <sup>2</sup> ) Unit 'D' - 53.7 m <sup>2</sup> (578 ft <sup>2</sup> )	27 m <sup>2</sup> (290.6 ft <sup>2</sup> ) within each bachelor dwelling unit;  40 m <sup>2</sup> (430.6 ft <sup>2</sup> ) within each one-bedroom dwelling unit; or  45 m <sup>2</sup> (484.4 ft <sup>2</sup> ) within each two-bedroom dwelling unit.
Height of Buildings and Structures (max.)	14.605 m (47.917 feet) and 4 storeys	Lesser of 12 m (39.37 feet) or three (3) storeys
Lot Area (min.)	4,930 m <sup>2</sup> (53,068 square feet)  5,697.3 m <sup>2</sup> (61,325 square feet) if consolidated with 'Closed Road' portion of Princess Street	4,930 m <sup>2</sup> (53,068 square feet)
Lot Coverage (max.)	~28.8%  ~25% if consolidated with 'Closed Road' portion of Princess Street	50%
Lot Frontage (min.)	17.375 m (57 feet) - Granville Avenue  43.949 m (144.19 feet) - George Street	35 m (114.8 ft)
Off-Street Parking (min.)	18 stalls  'Small Car' parking (5 stalls) = 27.8%	17 stalls (51 units at 1 stall/3 beds)  Up to 40% 'Small Car' parking
<b>Setbacks (min.)</b>		
- Front Yard	7.24 m (23.75 feet)	7 m (22.96 feet)
- Rear Yard	11.89 m (39 feet)	10 m (32.81 feet)
- Exterior Side Yard	> 8 m (26.25 feet)	8 m (26.25 feet)
- Side Yard	5.905 m (19.375 feet)	8 m (25.25 feet)

<p>Permitted Gross Density (max.)</p>	<p>103.45 units/hectare (41.88 units/acre) if not consolidated with 'Closed Road' portion of Princess Street (<i>51 units / 0.493 hectares = 103.45 units/hectare</i>)</p> <p>87.93 units/hectare (35.6 units/acre) with density bonussing and not consolidated with 'Closed Road' portion of Princess Street (<i>(51 units - 15% of dwelling units for density bonussing) / 0.493 hectares = 87.93 units/hectare</i>)</p> <p><b>76.09 units/hectare (30.81 units/acre) with density bonussing and consolidated with 'Closed Road' portion of Princess Street ((51 units - 15% of dwellings units for density bonussing) / 0.56973 hectares = 76.09 units/hectare)</b></p>	<p>81 units/hectare (32 units/acre)</p>
<p>Useable Open Space (min.)</p>	<p>757.54 m<sup>2</sup> (8,154.1 square feet)</p> <p><b>1,524 m<sup>2</sup> (15,183 square feet) if consolidated with 'Closed Road' portion of Princess Street</b></p> <p><b>**NOTE: Natural outdoor areas, landscaped areas, and indoor common recreational areas were used in the calculation of useable open space)</b></p>	<p>35 m<sup>2</sup> (376.7 ft<sup>2</sup>) per 2 bedroom dwelling unit</p> <p>25 m<sup>2</sup> (269.1 ft<sup>2</sup>) per 1 bedroom or bachelor dwelling unit</p> <p>TOTAL = 1,275 m<sup>2</sup> (13,724 square feet) (51 units x 25 m<sup>2</sup>)</p>

**OFFICIAL COMMUNITY PLAN:**

Policies contained within the Official Community Plan which apply to this development include:

- Policy 2.2.c - To maintain and enhance the social well-being, development, and the quality of life for all citizens of Enderby.
- Policy 3.3.b - Council recognizes the importance of adequate and diverse health care, hospital facilities and doctors and will work with Interior Health and the province to advocate for

appropriate health care resources for the community in general and specifically to meet the needs of seniors.

- Policy 3.3.c - Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.
- Policy 4.4.b - Pursuant to Section 904 of the Local Government Act, Council may apply the Density Bonus provisions set out in Sections 10 and 11 of this Bylaw to secure affordable or special needs housing.
- Policy 4.4.c - Council will encourage and support a spectrum of housing choices throughout the community, including secondary suites, in order to meet the diverse housing needs of residents.
- Policy 5.3.f - Council will develop strategies and tools to encourage and facilitate infill and redevelopment within existing developed areas of the community.
- Policy 8.3.i - Council will employ Smart Growth principles in future development.
- Policy 8.3.l - Council will support alternative infrastructure standards and urban design principles which promote environmental, economic, and social sustainability.
- Policy 10.3.c - Housing for the community's seniors within the Medium Density Residential designation to a maximum of 15% of the total allowable dwelling units will be permitted without being included in the density calculation.
- Policy 20.3.g - Council will support innovative options that will assist in maintaining appropriate levels of infrastructure and service delivery in a fiscally responsible manner.

#### **REFERRAL COMMENTS:**

The subject application was referred to the City of Enderby Public Works Manager, Building Inspector, and Fire Chief.

The Fire Chief verbally advised that he had no concerns with the application, particularly with regards to the proposed increase in maximum building height, for the following reasons:

- 1) Although existing fire fighting apparatus would not have the ability to reach the roof of the proposed development, the Fire Department's Standard Operation Procedures dictates that they avoid accessing roofs for firefighting purposes due to safety concerns; and
- 2) The BC Building Code requires significant ingress/egress opportunities for each storey of an institutional building, coupled with significant sprinkling requirements, therefore the Fire Department will have adequate opportunities to access the upper storey of the building for firefighting purposes.

No other comments were received in response to the referral.

## **PLANNING ANALYSIS:**

### Maximum Height of Buildings

The City of Enderby Planning Assistant raises no objections to the applicant's request to vary Section 802.3 by increasing the maximum height of buildings and structures from the lesser of 12 m (39.37 feet) or three (3) storeys to 14.605 m (47.917 feet) and four (4) storeys, as shown on the attached Schedule "A", for the following reasons:

- As per the Fire Chief comments, the proposed increase in maximum building height will not negatively affect the Fire Department's firefighting capabilities;
- Given the significant vertical separation between the subject property and the multi-family development to the west, it is not anticipated that the proposed development would negatively impact the views of the neighbouring property;
- The proposed variance will facilitate the provision of additional supportive seniors housing units within the community, which will enable local seniors to 'age in place'; and
- It is not anticipated that the increase in maximum building height would have a negative impact on the use and enjoyment of the subject or neighbouring properties.

### Width of Maneuvering Aisles

The City of Enderby Planning Assistant raises no objections to the applicant's request to vary Section 901.2.b by reducing the minimum width of maneuvering aisles for ingress and egress from 6 m (19.68 feet) for angle parking and 8 m (26.25 feet) for right angle parking to 4.6 m (15.09 feet), as shown on the attached Schedule "B", for the following reasons:

- Given that the proposed maneuvering aisle is one-way traffic only, it's anticipated that a narrower maneuvering aisle can be accommodated as vehicles entering or exiting a parking space would only have to interact with one lane of traffic;
- The proposed maneuvering aisle only provides ingress and egress to 'Small Car' and 'Parallel' parking stalls, both of which can be more easily serviced by a narrower maneuvering aisle; and
- It is not anticipated that the reduction in the width of maneuvering aisles would have a negative impact on the use and enjoyment of the subject or neighbouring properties.

### Side Yard Setback

The City of Enderby Planning Assistant raises no objections to the applicant's request to vary Section 802.8.d by reducing the minimum side yard setback requirement from 8 m (26.25 feet) to 5.905 m (19.375 feet), as shown on the attached Schedule "B", for the following reasons:

- There is sufficient spatial separation between the proposed building addition and the building located on the neighbouring property to the south; and
- It is not anticipated that the proposed variance would negatively impact the use and enjoyment of the subject or neighbouring properties.

## SUMMARY

This is an application for a Development Variance Permit for the property located at 708 Granville Avenue, Enderby BC. The applicant is proposing a 36-unit Phase II expansion of an existing 15-unit supportive seniors housing development, Enderby Memorial Terrace; in order to facilitate this development, the applicant is proposing to vary the City of Enderby Zoning Bylaw No. 1550, 2014 in order to increase the maximum building height, reduce the minimum width of maneuvering aisles, and reduce the minimum side yard setback requirement.

The City of Enderby Planning Assistant is supportive of the proposed variances.

---

**Prepared By:**



Kurt Inglis, Planning Assistant

**Reviewed By:**



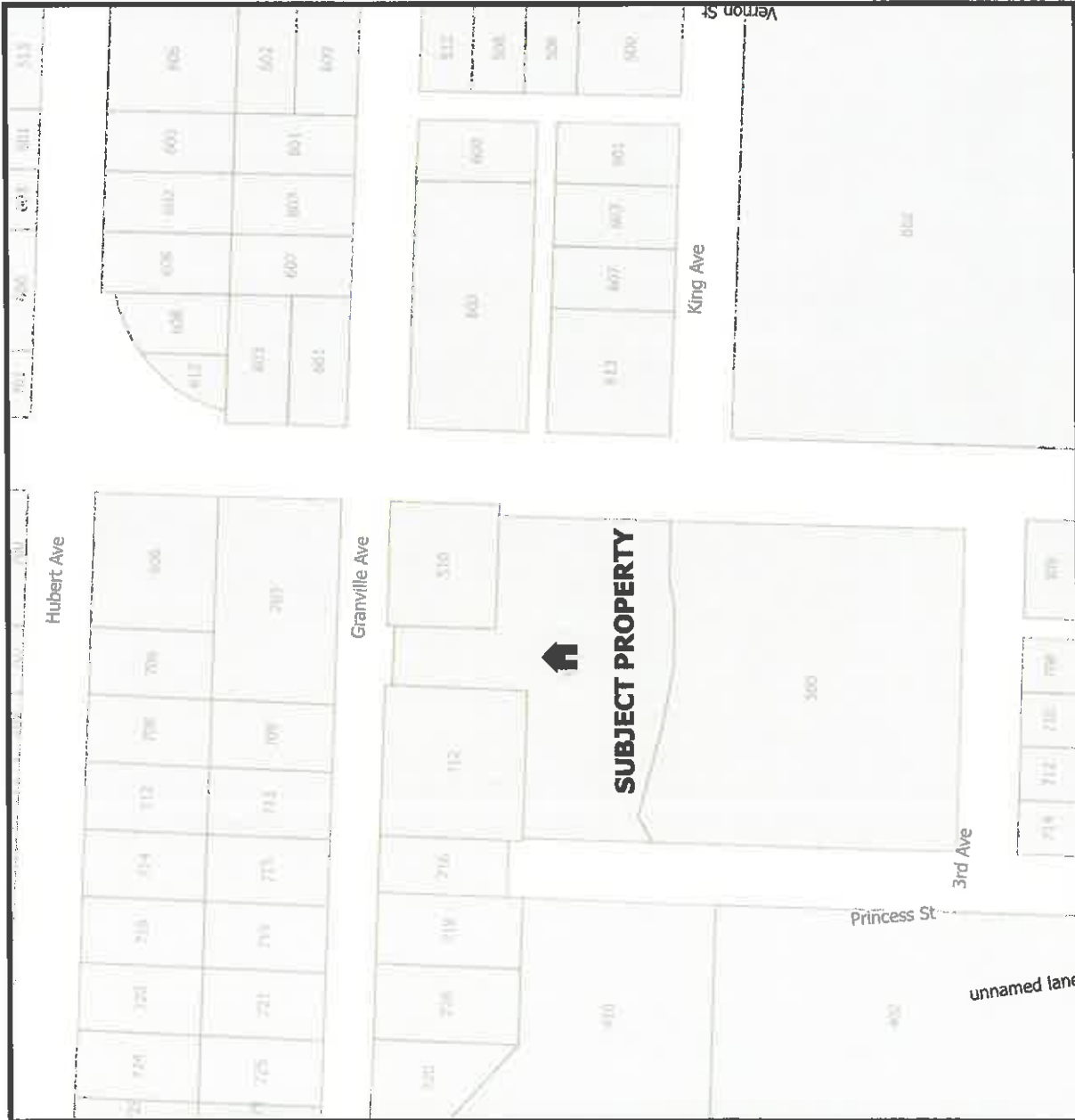
Tate Bengtson, Chief Administrative Officer



**Development Variance Permit Application  
Subject Property Map:**

**708 Granville Ave  
0009-15-DVP-END  
PID: 026-240-319**

**Provincial Rental Housing Corporation**







GENERAL COMMENTS:  
This drawing is for informational purposes only. It is not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction defects or delays. The architect is not responsible for any environmental impacts or sustainability issues. The architect is not responsible for any social or economic impacts. The architect is not responsible for any legal or regulatory requirements. The architect is not responsible for any safety or health issues. The architect is not responsible for any insurance or liability issues. The architect is not responsible for any other issues.

