

**REGULAR MEETING OF COUNCIL  
AGENDA**

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**DATE:** Monday, October 21, 2019  
**TIME:** 4:30 p.m.  
**LOCATION:** Council Chambers, Enderby City Hall

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**1. APPROVAL OF AGENDA**

**2. ADOPTION OF MINUTES**

Regular Meeting Minutes of October 7, 2019 P1

Public Hearing Report of October 7, 2019 P6

**3. DEVELOPMENT MATTERS**

0006-19-OR-END (Korberg) P7

Legal: Lot 2 District Lot 150 Kamloops (Formerly Osoyoos) Division Yale District  
Plan: 15492  
Address: 171 Brickyard Road, Enderby BC  
Applicant: Kerry Korberg

City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw  
No. 1686, 2019 P27

*1<sup>st</sup> and 2<sup>nd</sup> readings*

City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1687, 2019 P28

*1<sup>st</sup> and 2<sup>nd</sup> readings*

**4. BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS**

**5. BYLAWS**

City of Enderby 2020-2023 Tax Exemption Bylaw No. 1685, 2019 P30  
*Adoption*

**6. REPORTS**

Mayor and Council

**Verbal**

Area F Director

**Verbal**

RDNO Building Permit Summary for September 2019

**P33**

**7. NEW BUSINESS**

Fire Training Centre Grant Application Support

**P34**

Memo prepared by Chief Administrative Officer dated October 16, 2019

2019 UBCM Convention

**P36**

Correspondence dated September 30, 2019

Corporation of the Village of Pouce Coupe

**P37**

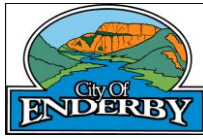
Correspondence dated October 10, 2019

**8. PUBLIC QUESTION PERIOD**

**9. CLOSED MEETING RESOLUTION**

Closed to the public, pursuant to Section 90 (1) (e) and 90 (2) (b) of the *Community Charter*

**10. ADJOURNMENT**



## THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Monday, October 7, 2019 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

Staff: Chief Administrative Officer – Tate Bengtson  
Chief Financial Officer – Jen Bellamy  
Planner and Deputy Corporate Officer – Kurt Inglis  
Clerk Secretary – Laurel Grimm

Other: The Press and Public

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### **APPROVAL OF AGENDA**

Moved by Councillor Case, seconded by Councillor Baird  
*“THAT the October 7, 2019 Council Meeting agenda be approved as circulated.”*

CARRIED

### **ADOPTION OF MINUTES**

Regular Meeting Minutes of September 3, 2019  
Moved by Councillor Shishido, seconded by Councillor Baird  
*“THAT the September 3, 2019 Council Meeting minutes be adopted as circulated.”*

CARRIED

Regular Meeting Minutes of September 16, 2019  
Moved by Councillor Shishido, seconded by Councillor Baird  
*“THAT the September 16, 2019 Council Meeting minutes be adopted as circulated.”*

CARRIED

### **PUBLIC AND STATUTORY HEARINGS**

*Councillor Case and Councillor Baird declared a conflict of interest and left the room (4:32 p.m.)*

0004-19-ZTA-END (Morris)

Legal: Lot A Section 27 Township 18 Range 9 W6M Kamloops Division Yale District Plan 27938  
Plan: KAP59880 (Except Plan 65977)  
Address: 145 Gunter Ellison Road, Enderby BC  
Applicant: Eric and Cherie Morris

The regular meeting gave way to a public hearing at 4:33 p.m.

The regular meeting re-convened at 4:35 p.m.

**PETITIONS AND DELEGATIONS**

None

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

None

**BYLAWS**

City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1684, 2019

Moved by Councillor Schreiner, seconded by Councillor Shishido

*“THAT the City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1684, 2019 be given third reading and adoption.”*

CARRIED

*Councillor Case and Councillor Baird returned to the room (4:36 p.m.)*

City of Enderby 2020-2023 Tax Exemption Bylaw No. 1685, 2019

Moved by Councillor Schreiner, seconded by Councillor Davyduke

*“THAT the City of Enderby 2020-2023 Tax Exemption Bylaw No. 1685, 2019 be given first, second and third readings.”*

CARRIED

**REPORTS**

Mayor and Council Reports

Councillor Baird

- Councillor Baird attended the BC Rivers Day clean up at Belvedere Park. There was less participation this year than in previous years.



- Attended the Royal Canadian Legion Branch #98 Meat Draw and Splatsin Golf Tournament.
- Okanagan Regional Library (ORL) Board Meeting.
  - o 166 Children attended the “Royalty Reading”. ORL to allow Library’s to come up with their own policies regarding programs.
- Attended the Rail Trail meeting. There are some concerns over the grade, foreshore docks without leases, and parking. The District of Sicamous was endorsed as a Trail Head. Anticipated use exceeding 40,000 people on a busy day.
- Attended the Ministry of Education meeting and requested information on how statistics are gathered and if they are planning to update their numbers. Discussion on Grade 9’s currently located at M.V. Beattie. School District No. 83 Board meeting will be held on Thursday, October 10, 2019.
- Emergency Program Evacuation Route planning meeting was very informative and interesting.
- For strata complexes, the strata council is responsible for evacuating residents in the event that there is a community or neighbourhood evacuation. The Chief Administrative Officer advised that he was aware of this requirement for institutional occupancies, but it was his understanding that residents in a strata are responsible for self-evacuation in the same way as any other resident, although a strata may have other code requirements depending on the building.

#### Councillor Knust

- Attended the Interagency meeting.
  - o Food Bank presentation. 200 families in Enderby currently access this program.
- Community Response Network meeting.
  - o Vulnerable seniors.
  - o Constable Ivany gave a presentation and overview on Enderby and Area. Nexus and Work BC were in attendance. Discussions around children on the internet, partnering with local high schools, how different people use drugs and their reactions to it.

#### Councillor Case

Previously discussed in Committee of the Whole.

#### Councillor Schreiner

Previously discussed in Committee of the Whole.

#### Councillor Davyduke

Previously discussed in Committee of the Whole.

#### Councillor Shishido

Previously discussed in Committee of the Whole.

#### Mayor McCune

- HousingHub can be used as a resource for communities seeking to partner with BC Housing to build affordable housing.
- Health and Addictions announced \$25,000 available for poverty reduction initiatives.
- Discussion on Ministry meetings at UBCM.

#### Chief Administrative Officer

- Attended the BC Rivers Day clean up event.

**NEW BUSINESS****Ride Sharing Resolution UBCM Endorsement**

Moved by Councillor Schreiner, seconded by Councillor Case  
*“THAT Council receives and files the 2019 UBCM Annual Convention Resolutions Decisions and this memorandum.”*

CARRIED

**2020-22 Residential Refuse Pickup Contract**

Moved by Councillor Case, seconded by Councillor Shishido  
*“THAT Council award the Residential Refuse Collection Contract for 2020-2022 to Tip-It Waste Solutions;*

*AND THAT the Mayor and Corporate Officer be authorized to execute the contract on behalf of the City of Enderby.”*

CARRIED

Councillor Schreiner raised the question of refuse pick-up being changed to bi-weekly in an effort to reduce consumption. The Chief Administrative Officer stated that the City of Salmon Arm has gone live with an Organics Collection program allowing them to switch to bi-weekly refuse collection. He suggested that, without a supplementary program such as organics collection, switching to bi-weekly collection may introduce other issues. Staff to monitor neighbouring communities. Councillor Knust raised concerns over a growth in rodent populations where organics are collected separately at longer intervals.

**Jaws Equipment Purchase**

Moved by Councillor Baird, seconded by Councillor Davyduke  
*“THAT Council approves the purchase of new JAWS equipment for the Fire Department of up to \$58,000;*

*AND THAT Staff send a letter of appreciation to the Fire Rescue Society for its fundraising efforts.”*

CARRIED

**Promotional Merchandise Quote and Recommendation for Direction**

Moved by Councillor Knust, seconded by Councillor Shishido  
*“THAT Council receives and files this memorandum.”*

CARRIED

Council directed staff that they also wish to purchase polo shirts and other clothing that features a branded look to be worn at conferences and events. Council expressed interest in branded dog fecal matter bags and reusable bags. Discussion on a rebranding initiative for Enderby before proceeding with the purchase of branded merchandise. Defer purchasing until after the Strategic Planning meeting where Council will decide on the next step.