ARCHITECT SCALE:

DATE	REVISIONS
2024-03-05	Initial Design & Approval Stage
	Client Review
	Development & Permit
	Design Development & Permit
	Building Permit
	Trade
	Construction
	REVISION

PROJECT TITLE:  
**Supportive  
Seniors Housing  
Enderby Seniors  
Housing Society**

SHEET TITLE:  
**Preliminary  
Design Exterior  
Elevations**

CONTRACT APPROVED: This drawing is the property of Philip Maddonald Architect Inc. It is not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction defects or delays. The architect is not responsible for any environmental impacts or sustainability issues. The architect is not responsible for any social or economic impacts. The architect is not responsible for any legal or regulatory requirements. The architect is not responsible for any safety or health issues. The architect is not responsible for any insurance or liability issues. The architect is not responsible for any other issues.

JOB No.	SCALE
	1/4" = 1'-0"
Drawn	
Checked	
PROJECT NUMBER	
SHEET NUMBER	

**A2.13**



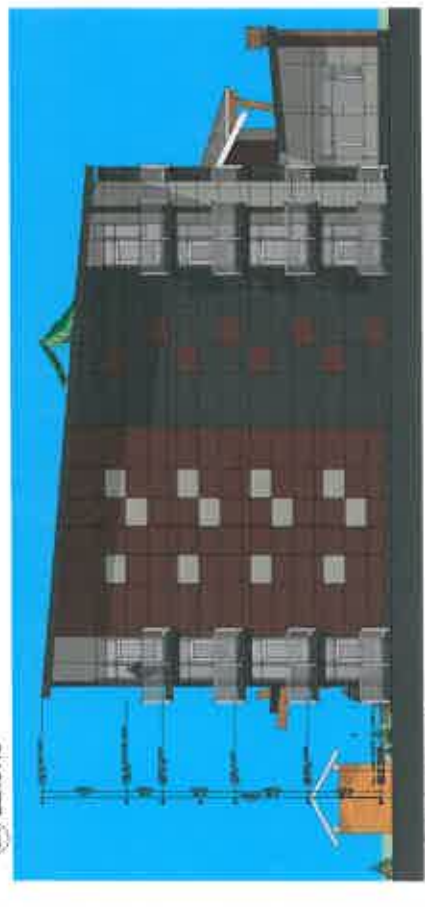
**1 South Elevation**  
Scale: 1/4" = 1'-0"



**2 North Elevation**  
Scale: 1/4" = 1'-0"



**3 East Elevation**  
Scale: 1/4" = 1'-0"



**4 West Elevation**  
Scale: 1/4" = 1'-0"

0009-15-DVP-END schedule "A"



**GENERAL CONDITIONS**  
 Check and verify all field data and measurements. The architect is not responsible for the accuracy of the field data or the measurements. The architect is not responsible for the accuracy of the field data or the measurements. The architect is not responsible for the accuracy of the field data or the measurements.

**ARCHITECT SEAL**  
 I, PHILIP MACDONALD, ARCHITECT, certify that I am the author of this drawing and that I am a duly licensed architect in the Province of British Columbia. I certify that this drawing is a true and correct copy of the original drawing as prepared by me or under my direct supervision and that I am responsible for its content.

DATE	ISSUED FOR
	Preliminary Design - Development Permit
	Clear Envelope
	Development Permit
	Design Development Report
	Building Permit
	Tender
	Construction
	REVISED:

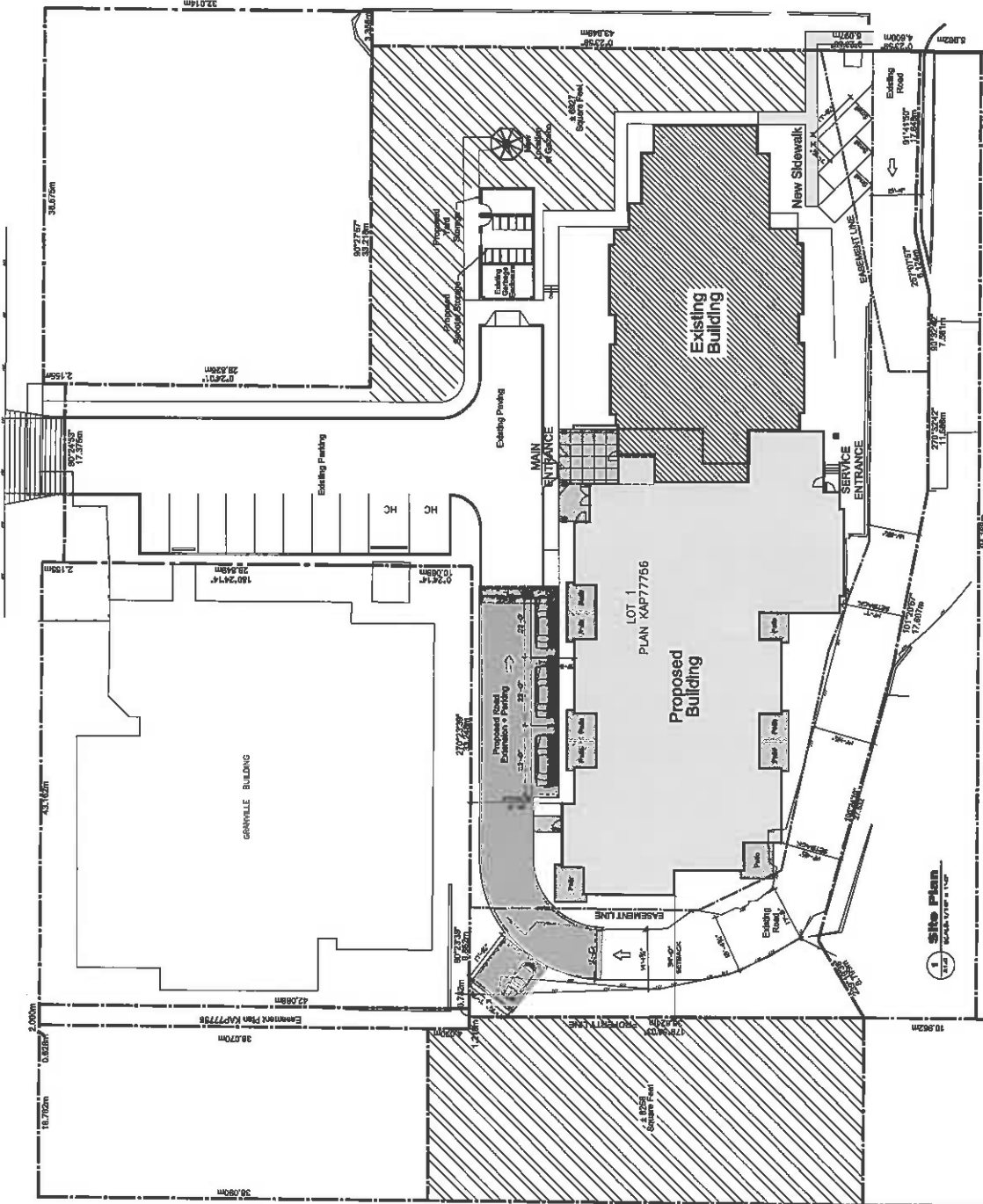
**PROJECT TITLE**  
 Supportive  
 Seniors Housing  
 Lanark Seniors  
 Housing Society

**SHEET TITLE**  
 Preliminary  
 Design  
 Site Plan

PRELIMINARY APPROVAL. This drawing is for informational purposes only. It is not intended to be used for construction or other purposes without the written approval of the architect. The user of this drawing shall be responsible for its accuracy and for any reproduction of this drawing.

Scale:	1:500
Drawn:	PH
Checked:	PH
Sheet Number:	A1.0

GRANVILLE AVENUE



**Site Plan**  
 Scale: 1:500



# ENDERBY SENIORS HOUSING SOCIETY MEMORIAL TERRACE PHASE II

PHILIP  
MADDONALD  
ARCHITECT  
INC.

355 UPLANDS DR  
WELDON, ON  
T 250 764 4187  
F 250 764 4887  
PHILIP@ARCHITECT.NC

DATE NORTH:  Single north  
true north

ORIGINAL CONTRACTOR:  
The drawings were prepared for the use of the contractor and are not to be used for any other purpose without the written approval of the architect. The drawings may be used by the contractor for the purpose of obtaining permits and for the purpose of construction. The drawings are not to be used for any other purpose without the written approval of the architect. The drawings are not to be used for any other purpose without the written approval of the architect.

ARCHITECT SEAL:

DATE	ISSUED FOR:	
2018-08-08	Permitting / Approval / Utility - Owner Review	
-	Development Permit	
-	Design Development Report	
-	Building Permit	
-	Final	
-	Construction	
#	DATE	REVISION

PROJECT TITLE:  
**Supportive  
Seniors Housing  
Enderby Seniors  
Housing Society**

SHEET TITLE:  
**Preliminary  
Design  
Cover Sheet**

CONTRACT NUMBER: The drawings are prepared for the use of the contractor and are not to be used for any other purpose without the written approval of the architect. The drawings are not to be used for any other purpose without the written approval of the architect.

Job No: P-010  
Drawn: J  
Checked: PT  
SHEET NUMBER:  
**A0.0**



## DRAWING INDEX

- A0.0 COVER SHEET
- A1.0 PRELIMINARY DESIGN SITE PLAN
- A1.1 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.2 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.3 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.4 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.5 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.6 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.7 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.8 PRELIMINARY DESIGN AMENITY AREA PLANS
- A1.9 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.0 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.1 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.2 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.3 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.4 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.5 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.6 PRELIMINARY DESIGN AMENITY AREA PLANS
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- A2.9 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.10 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.11 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.12 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.13 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.14 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.15 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.16 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.17 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.18 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.19 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.20 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.21 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.22 PRELIMINARY DESIGN AMENITY AREA PLANS
- A2.23 PRELIMINARY DESIGN AMENITY AREA PLANS



**GENERAL CONDITIONS**  
Check and verify all related details and dimensions. The contractor is responsible for ensuring that the construction is in accordance with the approved drawings and specifications. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the protection of all existing utilities and structures. The contractor shall be responsible for the removal of all debris and waste from the site. The contractor shall be responsible for the maintenance of all access roads and utilities. The contractor shall be responsible for the completion of the project within the agreed time frame and budget. The contractor shall be responsible for the provision of all materials and labor. The contractor shall be responsible for the quality of all workmanship. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the protection of all existing utilities and structures. The contractor shall be responsible for the removal of all debris and waste from the site. The contractor shall be responsible for the maintenance of all access roads and utilities. The contractor shall be responsible for the completion of the project within the agreed time frame and budget. The contractor shall be responsible for the provision of all materials and labor. The contractor shall be responsible for the quality of all workmanship.

ARCHITECT: 8641

DATE	ISSUED FOR:
2024-08-05	Preliminary Design
	Approved Design
	Owner Review
	Development Permit
	Design Development Permit
	Building Permit
	Tender
	Construction
	REVISED
	BY/NO.