**PUBLIC QUESTION PERIOD**

Barry Fawcett, *Memorial Terrace*, gave an update on Memorial Terrace. This facility currently has a good fire plan in place. Would like to extend appreciation for all of Staff’s help, especially the Fire Chief. Council will be receiving an invitation to the grand opening.

Brooke Hovey, *Okanagan Advertiser*, asked for clarification that Area F will not be providing funding for its portion of the 2020 property taxes for the Okanagan Regional Library’s Enderby branch. The Area F Director confirmed that they will not be contributing their portion.

**CLOSED MEETING RESOLUTION**

Moved by Councillor Shishido, seconded by Councillor Schreiner (5:11 p.m.)  
“That, pursuant to Section 92 of the Community Charter, the regular meeting convene In-Camera to deal with matters deemed closed to the public in accordance with Section 90 (1) (k) and (e) of the Community Charter.”

CARRIED

**ADJOURNMENT**

Moved by Councillor Shishido, seconded by Councillor Davyduke  
“That the regular meeting of October 7, 2019 adjourn at 6:16 p.m.”

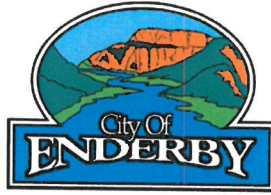
CARRIED

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MAYOR

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CORPORATE OFFICER



Agenda

## THE CORPORATION OF THE CITY OF ENDERBY

Report of a **Public Hearing** held on October 7, 2019 at 4:33 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 Shawn Shishido
- Councillor Brian Schreiner

Chief Administrative Officer – Tate Bengtson  
Chief Financial Officer – Jennifer Bellamy  
Planner and Deputy Corporate Officer – Kurt Inglis  
Clerk Secretary – Laurel Grimm  
The Press and Public

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Mayor McCune read the rules of procedure for the public hearings and introduced the following Temporary Use Permit:

0004-19-ZTA-END (Morris)

Legal: Lot A, Section 27, Township 18, Range 9. West of the 6<sup>th</sup> Meridian  
Kamloops, Kamloops Division Yale District  
Plan: 27938  
Address: 145 Gunter Ellison Road, Enderby BC  
Applicant: Eric Morris

The Planner provided an overview of the background information related to the application and the floor was opened to comments from the public.

There were no comments from the public.

There were no written submissions.

There were three calls for additional representations from the public.

Hearing none, Mayor McCune made the closing statement and declared the Public Hearing closed at 4:35 p.m.

Pursuant to Section 465 (6) of the *Local Government Act*, I, Tate Bengtson, Corporate Officer, hereby certify this to be a fair and accurate report of the Public Hearing held on October 7, 2019.

Signature

October 17/2019

Date

Agenda

**CITY OF ENDERBY**  
**OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION**

File No: 0006-19-OR-END

October 17, 2019

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**APPLICANT:** Kerry Korberg

**OWNER(S):** George Weighill and Tracy Wilson

**LEGAL DESCRIPTION:** LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 15492

**PID #:** 008-818-231

**LOCATION:** 171 Brickyard Road, Enderby BC

**PROPERTY SIZE:** 0.19 hectares (0.4695 acres/1,900 square meters)

**PRESENT ZONING:** Residential Single Family (R.1)

**PROPOSED ZONING:** Residential Multi-Family Medium Intensity (R.3)

**PRESENT O.C.P. DESIGNATION:** Residential Low Density

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

**PROPOSED USE:** Adult retirement housing development involving 11 strata units

**RECOMMENDATION:**

THAT Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1686, 2019 which proposes to change the future land use designation of the property legally described as LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 15492, and located at 171 Brickyard Road, Enderby BC from Residential Low Density to Residential Medium Density be given First Reading;

AND THAT after First Reading of the Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1686, 2019 and in accordance with Section 477 of the Local Government Act, Bylaw No. 1686 be considered in conjunction with the City's Financial Plan and Regional Solid Waste Management Plan;

AND THAT after considering the Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1686, 2019 in conjunction with the City's Financial Plan and Regional Solid Waste Management Plan, Bylaw No. 1686 be given Second Reading and forwarded to a Public Hearing;

AND THAT the referral process which requests that various authorities and organizations review the amendments proposed by the Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1686, 2019 as outlined in this Staff Report, be considered appropriate consultation for the purposes of Sections 475 and 476 of the Local Government Act;

AND THAT Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1687, 2019 which proposes to rezone the property legally described as LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 15492, and located at 171 Brickyard Road, Enderby BC from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone be given First and Second Reading and forwarded to a Public Hearing;

AND THAT, should Council wish to adopt Bylaw No. 1686 and Bylaw No. 1687, Council directs Staff to send correspondence to the applicant advising them of the Fire Chief and Public Works Manager's comments.

#### **BACKGROUND:**

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 171 Brickyard Road. The applicants are proposing to rezone the property from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone and to change the Official Community Plan designation of the property from Residential Low Density to Residential Medium Density. The purpose of the application is to facilitate an adult retirement housing development involving 11 strata units.

#### Site Context

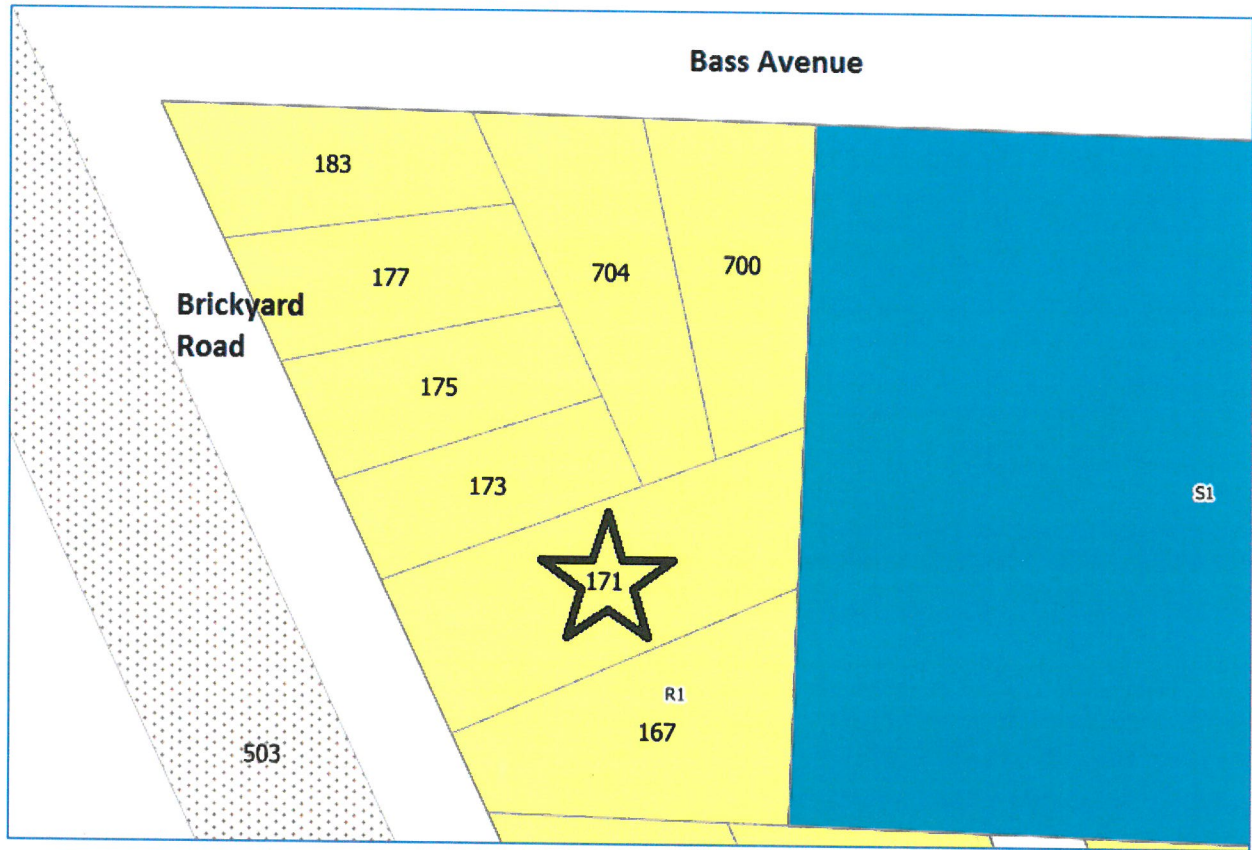
The 1,900 m<sup>2</sup> (0.4695 acre) subject property is located on the east side of Brickyard Road. A single family dwelling, built in 1901, is located in the southwest corner of the property while an accessory residential building is located along the northern property boundary. The property is flat and access is gained via a gravelled driveway off of Brickyard Road. The rear of the property is adjacent to the AL Fortune High School field.