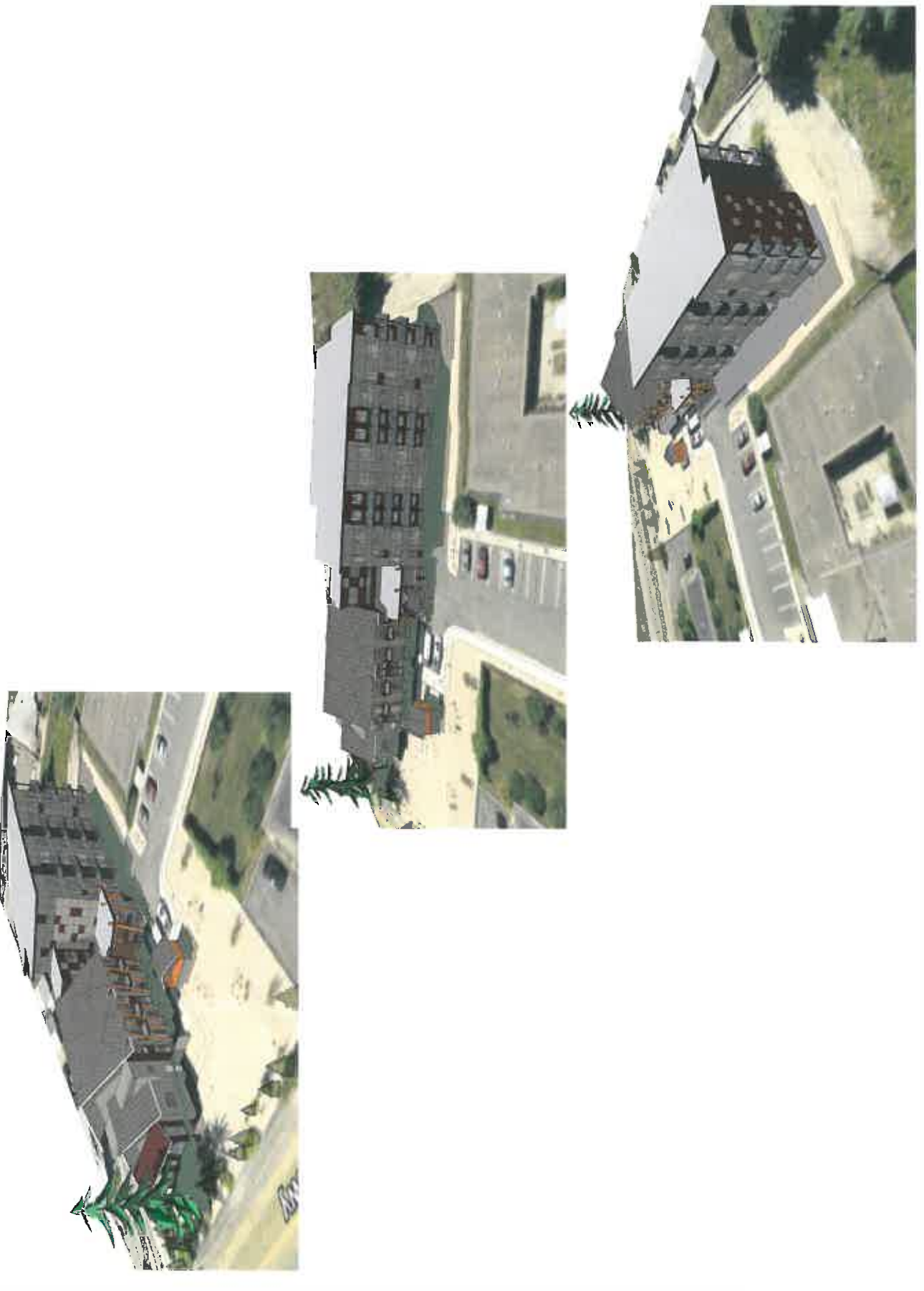
**PROJECT TITLE**  
Supportive  
Seniors Housing  
Lindsay Seniors  
Housing Society

**SHEET TITLE**  
Preliminary  
Design  
Renderings

PHILIP MACDONALD ARCHITECT INC  
328 UPLANDS DR  
KELWNA BC  
T 850 764 4187  
F 850 764 4897  
PHILIP@ARCHITECT.CA

No.	Date	By	Checked	Scale
1				PT

**SHEET NUMBER**  
**A2.14**



GENERAL CONDITIONS: 1. All work shall be done in accordance with the BC Building Code and the City of Kelowna Zoning Bylaw. 2. The drawings shall be used in accordance with the BC Building Code and the City of Kelowna Zoning Bylaw. 3. The drawings shall be used in accordance with the BC Building Code and the City of Kelowna Zoning Bylaw. 4. The drawings shall be used in accordance with the BC Building Code and the City of Kelowna Zoning Bylaw.

ARCHITECT SEAL:

DATE	ISSUED FOR
2024-04-05	Preparation of Application Documents
-	Client Review
-	Development Permit
-	Design Development Report
-	Building Permit
-	Trade
-	Construction
#	DATE / REVISION

PROJECT TITLE:  
**Supportive  
Seniors Housing  
Enderby Seniors  
Housing Society**

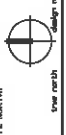
SHEET TITLE:  
**Preliminary  
Design  
Renderings**

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JOB No.	REV.
24-015	1

Checked: \_\_\_\_\_  
Drawn: \_\_\_\_\_  
SHEET NUMBER:  
**A2.15**





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ARCHITECT SEAL:

DATE	ISSUED FOR
2014-09-10	Preparation of Preliminary Design - Senior Housing
	Client Review
	Construction Permit
	Design Development Permit
	Building Permit
	Utility
	Construction
	2014/09/10

**PROJECT TITLE:**  
**Supportive  
 Seniors Housing  
 Elderby Seniors  
 Housing Society**

**SEAL TITLE:**  
**Preliminary  
 Design  
 Renderings**

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Job No.	14-005
Drawn	JL
Checked	PM
SHEET NUMBER	

**A2.16**







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ARCHITECT SEAL

DATE	ISSUED FOR
2018-10-10	Professional Design - Approval Study
	Owner Review
	Developmental Permit
	Design Development Permit
	Building Permit
	Final
	Construction

PROJECT TITLE:  
**Supportive  
 Seniors Housing  
 Elderby Seniors  
 Housing Society**

SHEET TITLE:  
**Preliminary  
 Design  
 Renderings**

CONTRACTOR: [Name]  
 ARCHITECT: Philip Maddonald Architect Inc.  
 DRAWING NO: [Number]  
 DATE: [Date]  
 BY: [Name]  
 FOR APPROVAL BY: [Name]

Job No.	P-001
Drawn	JL
Checked	PM

SHEET NUMBER:  
**A2.17**





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**ARCHITECT SEAL**

DATE	REVISED FOR:	
2024-06-08	Preliminary Design - Approved Design	
-	Owner Review	
-	Development Permit	
-	Design Development Phase	
-	Building Permit	
-	Tender	
-	Construction	
#	DATE	REVISION

**PROJECT TITLE:**  
**Supportive  
Seniors Housing  
Shedden Seniors  
Housing Society**

**SHEET TITLE:**  
**Preliminary  
Design  
Renderings**

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Site No. \_\_\_\_\_  
Drawing No. \_\_\_\_\_  
Scale: \_\_\_\_\_  
Sheet Number: \_\_\_\_\_

**A2.18**





Scale: 1/8" = 1'-0"

**GENERAL CONDITIONS:**  
 These and every other detail and construction shall be in accordance with the 2012 International Building Code and the 2012 International Residential Code as amended by the City of Kelowna. The architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building.

ARCHITECT SEAL:

DATE	ISSUED FOR:
2018-04-08	Final Design
	Construction
	Development Permit
	Design Development Report
	Building Permit
	Final
	Construction
	REVISION

**PROJECT TITLE:**  
 Supportive  
 Seniors Housing  
 Elderly Seniors  
 Housing Society

**SHEET TITLE:**  
 Preliminary  
 Design  
 Renderings

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Job No.	S-003
Drawn	JL
Checked	PM

**SHEET NUMBER:**  
**A2.19**





**GENERAL CONDITIONS:**  
Check and verify all utility lines before  
excavation. All utility lines are shown  
on the site plan. The contractor is  
responsible for obtaining all permits  
and approvals from the relevant  
authorities. The contractor is  
responsible for obtaining all necessary  
approvals from the relevant  
authorities. The contractor is  
responsible for obtaining all necessary  
approvals from the relevant  
authorities.

ARCHITECT SEAL:

DATE	ISSUED FOR
2014-04-03	Permit Application
	Owner Review
	Development Permit
	Design Development Report
	Building Permit
	Trade
	Construction
	Refinement

**PROJECT TITLE:**  
**Supportive  
Seniors Housing  
Rendby Seniors  
Housing Society**

CONTRACT NUMBER: 15-018  
PROJECT NUMBER: 15-018  
DRAWING NUMBER: 15-018  
DATE: 11.15.15  
BY: PHM

JAN No. 15-018  
Drawn: A  
Checked: PT





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ARCHITECT SCALE

DATE	REVISED FOR
2024-08-08	Preliminary Design - Conceptual Design - Site Plan
-	Development Permit
-	Design Development Report
-	Building Permit
-	Tender
-	CONSTRUCTION

PROJECT TITLE  
**Supportive  
Seniors Housing  
Design  
Enderby Seniors  
Housing Society**

SHEET TITLE  
**Preliminary  
Design  
Renderings**

CONTRACT NUMBER: 2024-08-08  
PROJECT NUMBER: 2024-08-08  
DRAWING NUMBER: 2024-08-08  
DATE: 2024-08-08  
BY: PHILIP MAGDONALD  
CHECKED BY: PHILIP MAGDONALD

JOB NO.	REVISED FOR
2024-08-08	CONSTRUCTION

SHEET NUMBER  
**A2.21**





Site north  
Design north

**GENERAL CONDITIONS:**  
This set of drawings is for informational purposes only. It is not intended to be used for construction. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for all site work, including but not limited to, site preparation, foundation, and framing. The contractor shall be responsible for all materials and labor. The contractor shall be responsible for all safety and health measures. The contractor shall be responsible for all environmental and sustainability measures. The contractor shall be responsible for all other matters related to the construction of the project.

ARCHITECT SEAL:

DATE	ISSUED FOR
2024-04-03	Approved Design - Owner Review
-	Development Permit
-	Design Development Report
-	Building Permit
-	Final
-	Construction
2	2024-04-03

PROJECT TITLE:  
**Supportive  
Seniors Housing  
Blenbury Seniors  
Housing Society**

SHEET TITLE:  
**Preliminary  
Design  
Renderings**

Comments: This sheet is preliminary and is for informational purposes only. It is not intended to be used for construction. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for all site work, including but not limited to, site preparation, foundation, and framing. The contractor shall be responsible for all materials and labor. The contractor shall be responsible for all safety and health measures. The contractor shall be responsible for all environmental and sustainability measures. The contractor shall be responsible for all other matters related to the construction of the project.

Job No. \_\_\_\_\_  
Drawn by \_\_\_\_\_  
Checked by \_\_\_\_\_  
Scale: \_\_\_\_\_

SHEET NUMBER:  
**A2.22**





Agenda

**THE CORPORATION OF THE CITY OF ENDERBY**

**MEMO**

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: July 7, 2015  
Subject: UBCM Appointments

---

**RECOMMENDATION**

THAT Council advises Staff as to which appointments it wishes to make at UBCM, and indicates the desired topics;

AND THAT Council indicates those UBCM appointment topic(s) for which it wishes Staff to prepare background materials or research.

**BACKGROUND**

The Union of British Columbia Municipalities (UBCM) will host its annual convention at the Vancouver Convention Centre from September 21 to 25, 2015.

The provincial appointment book has been released to Staff so that meetings may be scheduled. Meetings may be requested with the Premier, Cabinet Ministers, and Provincial Government Ministries, Agencies, Commissions, and Corporations. Attached to this memorandum is a listing of available entities and a broad description of potential topics.

The deadline for submitting requests is August 14 for the Premier and Cabinet Ministers and August 28 for Provincial Government Staff. After August 29, appointments may be made at the Provincial Appointments Desk during the convention.

Council previously identified the following entities to consider for appointments:

- Minister of Transportation and Infrastructure regarding Highway 97A
- Minister of Health to discuss interagency meetings
- Minister of Environment and/or Transportation regarding illegal dumping (potentially in concert with Area F Director Halvorson and/or Splatsin)

Respectfully submitted,



Tate Bengtson  
Chief Administrative Officer

## Ministry of Aboriginal Relations and Reconciliation

DIVISION/BRANCH	TOPIC
Aboriginal Relations and Reconciliation	New Relationship, treaty negotiations, reconciliation issues, Aboriginal relations, closing the socio-economic gap.

## Ministry of Advanced Education (including Government Communications and Public Engagement)

DIVISION/BRANCH	TOPIC
Sector Strategy and Quality Assurance	Post-secondary quality assurance, governance, legislation, audit, accountability, international education, data, strategic policy, planning, human capital planning and sector labour relations.
Institutions and Programs	25 public post-secondary institutions and their programs including skills and training, student aid funding and services, Aboriginal education, adult basic education and medical and health.
Financial and Management Services	Post-secondary funding and capital, and Ministry organizational development and technology solutions.
Government Communications and Public Engagement	Provides a variety of communications services and expertise, and works closely with other provincial, federal and municipal government representatives, media, industries, associations, interest groups, and the general public. Services include: strategic communications, planning and advice; issues management; media relations; media monitoring; writing and editorial services; communications research; coordinating cross-government projects; event planning; advertising and marketing; graphic design; online communications, including social media.

## Ministry of Agriculture

DIVISION/BRANCH	TOPIC
Food Safety and Inspection Branch	Establish provincial and regulatory standards along the food system (processors, packers, distributors), assess industry food safety compliance, and support industry to adopt food safety standards.
Sector Development Branch	Builds (agricultural) industry capacity by supporting business development, First Nations agriculture, youth participation and succession, and agroforest and range use development; provides in-depth knowledge of the challenges and needs of various sectors, and emergency preparedness and coordination required for the Agrifood sector in BC.
Business Risk Management Branch	Helps producers manage risks that cause income losses and lead to financial instability, including weather hazards, natural disasters, wildlife, diseases, pests and market declines. The Branch delivers three programs to help farmers manage financial risk: Production Insurance - which offers insurance protection for agricultural crops against weather perils; Agri-Stability - which protects farm enterprises from the financial impacts of significant margin declines which can be caused by increasing input costs or reduced agricultural revenues; and Wildlife Damage Compensation - compensates farmers for losses due to wildlife.
Innovation and Adaptation Service Branch	Provides innovative solutions to the agriculture, food and seafood sectors as essential parts of the social and economic fabric of BC; facilitates competition, adaptation and innovation in response to economic, environmental, social influences and market change.

## Ministry of Children and Family Development

DIVISION/BRANCH	TOPIC
	NOT ATTENDING CONVENTION

## Ministry of Community, Sport and Cultural Development

DIVISION/BRANCH	TOPIC
<b>Local Government Division</b>	
<b>Governance and Structure Branch</b>	
<b>Local Government Structure</b>	Incorporation, restructure, boundary extensions, structure-related legislation and processes, and local and regional governance/services.
<b>Advisory Services</b>	Local government administration, elections, governance/administration-related legislative requirements/powers, and local and regional governance/services.
<b>Community Relations</b>	Local government First Nations relations and Free Crown Grant/Nominal Rent Tenure sponsorships.
<b>Infrastructure and Finance Branch</b>	
<b>Local Government Finance</b>	Local government finance, including: budgeting and financial plans; audited financial statements; unconditional grants; reserve funds; investments and municipal corporations; long-term liabilities; development financing (including Development Cost Charges); user-fees; and taxation (including tax sale).
<b>Infrastructure and Engineering</b>	Asset management, sewer, water, stormwater, solid waste, green energy and other capital grants, infrastructure planning grants and infrastructure programs (Small Communities Fund, Strategic Priorities Fund).
<b>Intergovernmental Relations and Planning Branch</b>	
<b>Planning Programs Intergovernmental Relations</b>	Regional growth strategies, regional and community land use planning and development, community amenity contributions, dispute resolution services (including RD service review/withdrawal) and capacity building, Northwest Community Readiness Community Planning Program, <i>Miscellaneous Statutes Amendment Act</i> , streamlining legislation (Land Use Contracts, repeal of RD bylaw approval requirements, protection from DCC increases), renewed Gas Tax Agreement, climate action initiatives (mitigation and adaptation), carbon neutral local government and Climate Action Charter and socio-economic effects management plans (for LNG facilities and pipes).
<b>Property Assessment Services</b>	
	Valuation of restricted use properties (BC Ferry Services, NavCan), classification of redevelopment lands, and the farm classification of Medical Marijuana.
<b>Integrated Policy, Legislation and Operations Division</b>	
	General policy and legislation including local elections campaign finance.
<b>Arts, Culture, Gaming Grants and Sport Division</b>	
<b>BC Arts Council</b>	Eligibility criteria and application process for programs of the BC Arts Council; arts and cultural development in communities.
<b>Arts and Culture Branch</b>	Policy and program support for the creative sector including development of community engagement and special initiatives.



## Ministry of Community, Sport and Cultural Development (continued)

DIVISION/BRANCH	TOPIC
Community Gaming Grants	Eligibility criteria and application process.
Sport	Sport policy issues; programs supporting the delivery of services through provincial sport organizations.

## Ministry of Education

DIVISION/BRANCH	TOPIC
Libraries Branch	Public library services.
Resource Management Division	School capital and school funding.

## Ministry of Energy and Mines (and Responsible for Core Review)

DIVISION/BRANCH	TOPIC
Mines and Mineral Resources Division	Provincial mineral exploration and mining policy, geoscience, mineral and coal tenure, health and safety, mine reclamation and permitting.
Electricity and Alternative Energy Division	Electricity and alternative energy policy and programs including natural gas utilities, hydroelectric generation, the <i>Clean Energy Act</i> , clean transportation, energy efficiency and conservation and the Innovative Clean Energy Fund.

## Ministry of Environment (including Environmental Assessment Office)

DIVISION/BRANCH	TOPIC
Environmental Protection Division	Air quality, reducing toxins, pollution prevention, environmental emergencies/provincial spill response, <i>Environmental Management Act</i> , contaminated sites, brownfields, hazardous and industrial waste, <i>Integrated Pest Management Act</i> , product stewardship, waste management (incineration, landfilling, municipal liquid and solid waste), permitting and compliance reporting for industrial operations' emissions.
Environmental Sustainability and Strategic Policy	Species at Risk policy development, species, habitat and ecosystems conservation and sustainability, terrestrial and aquatic conservation science, wildlife inventory and monitoring, ecosystem stewardship outreach, biodiversity, conservation data centre, ecosystem information, climate change adaptation strategies. <i>Water Sustainability Act</i> , water conservation, source water protection, water quality, groundwater hydrology, groundwater protection, monitoring and network management for water (surface and groundwater) quantity and quality, air quality, water stewardship outreach, environmental and natural resource sector laboratory and knowledge (library) services. Overarching policy and legislation, compliance planning, intergovernmental relations, State of Environment Reporting and Service Plan.
BC Parks	Responsible for all matters (policy, planning and management) of conservation, recreation and cultural values in the province's parks and protected areas.
Conservation Officer Service	A natural resource law enforcement agency responsible for enforcing federal and provincial statutes, public safety as it relates to human-wildlife conflict and interactions, commercial environmental and industrial investigations and compliance and enforcement activities.

## Ministry of Environment (including Environmental Assessment Office) (continued)

DIVISION/BRANCH	TOPIC
Climate Action Secretariat	Province-wide management of systems to address and respond to climate change including local government related initiatives such as the Climate Leadership Plan, Community design, energy and the Climate Action Charter commitments in association with Ministry of Community, Sport and Cultural Development, legislated short and long-term, province-wide greenhouse gas reduction targets, Carbon Neutral Government (Public Sector Organizations - schools, universities and colleges and hospitals); and climate action pieces of legislation related to Greenhouse Gas Industrial Reporting and Control, Greenhouse Gas Reduction Targets, Carbon Tax, Greenhouse Gas Reduction (Emissions Standards), Greenhouse Gas Reduction (Renewable and Low Carbon Fuel Requirements), Greenhouse Gas Reduction (Vehicle Emissions Standards), Green Communities, Utilities Commission and <i>Clean Energy Act</i> . Recent integration (2014) of the Pacific Carbon Trust into the Climate Investment Branch.
Environmental Assessment Office	Environmental assessment process. Substitution and Equivalency. Relationship to federal environmental assessment process. Compliance and enforcement of certified projects. Public consultation.

## Ministry of Finance

DIVISION/BRANCH	TOPIC
Tax Policy Branch	Tax policy.

## Ministry of Forests, Lands and Natural Resource Operations

DIVISION/BRANCH	TOPIC
Integrated Resource Operations	Compliance and enforcement, wildfire management, recreation sites and trails, GeoBC, base mapping and Cadastral, Mountain Resorts, Archaeology, Heritage.
Resource Stewardship	Resource practices, land based investment planning, sustainable forest management, tree improvement, forest analysis, forest inventory, resource management objectives, fish and wildlife management, habitat management, water management, river forecasting, dam safety, flood safety, water use planning, utility regulation, water stewardship.
Timber Operations, Pricing and First Nations	BC Timber Sales, timber pricing, engineering, resource roads, resource worker safety, First Nations Relations, Softwood Lumber Agreement.
Tenures, Competitiveness and Innovation	Crown land and forest tenure policy, woodlots, tree farm licences, volume and area-based licences, science and carbon accounting, log exports, land tenures, private land policy, tourism policy, Crown land opportunities and restoration, brownfields, contaminated sites, aggregate management policy review.
Regional Operations	FrontCounter BC, resource management coordination, land use planning and implementation, Crown land and forest authorizations, community forest agreements, species at risk program delivery, urban deer, clean energy projects, First Nations Consultation, ecosystem based management, range.

## Ministry of Health

DIVISION/BRANCH	TOPIC
Health Services and Health Authorities	Health services delivery, including rural health.
Mental Health and Addictions	Mental health and addictions services.
Population and Public Health	Community Care.

## Ministry of International Trade (and Responsible for Asia Pacific Strategy and Multiculturalism)

DIVISION/BRANCH	TOPIC
International Business Development Division	International Missions, Trade and Investment Representatives Network, Export Development, Investment Attraction Programs.
International Strategy and Competitiveness Division	International strategy and policy, international and domestic trade negotiations and agreements, international marketing including online, business, and market intelligence. Venture capital tax credit program and venture capital policy.
Corporate Initiatives and Multiculturalism Branch	Multiculturalism programs, Anti-racism programs, Chinese Historical Wrongs Apology Legacy Projects.

## Ministry of Jobs, Tourism and Skills Training (and Responsible for Labour)

DIVISION/BRANCH	TOPIC
Major Investments Office	Support for significant major projects.
Tourism and Small Business	Tourism Policy. Small Business Initiatives and Programs. Regulatory Reform. Film Policy and Creative Sector.
Labour Market and Immigration	Immigration programs, settlement services, Canada Job Fund (LMA), skills training, labour market information.
Labour	Employment Standards, Labour Relations, Workers' Compensation.
Economic Development	Jobs Plan, regional and community economic development, community adjustment and transition, Mountain Pine Beetle epidemic response, industrial sectors (aerospace and manufacturing).
Workforce Development	Provincial Nominee Program; Premier's LNG Working Group.

## Ministry of Justice (and Attorney General)

DIVISION/BRANCH	TOPIC
<b>Policing and Security Branch</b>	<p><b>Police Services:</b> provides central oversight of all policing and law enforcement in the province by developing and administering policing policy and programs. Ensures the adequate and effective levels of policing throughout the province.</p> <p><b>Security Programs:</b> administration of the Protection Order Registry, the Criminal Records Review Program, and the regulation of the security industry in BC.</p>
<b>Emergency Management BC</b>	<p><b>Emergency Coordination:</b> the Province's response to emergencies and disasters and provides specialized technology resources to support emergency response activities.</p> <p><b>BC Coroners Service:</b> investigation of all unnatural, sudden and unexpected, unexplained or unattended deaths.</p> <p><b>Mitigation and the Office of the Fire Commissioner:</b> enhances the capacity of communities and partners to reduce the potential impacts of emergencies or disasters.</p> <p><b>Strategic Business Services:</b> delivers Disaster Financial Assistance (provincial funding) and oversees the Disaster Financial Assistance Arrangements cost-sharing program (federal funding). Administers the province's Flood Mitigation Program and provides cross-government leadership for significant and complex post-event recovery activities.</p>
<b>Community Safety and Crime Prevention Branch</b>	Civil Forfeiture; Victim Services; Violence Against Women and Children; Crime Prevention; and Combating Trafficking in Persons.
<b>Corrections Branch</b>	<p><b>Community Corrections:</b> supervision and programs to reduce reoffending to offenders who live outside of correctional centres.</p> <p><b>Adult Custody:</b> operation of correctional centres.</p>
<b>RoadSafetyBC</b>	Operates provincial road safety programs and is the policy and regulatory agency responsible for ensuring the safe and responsible operation of motor vehicles in BC.
<b>Court Services Branch</b>	<p><b>Court Administration:</b> delivery of all court administration services.</p> <p><b>Sheriff Services:</b> maintaining courtroom and courthouse security, prisoner custody and escort, document service, and jury administration.</p>
<b>Justice Services Branch</b>	<p><b>Criminal Justice and Legal Access:</b> promotes access to justice through funding and oversight of legal aid programs, collaborative solutions to criminal justice problems through the integration of justice, health and social services, and oversees the Province's commitment to federal/provincial/territorial criminal justice reform initiatives.</p> <p><b>Dispute Resolution Office:</b> promotes access to justice through dispute resolution alternatives, procedural efficiencies and case management in civil courts, agencies, boards, commissions, tribunals and government ministries.</p> <p><b>Family Justice Services:</b> facilitates resolution of family disputes, operates justice access centres, family justice centres and the Parenting After Separation program.</p> <p><b>Maintenance Enforcement and Locate Services.</b></p>
<b>Liquor Control and Licensing Branch</b>	Regulates and monitors the liquor industry in BC by issuing licences for the manufacture and sale of liquor and supervising the service of liquor in licensed establishments.
<b>Liquor Distribution Branch</b>	Responsible for the importation of beverage alcohol into the province as well as the operation of an efficient wholesale and retail business.

## Ministry of Natural Gas Development (and Responsible for Housing)

DIVISION/BRANCH	TOPIC
<b>Oil and Strategic Initiatives Division</b>	Guide developments of recommendations related to energy exports and opening new energy markets related to inter-provincial pipelines, oil products and value-added natural gas products.
<b>Upstream Development Division</b>	The division has responsibility for the upstream petroleum and natural gas sector including royalties, tenure, geoscience and policy development. The division sets royalty rates for petroleum and natural gas, forecasts royalty revenues, develops royalty programs and administers the Infrastructure Royalty Credit Program. The division is responsible for the issuance and management of sub-surface tenures for Crown petroleum and natural gas rights including pre-tenure consultations, tenure disposition and issuance, and management of existing tenures. The division undertakes geological assessments of potential petroleum and natural gas resources and develops policy to support the responsible development of British Columbia's petroleum and natural gas resources. The Oil and Gas Commission is responsible for management of on-the-ground oil and gas activities.
<b>Liquefied Natural Gas Task Force</b>	The development of BC's new LNG industry by establishing cross-government goals and targets, and the accountability and monitoring mechanisms to ensure these targets are met, for: <ul style="list-style-type: none"> <li>• taxation, environmental, skills training and land-use policy and programs that will impact LNG development;</li> <li>• First Nations and community consultation/accommodation initiatives relevant to LNG development;</li> <li>• permitting and authorization processes for LNG projects, including pipelines.</li> </ul>
<b>Office of Housing and Construction Standards</b>	Partnering with local government, non-profits and private developers to build affordable housing; housing policy development, including market and non-market housing; housing policy related to strata properties; governance of the building and safety regulatory system, including development of building, fire and safety codes and standards, and policy advice relating to building and safety, the regulatory framework for landlords and tenants, including conventional residential and manufactured home park tenancies; and, adjudication of landlord and tenant disputes.

## Ministry of Social Development and Social Innovation

DIVISION/BRANCH	TOPIC
<b>Policy and Research Division</b>	Moving Forward on an Accessible BC Action Plan. Social Innovation.
<b>Employment and Labour Market Services Division</b>	How to access employment supports through the Employment Program of BC and WorkBC Employment Service Centres located throughout the Province. How to apply for project based funding under the Community Employer Partnership initiative in order to increase local employment opportunities for British Columbians.

## Ministry of Technology, Innovation and Citizens' Services

DIVISION/BRANCH	TOPIC
Technology and Innovation	Promote the technology industry in BC through BC Innovation Council, Premier's Technology Council, BC Knowledge Development Fund and BC's Technology Strategy.
Service BC	Include Service BC centres in 62 communities in BC, BC Registry and Online Services for business; Service BC Contact Centre and BC Stats.
Shared Services BC	Provides services to government ministries, Crown corporations, health authorities and other broader public sector organizations. Services include: real estate; property management; accommodation planning; procurement and supply services (includes Asset Investment Recovery, Product Distribution Centre, Queen's Printer and BC Mail Plus); and FOI requests.
Office of Chief Information Officer	Information Management and Information Technology (IM/IT) strategies, policies and standards; Information Privacy and Security; Identity Information Management; Network BC; Information Technology Infrastructure Services; Management of Strategic Vendor Contracts; Telecommunications Services Contract; Strategic Policy and Governance Framework for Strategic Partnerships.

## Ministry of Transportation and Infrastructure

DIVISION/BRANCH	TOPIC
Various Divisions	Transportation issues.
If you have any questions regarding your Ministry of Transportation meeting request(s), please contact Gloria Valle directly at 1-250-387-7589, or via email at <a href="mailto:Gloria.Valle@gov.bc.ca">Gloria.Valle@gov.bc.ca</a> , or via fax at 1-250-356-8767.	



## Provincial Agencies, Commissions and Corporations

ORGANIZATION	TOPIC
<b>Agricultural Land Commission</b>	Information and advice regarding the Agricultural Land Reserve (ALR) and work of the Provincial Agricultural Land Commission (ALC). ALC Chair, Deputy CEO and Chief Tribunal Officer in attendance.
<b>BC Emergency Health Services (BCEHS)</b>	BCEHS governs the emergency medical services system in BC and provides pre-hospital emergency and inter-facility patient transfer services. Under the oversight of BCEHS, BC Ambulance Service (BCAS) is the primary provider of pre-hospital emergency care and medically necessary transport (ground and air) for British Columbians. BCEHS also oversees the BC Patient Transfer Network (BCPTN) which coordinates the transfer of acute and critically ill patients to the appropriate level of care both within and outside of BC.  Members of the BCEHS Executive will be in attendance and look forward to participating in productive and engaging sessions.
<b>BC Hydro</b>	BC Hydro's vision is to power BC with clean, reliable electricity for generations. BC Hydro's Community Relations staff will be present at the Convention and look forward to addressing any questions that you may have related to their operations.
<b>BC Oil and Gas Commission</b>	The BC Oil and Gas Commission regulates oil and gas activities for the benefit of British Columbians and looks forward to addressing any questions you may have on our regulatory oversight.
<b>BC Transit</b>	From small towns to large urban centres outside of Metro Vancouver, BC Transit provides safe, effective, customer focused transportation solutions that connect people and communities to a more sustainable future. BC Transit would be pleased to discuss any questions you may have regarding our services. In order to provide you with the best information possible, please provide specifics relating to your questions within the online meeting request.
<b>Insurance Corporation of British Columbia (ICBC)</b>	ICBC provides universal compulsory auto insurance (basic insurance) to drivers in British Columbia, with rates regulated by the British Columbia Utilities Commission (BCUC), and also sells optional auto insurance in a competitive marketplace. Our insurance products are available across BC through a network of independent brokers, and claims services are provided at ICBC claims handling facilities located throughout the province. We also invest in road safety and loss management programs to reduce traffic-related deaths, injuries and crashes, auto crime and fraud. In addition, we provide driver licensing, vehicle registration and licensing services, and fines collection on behalf of the provincial government at locations across the province. ICBC will have staff present at the Convention who would be pleased to discuss or meet on any issues related to ICBC's operations.
<b>Royal Canadian Mounted Police (RCMP)</b>	Various police issues.

**THE CORPORATION OF THE CITY OF ENDERBY**

**MEMO**

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: July 14, 2015  
Subject: Vernon Street Detailed Design and Cost Estimate

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**RECOMMENDATION**


THAT Council supports the detailed design for the reconstruction of Vernon Street from Cliff Avenue to King Avenue as presented.

**BACKGROUND**

At the regular Council meeting of February 2, 2015, Council directed Staff to proceed with detailed design for Vernon Street as a 2015 capital road project. The detailed design has been completed, along with a revised estimate adjusted for changes to the unit quantities. Each is described in turn.

**Detailed Design**

There are no significant changes in scope, site plan, or the typical section profile that Council previously approved. The underground utility replacements (full water and storm, with spot repairs to sanitary) will proceed in accordance with the plan previously approved by Council. As the detailed design drawings are oversize, they are being circulated to Mayor and Council under separate cover. There are several items worthy of note:

- 1) Access control issues have been reviewed with affected property owners, which included a public meeting involving City staff and engineers on June 2. Changes were made to properties that balanced sound engineering with the current use of the properties.
- 2) Where access control has resulted in a high-back curb on the west side of the street, the boulevard area behind the curb will add rock and tie landscaping to add texture to the streetscape. 
- 3) Fire hydrant leads near the intersections of Vernon Street with various avenues will be reoriented to the 8" main on Vernon Street rather than the smaller mains off of the avenues.

- 4) A 300mm PVC water line will be stubbed off Granville Avenue east of Vernon Street in support of the City's medium-term (8-15 year) infrastructure plan. This stub will ultimately form a looped main running from Railway Street to Granville Avenue to Vernon Street. In conjunction with a looped main from George Street to Vernon Street on the south end of the City, this will improve fireflows to parts of Granville and Hubert Avenues while reducing velocities south of Hubert Avenue and on George Street. The stub is being placed now in order to minimize premature replacement of assets when the loop is created.
- 5) Work is ongoing with BC Hydro to finalize design for utility pole relocates.
- 6) Core sampling for geotechnical analysis is proceeding.

Revised Estimate

Based on the detailed design, there have been some adjustments to the budget estimate; however, there are no significant increases in costs since the preliminary budget was presented in February 2015. The below table shows the difference in dollars by utility.

	Preliminary	Detailed	Difference
General	1,408,000.00	1,385,890.09	22,109.91
Water	273,000.00	275,953.50	-2,953.50
Sewer	38,500.00	19,575.00	18,925.00
<b>Total</b>	<b>1,719,500.00</b>	<b>1,681,418.59</b>	<b>38,081.41</b>

With Council's approval, the project will proceed to tender. Staff are hoping for a reasonably brief bid period; given that Council is only meeting once in August, a special meeting may need to be called early in the month in order to award the tender so that work can proceed early in September. As was the case with the Mill and Belvedere reconstructs, this project will likely occur during Fall 2015 and Spring 2016; it was found that this process minimized disruption associated with seasonal traffic patterns while decreasing the likelihood of a street being left in an unpaved state due to early winter weather conditions.

Respectfully submitted,

Tate Bengtson  
Chief Administrative Officer

Agenda

**THE CORPORATION OF THE CITY OF ENDERBY**

**MEMO**

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: July 10, 2015  
Subject: Building Inspection Update

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**RECOMMENDATION**

THAT Council receives and files this memorandum.

**BACKGROUND**

The Regional District of the North Okanagan has confirmed that the Ministry of Community, Sport, and Cultural Development has given statutory approval to Building Inspection Service Establishment Bylaw No. 2644, 2014. Following statutory approval, the final step is the adoption of the Bylaw by the Board of Directors; consideration of this matter is scheduled for the July 22, 2015 regular meeting of the Board of Directors. Adoption of this Bylaw will provide for the exclusion of the City of Enderby and other municipal participants from the RDNO Building Inspection service as of December 31, 2015.

By the exclusion date, the City of Enderby will need to have its own regulatory bylaw for Building Inspection in place, as well as a suitable operational arrangement for inspection and enforcement.

With respect to the regulatory bylaw, the City of Enderby has partnered with the City of Armstrong and Village of Lumby on the creation of a model bylaw. The model bylaw is being drafted by the law firm of Lidstone & Company. A draft of this bylaw is presently under review. Council should be aware that this bylaw may require some further modification once regulations associated with the new BC Building Act are promulgated by the Province in 2016.

With respect to the operational aspect of Building Inspection, City staff are reviewing a range of options for a contract model of service delivery; potential contractors include both public and private entities.

Respectfully submitted,



Tate Bengtson  
Chief Administrative Officer

**THE CORPORATION OF THE CITY OF ENDERBY**

**MEMO**

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: July 14, 2015  
Subject: Parks, Recreation, and Culture Fees Imposition Revision Bylaw

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**RECOMMENDATION**

THAT Council gives three readings to City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw Revision Bylaw No. 1576, 2015;

AND THAT Council gives two readings to City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014 Revision Bylaw No. 1577, 2015.

**BACKGROUND**

In the course of an update to the Parks, Recreation and Culture Fees Imposition Bylaw, changes previously made to Private and Semi-Private Swimming Lessons were omitted in error. The enabling Revision Bylaw (No. 1576) and consequent revision to the schedule of fees (No. 1577) have been used to restore the omitted items. At the same time, a discrepancy to one of the fees has been corrected and a minor change has been added to more clearly express the method for calculating the price of a Semi-Private Lesson. The changes are made pursuant to Sections (2)(i) and 2(j) of *Bylaw Revision Regulation BC Reg 367/2003*. The revision process is being used because it protects the authorized pricing in the interim (upon adoption, it operates retrospectively when the effect is the same), whereas a regular bylaw amendment would not.

Respectfully submitted,



Tate Bengtson  
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1576

A BYLAW TO AUTHORIZE THE REVISION OF PARKS, RECREATION AND CULTURE FEES  
IMPOSITION BYLAW NO. 1553, 2014

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WHEREAS Section 140 of the *Community Charter* permits the Council to, by bylaw, authorize the revision of any of the bylaws of the municipality in accordance with the *Bylaw Revision Regulation B. C. Reg. 367/2003*;

AND WHEREAS the Council has adopted City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014;

AND WHEREAS City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014, as revised under this bylaw, must be adopted by bylaw in accordance with the *Bylaw Revision Regulation*;

AND WHEREAS, pursuant to Section 4 of the *Bylaw Revision Regulation*, to the extent that a provision of a revised bylaw has the same effect as the provision of a previous bylaw for which it is substituted, the provision of the revised bylaw operates retrospectively as well as prospectively and is deemed to have come into force on the date on which the previous bylaw provision came into force;

NOW THEREFORE, the Council of the City of Enderby, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Parks, Recreation and Culture Fees Imposition Bylaw Revision Bylaw No. 1576, 2015".
2. Council authorizes the revision of City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014 in accordance with the revisions authorized pursuant to Section 1(2) of *Bylaw Revision Regulation 367/2003*.
3. City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014 as revised under this Bylaw shall be brought before the Council for consideration of first, second and third readings and adoption in accordance with Part 5 of City of Enderby Council Procedure Bylaw No. 1506, 2012, as amended from time to time.

READ a FIRST time this \_\_\_ day of \_\_\_\_, 2015.

READ a SECOND time this \_\_\_ day of \_\_\_\_, 2015.

READ a THIRD time this \_\_\_ day of \_\_\_\_, 2015.

ADOPTED this \_\_\_ day of \_\_\_\_, 2015.

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Mayor

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Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1577

A BYLAW TO REVISE A PARKS, RECREATION, AND CULTURE FEES IMPOSITION BYLAW

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WHEREAS the Council has adopted City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014;

AND WHEREAS the Council adopted Parks, Recreation and Culture Fees Imposition Bylaw Revision Bylaw No. 1575, 2015 to authorize the revision of City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014 pursuant to Section 140 of the *Community Charter* and the *Bylaw Revision Regulation*;

AND WHEREAS the City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014 has been revised and the Corporate Officer has certified that it has been revised in accordance with Parks, Recreation and Culture Fees Imposition Bylaw Revision Bylaw No. 1576, 2015 prior to third reading;

AND WHEREAS, pursuant to Section 4 of the *Bylaw Revision Regulation*, to the extent that a provision of a revised bylaw has the same effect as the provision of a previous bylaw for which it is substituted, the provision of the revised bylaw operates retrospectively as well as prospectively and is deemed to have come into force on the date on which the previous bylaw provision came into force;

NOW THEREFORE the Council, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014 Revision Bylaw No. 1577, 2015".
2. Schedule A – Swimming Pool Rates of the Parks, Recreation and Culture Fees Imposition Bylaw No. 1553, 2014 is revised in accordance with the attached Revision Schedule, which incorporates parts of Parks, Recreation and Culture Fees Bylaw No. 1535, 2014 omitted in error during adoption of the succeeding bylaw, corrects a discrepancy regarding the price of Semi-Private Lessons, and adds clarity to how the calculation of the price for Semi-Private Lessons shall be calculated.

READ a FIRST time this \_\_\_ day of \_\_\_\_, 2015.

READ a SECOND time this \_\_\_ day of \_\_\_\_, 2015.

CERTIFIED as revised in accordance with Parks, Recreation and Culture Fees Imposition Bylaw Revision Bylaw No. 1575, 2015.

READ a THIRD time this \_\_\_ day of \_\_\_\_, 2015.

ADOPTED this \_\_\_ day of \_\_\_\_, 2015.

\_\_\_\_\_  
Certification by Corporate Officer

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer



**Swimming Pool Rates****Rate**

1. Public Swim – Adult (inc. GST)	
a. Per swim	\$ 3.75
b. 10 visit pass	\$ 33.75
c. 1 month pass	\$ 41.25
2. Public Swim – Senior / Youth (inc. GST)	
a. Per swim	\$ 3.50
b. 10 visit pass	\$ 31.50
c. 1 month pass	\$ 38.50
3. Public Swim – Preschool (inc. GST)	
a. Per swim	\$ 3.00
b. 10 visit pass	\$ 27.00
c. 1 month pass	\$ 33.00
4. Public Swim – Family (inc. GST)	
a. Per swim	\$ 9.00
b. 10 visit pass	\$ 79.50
c. 1 month pass	\$ 99.00
5. Fitness Class – Adult	
a. Per class	\$ 5.75
b. 10 visit pass	\$ 51.50
c. 1 month pass	\$ 55.00
6. Fitness Class – Senior / Youth (inc. GST)	
a. Per class	\$ 5.50
b. 10 visit pass	\$ 49.50
c. 1 month pass	\$ 52.50
7. Public Swim - Parent & 1 Preschool Child	
a. Per swim (inc. GST)	\$ 5.00
8. Toonie Swim Program (inc. GST)	\$ 2.00
9. Swim Lessons – ½ hr (inc. GST)	\$ 37.00/session
10. Swim Lessons – ¾ hr (inc. GST)	\$ 48.00/session
11. Private Lessons – ½ hr x 5 days (inc. GST)	\$ 75.00/session
12. Semi-Private Lessons (per person, max 3) – ½ hr x 5 days (inc. GST)	\$ 55.00/session
13. Pool Rentals – up to 50 swimmers	\$ 67.00/hour
14. Pool rentals – 50+ swimmers	\$ 91.50/hour
15. Swim Club	\$ 24.00/hour
16. School District	
- 1st Lifeguard	*
- 2nd Lifeguard	*
- 3rd Lifeguard	*
17. Licensed Not for Profit Preschool or Youth Organizations	
- 1st Lifeguard	\$ 17.00/hour
- 2nd Lifeguard	\$ 17.00/hour
- 3rd Lifeguard	\$ 17.00/hour

\* Fee based on incremental cost per Joint Use Agreement



**Regional District of North Okanagan  
Building Permit Detail Report for Jun 2015**

**For Area: Enderby**

Day:	Permit:	Owner:	Construction Location:	Builder:	Permit Desc: Units:	Value: Flr Area:	Cumulative TOTAL:
18	15-0215-END-BP \$777.00	FULLER, BENJAMIN	Lot 1, Plan KAP26742, Twp, Sec, D/L 150, 107 BRICKYARD RD Roll: 208 00560.005		SFD RENOVATION Unit 0	\$40,000.00 Sq.M.	\$40,000.00





# Regional District of North Okanagan Building Inspections Statistical Report for Jun 2015

Class:	Electoral Areas:		Armstrong		Enderby		Lumby		Spallumcheen						
	H Units:	Permits:	Value:	H Units:	Permits:	Value:	H Units:	Permits:	H Units:	Permits:	Value:				
Residential	15	30	\$5,970,750	5	4	\$1,157,451	0	1	\$40,000	0	2	\$24,159	2	4	\$815,000
Residential YTD	29	93	\$13,145,120	14	25	\$3,976,737	0	4	\$327,653	1	5	\$441,787	7	14	\$3,240,404
Commercial	0	1	\$150,000	0	2	\$11,200	0	0	\$0	0	1	\$21,860	0	0	\$0
Commercial YTD	0	11	\$850,650	1	7	\$444,200	0	0	\$0	0	2	\$22,860	0	0	\$0
Industrial	0	0	\$0	0	2	\$600	0	0	\$0	0	0	\$0	0	0	\$0
Industrial YTD	0	1	\$500	0	3	\$54,600	0	0	\$0	0	0	\$0	0	0	\$0
Public	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0
Public YTD	0	2	\$4,079,816	0	1	\$49,000	0	1	\$150,000	0	0	\$0	0	0	\$0
Agricultural	0	0	\$0	0	0	\$0	0	0	\$0	0	0	\$0	0	3	\$262,000
Agricultural YTD	0	3	\$123,000	0	0	\$0	0	0	\$0	0	0	\$0	0	9	\$1,376,800
<b>Tis for Month</b>	<b>15</b>	<b>31</b>	<b>\$6,120,750</b>	<b>5</b>	<b>8</b>	<b>\$1,169,251</b>	<b>0</b>	<b>1</b>	<b>\$40,000</b>	<b>0</b>	<b>3</b>	<b>\$46,019</b>	<b>2</b>	<b>7</b>	<b>\$1,077,000</b>
<b>Same Month Prev Yr</b>	<b>5</b>	<b>13</b>	<b>\$2,695,500</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>1</b>	<b>\$80,000</b>	<b>1</b>	<b>1</b>	<b>\$0</b>
<b>Yr to Date</b>	<b>29</b>	<b>110</b>	<b>\$18,199,086</b>	<b>15</b>	<b>36</b>	<b>\$4,524,537</b>	<b>0</b>	<b>5</b>	<b>\$477,653</b>	<b>1</b>	<b>7</b>	<b>\$464,647</b>	<b>7</b>	<b>23</b>	<b>\$4,617,204</b>
<b>Last Yr to Date</b>	<b>24</b>	<b>61</b>	<b>\$9,602,280</b>	<b>5</b>	<b>15</b>	<b>\$1,694,000</b>	<b>1</b>	<b>4</b>	<b>\$486,000</b>	<b>4</b>	<b>8</b>	<b>\$971,070</b>	<b>8</b>	<b>20</b>	<b>\$2,464,065</b>

### Totals for all Areas:

Building Permits Report	Page 1 of 1	
Printed: 7/14/2015		
Year To Date	Units	Permits
Last Year To Date	52	181
	42	108
	\$28,283,126.46	\$15,217,415.00



Agenda

**THE CORPORATION OF THE CITY OF ENDERBY**

**MEMO**

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: June 30, 2015  
Subject: Kevin Walters Wastewater Treatment Level II certification

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**RECOMMENDATION**

THAT Council receives and files this memorandum.

**BACKGROUND**

Management is pleased to advise Council that City of Enderby Systems Operator, Kevin Walters, has recently obtained his Wastewater Treatment Level II from the Environmental Operators Certification Program (EOCP). Mr. Walters successfully challenged the test without taking the associated coursework, resulting in savings and productivity gains for the municipality.

A Wastewater Treatment Operator Level II addresses tasks associated with: the flow and processing of wastewater and finished effluent; monitoring critical infrastructure; interpreting test results to determine processing requirements; collecting samples and performing routine laboratory analyses, performing plant maintenance duties, and providing recommendations to supervisory personnel on operational matters.

Prior to writing the examination, Kevin had to complete 5,400 operating hours working in a wastewater collection system.

The City's wastewater treatment system was recently re-classified to Class II. By obtaining his Wastewater Treatment Level II, the City now has a staff member who has the corresponding certification level, which is a requirement under Section 47 of the Municipal Wastewater Regulation.

Respectfully submitted,



Tate Bengtson  
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY

MEMO

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: July 13, 2015  
Subject: Tolko Forest Stewardship Plan Amendment Referral

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**RECOMMENDATION**

THAT Council identifies comments, if any, that it wishes to submit to Tolko Industries Ltd. with respect to Forest Service Plan Development Referral #15-FN-01 for Tolko Okanagan Woodlands.

**ALTERNATE RECOMMENDATION**

THAT Council requests from Tolko Industries Ltd. copies of terrain stability, watershed, and hydrological assessments for the development areas described in Forest Service Plan Development Referral #15-FN-01 for Tolko Okanagan Woodlands;

AND THAT, in the event that Tolko is not able to disclose the assessments in full, Council requests that Tolko provide a summary of hazards and mitigation recommendations contained in those documents.

**BACKGROUND**

Attached is a copy of Tolko's Forest Stewardship Plan ("the FSP") Development Referral #15-FN-01 for Tolko Okanagan Watersheds. A map showing new cutblocks in or near to our community watershed is attached (the full map is too large for inclusion in the agenda package but will be displayed at the Council meeting). New cutblocks are shown in bright yellow with a bold black line. New roads are shown as a blue line. A new cutblock is proposed for within the Brash Creek watershed area, where the City of Enderby has a decommissioned water intake but maintains a water license. The Brash Creek watershed does ultimately feed into the Shuswap River, which is integral to the City's water supply.

Tolko, as holder of a license to harvest timber, has an FSP which is approved by the Minister. Tolko is required to be compliant with its FSP. The FSP includes a map and strategies to achieve the objectives set by government under the Forest Planning and Practices Regulation ("the Regulation"). The objectives relate to soils, timber, wildlife, riparian areas, community watersheds, biodiversity, visual impact, and cultural heritage resources. The FSP sets strategies with respect to soil disturbance limits, protecting habitat and biodiversity, protecting community watersheds, and so forth. The licensee must make the FSP and any amendments

thereto publicly available for review and comment, and must consider any comments that are relevant to the FSP prior to adoption or further amendment. The licensee submits to the Minister a copy of each written comment and a description of any changes made to the plan as a result of such comments.

In addition to enforcement and compliance monitoring by the Ministry of Forests, Lands, and Natural Resource Operations, Tolko is also subject to complaint and auditing procedures by the Forest Practices Board (a Cabinet-appointed board independent of any Ministry) and participates in the Okanagan Sustainable Forest Management Plan, a Canadian Standards Association-certified plan which requires annual monitoring and evaluation.

While Council is not obliged to provide comments regarding Forest Service Plan Development Referral #15-FN-01, it may do so either in the form of general comments on the information provided thus far or it may request further information from Tolko prior to comment. In the event that Council requests further information, Staff recommends that any available terrain stability, hydrological, and community watershed assessments for the development areas may be of assistance. Council should note that Tolko may not be able to disclose all requested materials in full; given this, Staff recommends that Council alternatively request that Tolko provide a summary of the hazard analysis and risk mitigation recommendations contained in the assessments.

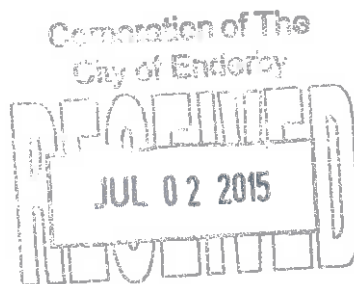
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tate Bengtson', written over a faint rectangular stamp.

Tate Bengtson  
Chief Administrative Officer



Barry Gagnon  
City of Enderby  
PO Box 400  
Enderby, BC V0E 1V0



June 26, 2015

Attention: Barry Gagnon,

**RE: FSP Development Referral (# 15-FN-01) for Tolko Okanagan Woodlands**

The attached map is being sent to you as part of our information sharing referral process of our Forest Stewardship Plan (FSP). At this time we are adding new cutblocks and roads to our FSP. We request that you review the "New Cutblocks and Roads" on the attached map, within the **Community Watershed**, for overlaps with any water related resources and contact us to discuss any such overlap(s). Community Watershed boundaries are shown on the attached map. For more information you will also find our current FSP and maps on the internet at

<http://tolko.com/responsibility/certification-stewardship/okanagan-woodlands>

The review period for this referral is from June 26, 2015 to August 24, 2015.

Our intention is to work collaboratively with you to ensure consideration of any watershed issues that may be associated with our planned new cutblocks and roads. This referral also serves to notify you of our intentions to harvest timber and construct roads as outlined on the map. To this end we request your participation as noted above within the upcoming 60 days. After this date we intend to proceed with development of these cutblocks and roads and to obtain Cutting Permit and Road Permit authorities.

Any comments must be received by the above noted date. Comments may be sent via email to the contacts posted on the bottom of the web page or to the undersigned.

Yours Truly,

Tolko Industries Ltd.  
Southern Interior Woodlands

Harold Waters, RPF  
Operations Forester, Planning  
[harold.waters@tolko.com](mailto:harold.waters@tolko.com)

### Legend:

#### Base Features

- Agreement Holder Operating Area
- Non Agreement Holder Operating Area
- New Forest Development Unit
- Existing Forest Development Unit
- Private Land
- Indian Reserves
- Parks and Protected Areas
- Woodlot Areas
- Community Withdrawal
- Ditch Old Growth Management Areas
- Added Old Growth Management Areas
- Deleted Old Growth Management Areas
- 100m Contours
- Recreation Sites (Camp | Trail)
- Recreation Trails from FPC
- Regionally Significant Trail Corridors (Cat. A)
- Regionally Significant Trail Corridors (Cat. B)

#### Water Features

- Lakes
- Wetlands
- Intermittent Streams
- Streams

#### Public Utilities

- Transmission Lines
- Pipelines (Oil or Gas)
- Railway

#### Range Features

- Range Fences
- Cattle Guard / Gate
- Range Turf
- Range Feature

#### Road Features

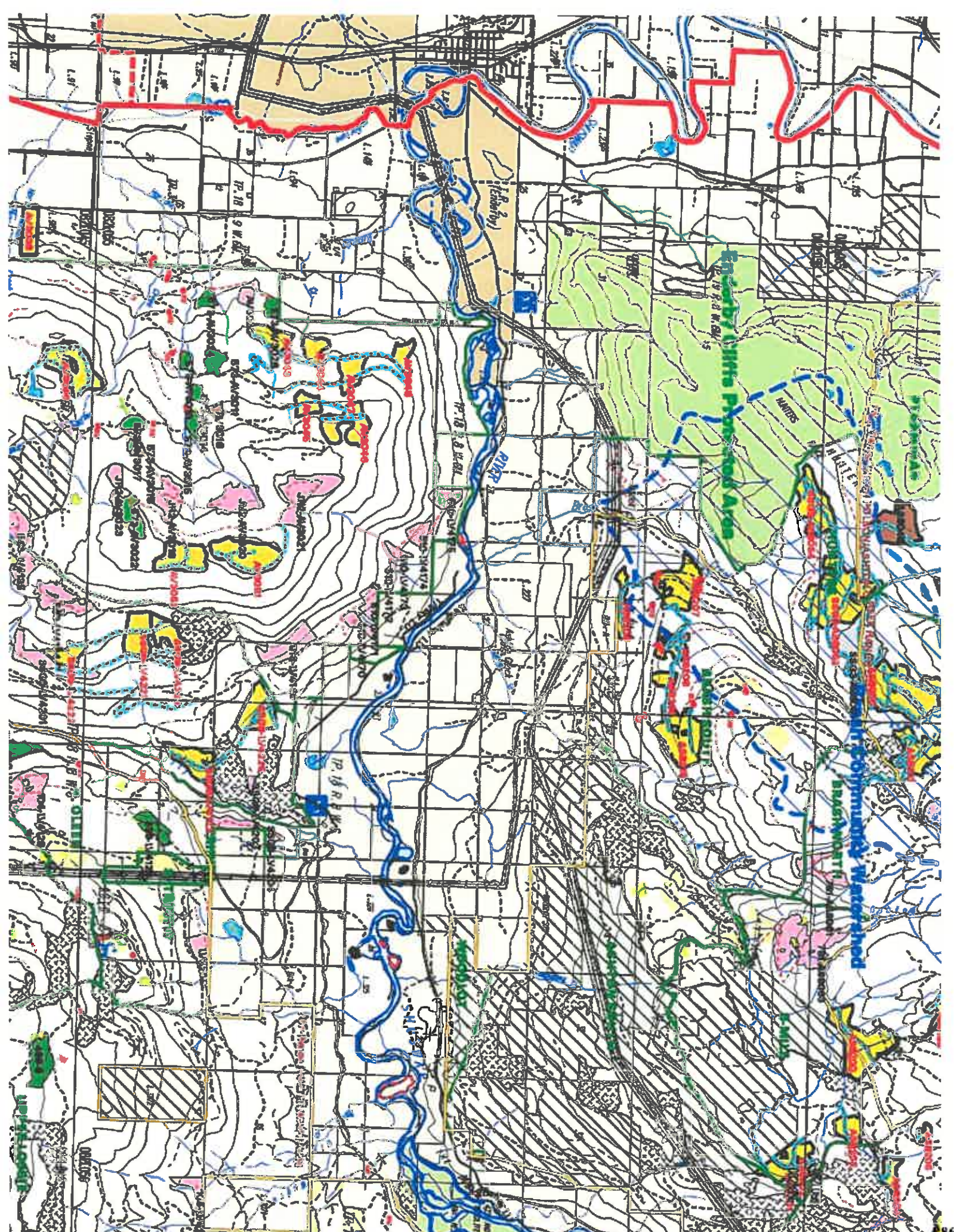
- FSP Roads
- Declared Roads
- New Roads
- Previously Referred (> 3 yrs. No Comment)
- Existing Road
- Highway
- Secondary Road
- Trail
- Existing Bridge
- KM Marker
- Road Names
- Bear Walk

#### Harvest Areas

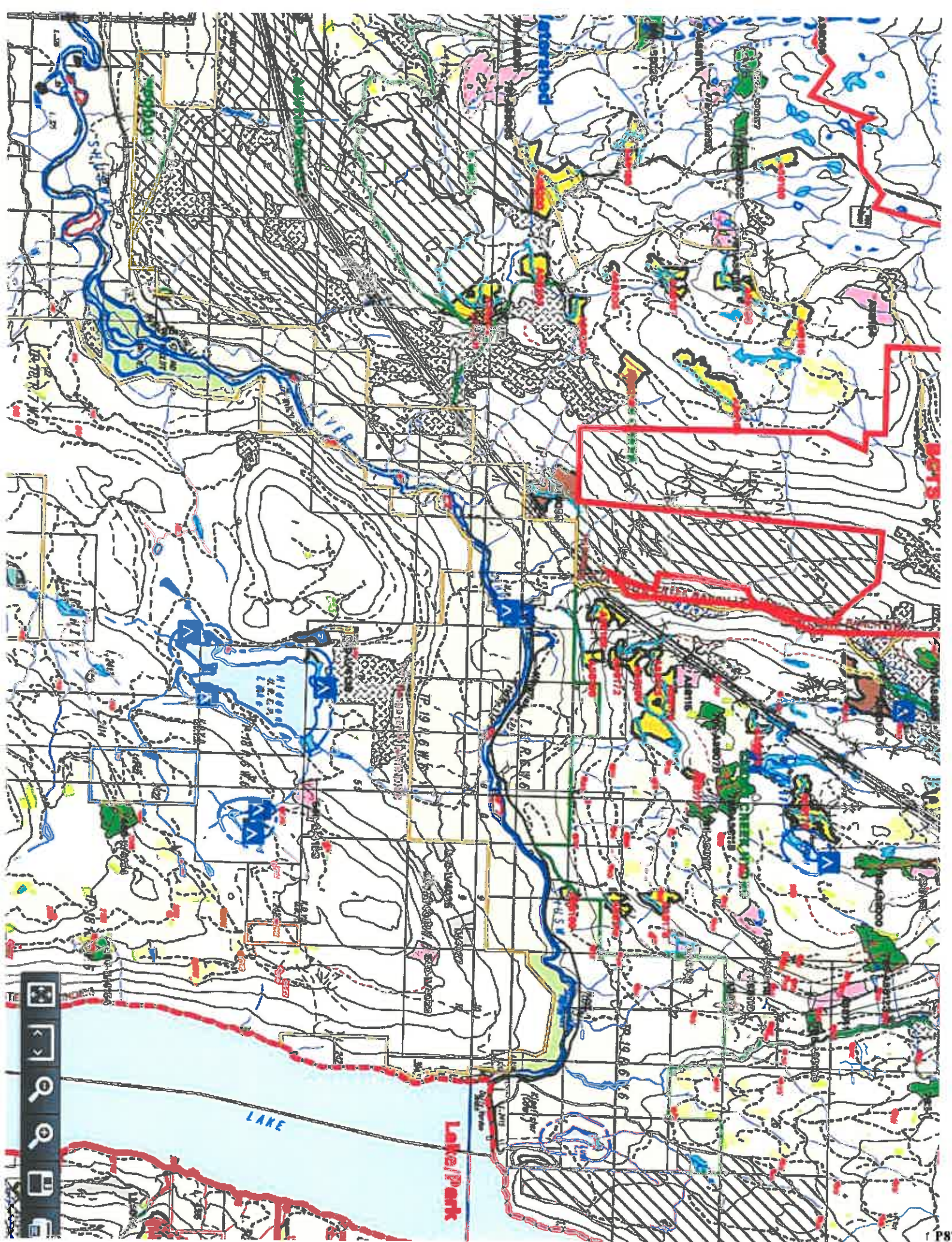
- CP Approved Cutock
- Declared Area (Cutock)
- FSP Blocks
- Constrained Cutock
- Non-Greened Up Blocks (< 2m)
- Greened Up Blocks (> 2m)
- Wildlife Tree Patch
- Enhanced Riparian Reserve
- New Cutock
- Previously Referred (> 3 yrs. No Comment)

IB →











Agenda

Corporation of The  
City of Enderby



July 6<sup>th</sup> 2015

Mayor Greg McCune

Enderby Mayor & Council Award

Enderby City Hall

PO Box 400

Enderby, BC V0E 1V0

Dear Mayor Greg McCune,

It is with heartfelt gratitude that I thank you for your generous donation of 500 dollars towards my further education plans. I am deeply appreciative to be the recipient of the *Enderby Mayor & Council Award*. By receiving your generous support to pursue my career in Social Work, I am able to achieve my goals beginning with Okanagan College this September 2015. Donors such as yourself are what make the dreams of small-town kids such as myself attainable. Thank you so very much for your support of my life's pursuits.

I have already paid my acceptance fees, and am now in the process of finalizing this year's courses. All my fees must be paid by August at the latest, and with your generous donation I am able to lessen my financial burden. This is just the beginning on my journey to receiving my Bachelor's Degree in Social Work. I am so very excited to get started with this new chapter in my life. Thanks to your kind support and donation my stepping stones to my future are being set in place. The support I've received has made my confidence soar, and with this soaring feeling I hope to pass on this sense of encouragement to others.

I'd like to offer my sincerest thanks one last time, for your generosity will truly do more than just monetary significance. I so look forward to writing "recipient of the Enderby Mayor & Council Award" on all of my transcripts from here on, and remembering all of the beautiful people who helped me on my way.

Sincerest regards,

All my best,

Celine Posynick

Agenda

THE CORPORATION OF THE CITY OF ENDERBY

MEMO

To: Tate Bengtson, Chief Administrative Officer
From: Kurt Inglis, Assistant Corporate Officer and Planning Assistant
Date: July 14, 2015
Subject: Street Names Policy Amendment

RECOMMENDATION

THAT Council amends the Street Names Policy to state:

THAT preference be given to heritage names when selecting names for new streets in the City of Enderby, based upon the attached list of heritage street names (Schedule "1") or something mutually agreed upon with City of Enderby.

AND THAT Council adds the attached list of heritage street names as a Schedule to the Street Names Policy

BACKGROUND

The City of Enderby's Street Naming Policy currently states:

THAT preference is to be given to heritage names when selecting names for new streets in the City of Enderby.

This Policy provides developers with flexibility when choosing street names, while still articulating that the City of Enderby values the consideration of heritage names.

In 1996, the Enderby & District Museum Society developed a list of suggested street names with heritage value which was advanced to the Enderby & District Heritage Commission. In the past, this list was informally provided to developers for consideration in the naming of streets in their development.

At the June 5, 2015 Heritage Commission meeting, the Commission discussed the need to strengthen the existing Street Naming Policy by integrating the 1996 list of suggested heritage street names directly into the policy. At the following July 10, 2015 Heritage Commission meeting, the Commission passed a resolution recommending that Enderby City Council amend its Street Naming Policy to give preference to heritage street names based upon the list of heritage street names developed in 1996, or something mutually agreed to with City of Enderby.

By including the list of suggested road names as a reference document to the City's Street Naming Policy, it will:



- Strengthen the Street Naming Policy by providing suggestions for street names which have heritage value;
- Ensure that the list of suggested heritage street names is formally used into the future as it would be directly embedded within policy; and
- Help to ensure that street names with heritage value are duly considered by developers while at the same time providing a level of flexibility for developers to name streets within their developments as they see fit.

Respectfully Submitted,



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Kurt Inglis

Assistant Corporate Officer and Planning Assistant

Policy Title	Street Names
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Effective Date:	Adopted by:	Replaces:  Street Names Policy (February 19, 1996)
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**PURPOSE:** To provide guidance for the naming of streets within the City of Enderby.

**POLICY:** THAT preference be given to heritage names when selecting names for new streets in the City of Enderby, based upon the attached list of heritage street names (Schedule "1") or something mutually agreed upon with City of Enderby Staff.

**SCHEDULE "1"**

**City of Enderby Street Names Policy**

Suggested Road Names  
City of Enderby

- Bailey** Robert Bailey arrived with his family in Enderby, 1887. He was town constable and foreman of the city waterworks from its incorporation until 1929. One of Enderby's foremost town characters, he was personally responsible for ringing the curfew bell and greeting the train each day.
- Bell** George Bell built Enderby Trading Company, 1890, and the Bell Block (Cliff, between Maud and Belvedere) 1906. He was the first Mayor of Enderby, 1905-1910, and later became Member of the Legislature from Victoria, 1920-1928. Active in the Enderby Methodist Church.
- Carlson** Ben Carlson was born in Enderby; involved in the schools as a teacher and school trustee. Active in United Church, City Band, Swingsters, Fraternal societies, Legion.
- Coltart** Richard Coltart owned a dairy farm on Gunter Ellison Road, 1904-1939. Mayor of Enderby 1915-1917; member of City Council 1917-22. Active in the formation of creamery and NOCA, Fraternal societies, United Church, politics.
- Coulter** Ed Coulter owned Coulter's General Store, next to the bridge, 1936-1966. Active in the Board of Trade and curling.
- Dill** Ed and Art Dill owned Dill Brothers, general merchants and clothing, from 1913-1938. Ed member of city council 1924-1938; active in curling.
- Duncan** William and Gordon Duncan born in Enderby; worked in Enderby Trading Co; partnership in Duncan Bros grocery and general merchants 1920-1940s. Gordon member of city council 1925-1939; active in hockey, baseball, city band, hospital board.
- Farmer** Percy Farmer was accountant for Okanagan Sawmills, 1915-1921 and manager for B.J. Carney Pole, 1924-1965. Police Magistrate for Enderby 1946-1969. Member of city council 1924-1938. Active on hospital board. Son Pat was postmaster 1947-1977, member of City Council; wife Joy was active in Cancer Society, Hospital Auxillary, fraternal societies.
- Fulton** Andrew Fulton established a hardware store in 1904-1920, specializing in the tinsmith and plumbing business. In 1911 he built the present hardware store building on Cliff. He operated the brickyard 1920-1923. Active on the school board.

- Gardner** John Gardner established a landscaping business in Enderby, 1915-1925, selling bulbs and seeds. Son R.W. involved in the forest industry as contractor.
- Hawkins** Charles Hawkins was a carpenter in Enderby, 1907-1944. Mayor of Enderby, 1925-1944, member of City Council 1942-1944. Active on the hospital board for 21 years, school trustee for 4 years, United Church organist.
- Hutchison** William Hutchison operated a blacksmith shop in Enderby, 1895-1932; member of City Council. Son Russell owned blacksmith shop, 1932-1948.
- Keith** Dr. Keith was a "horse and buggy" doctor in Enderby, 1905-1933.
- Lambly** Robert and Thomas Lambly pre-empted 160 acres on the Spallumcheen River in 1876 and later divided it into city lots. They built the first warehouse and boat landing, the first frame house, the Lambly and Enderby Hotel. Active in church, horse racing, health care.
- Lantz** Locke Lantz was involved in the forest industry 1909-1944; he was a logging contractor for A.R. Rogers Lumber Co, manager for Clarke and Elliot, and finally owned his own sawmill and poleyard in Enderby
- MacPherson** Eleanor MacPherson was the mail lady for RR #1 with her team and wagon, 1914-1934. Active on farm, in Sunday School for United Church. Husband Albert owned Undertaking business in Enderby, 1913-1938. Son John delivered milk for Enderby Creamery and NOCA. Grandson Don owned Interior Motors; Member of City Council; active as Fire Chief.
- McLeod** G.L. McLeod owned McLeod's Garage in Enderby, 1940s and 1950s. First Member of Parliament from the City of Enderby (and only Social Credit), 1953-1958; Member of the Legislature from Enderby 1963-1965. Sons Wayne and Dean owned McLeod's Insurance; Mayors and members of City Council over a number of years.
- McMahon** George Ernie McMahon came to Enderby with his family in 1904; worked in Fulton's Hardware, 1911-1920; MacMahon/Mack Hardware, 1920-1929; McMahon Hardware until 1950. Alderman 1928-1944; Mayor 1944-1946. Active in fraternal societies, curling, conservative party.
- Moffet** F.V. Moffet was manager of Columbia Flouring Mills, 1904-1914. "Moffet's Flour" was sold in B.C. and the Orient; the Moffet house was the social centre of Enderby.

- Murphy** Paddy Murphy owned the King Edward Hotel, 1905-1945 with his brother Jim. Famous for his thoroughbred race horses and his willingness to share a dime. Also owned hotels in Vernon and Revelstoke.
- Peel** Robert Peel worked as accountant and partner for Enderby Trading Co, 1898-1929. Member of City Council 1917, 1923; school board trustee. Son Ted was an accountant and owned a number of businesses; member of City Council; active in Anglican Church, Fraternal Societies. Wife Gertrude was a news reporter and active in the Hospital Auxiliary, Cancer Society, IODE, Queens, Fraternal Societies.
- Pritchard** John Pritchard was born in the area, operated Pritchard Motors 1942-1959. School bus driver 1939-1977; Active in Lions Club, hospital board, fire department.
- Reeves** Art Reeves owned Enderby's drug store, 1907-1945. Brother Chris had insurance business 1920-1952; active on hospital board.
- Roberts** Sam Roberts arrived in Enderby 1911; farmed and worked as a butcher. Son Alex farms and works for Mountain View Electric, active in Anglican Church; son Robert works for City of Enderby, active in Lions Club.
- Ruttan** John Ruttan was a building contractor, responsible for Fortune School and the Drill Hall. Mayor 1911-1913, Member of City Council, 1910.
- Sparrow** Ted Sparrow moved to Enderby with family in 1908; operated Palace Livery. Son Ed Sparrow owned Sparrow's Drug Store, 1945-1969. Active in hockey and curling. Sons George and Rod active in hockey & baseball.
- Speers** Sid Speers operated Speers Department Store, 1913-1975. Active in curling, hockey, fraternal societies.
- Sutherland** John Sutherland started Sutherland's Bakery, 1907-1910. Son Jim Sutherland opened the Sutherland Bakery, 1932-1972. Member of City Council 1946-1948.
- Woods** William Woods moved to Enderby in 1895 to manage Enderby Trading Co; had a partnership in store until 1931. Active in city band, hockey, baseball. Wife Alice active in United Church and hospital.

Hassard