The zoning and OCP designations of the subject property and surrounding properties are as follows:

- Subject property - Zoned Residential Single Family (R.1) and designated in the Official Community Plan (OCP) as Residential Low Density
- North and south properties - Zoned Residential Single Family (R.1) and designated in the OCP as Residential Low Density
- Western property - Zoned Transportation Corridor (S.2) and designated in the OCP as Transportation Corridor
- Eastern property - Zoned Assembly, Civic and Public Service (S.1) and designated in the OCP as School Site



The following figure shows the zoning designations of the subject and surrounding properties:



**Figure 1: Zoning Map**

Yellow - Residential Single Family (R.1)  
Teal - Assembly, Civic and Public Service (S.1)  
Dotted - Transportation Corridor (S.2)

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



Figure 2: Orthophoto

The Proposal

The applicants are proposing to rezone the subject property from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone and to change the Official Community Plan designation of the property from Residential Low Density to Residential Medium Density. The purpose of the Joint Official Community Plan Amendment and Rezoning application is to facilitate an adult retirement housing development involving 11 strata units, spread amongst several separate buildings.

It should be noted that at this point in the development process the attached site plan (Schedule "A") is purely conceptual, and that if a rezoning application were to be approved, the applicant would not be tied to this proposed layout of the property. Although the applicant may intend to develop the property in accordance with the attached site plan, it is important to note that the property could develop in any



manner that is consistent with regulations of the Zoning Bylaw and respects any charges registered against the title of the property (Section 219 covenant, statutory building scheme, etc.).

**ZONING BYLAW:**

The subject property is zoned Residential Single Family (R.1) and uses permitted within this zone include:

- Accessory residential;
- Restricted agriculture;
- Single family dwellings;
- Secondary suites;
- Bed and breakfasts; and
- Civic and public service use.

Uses permitted within the proposed Residential Multi-Family Medium Intensity (R.3) zone include:

- Apartment and multi-family residential;
- Adult retirement housing;
- Four family dwellings;
- Three family dwellings;
- Two family dwellings;
- Single family dwellings
- Row housing;
- Accessory residential;
- Boarding, lodging or rooming houses;
- Convalescent, nursing and personal care homes;
- Restricted agricultural use;
- Secondary suites;
- Bed and breakfasts; and;
- Civic and public service use.

Section 604.11.b of the Zoning Bylaw states that the maximum permitted gross density for adult retirement housing, apartments or multi-family use shall not exceed sixty (60) units per hectare (24.28 units per acre). Given the property's area of 0.19 hectares, the maximum number of dwelling units permitted on the site is 11. However, given the density bonusing provisions of the Official Community Plan for seniors housing which enables 15% of the total allowable dwelling units to be permitted without being included in the density calculation, the maximum number of dwellings units on the site could be increased to 13.

**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.h - Council will utilize the development approval process, including Phased Development Agreements, to secure an adequate supply of quality affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.
- 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.h - Council will support infill and redevelopment within the community.
- Policy 8.3.i - Council will employ Smart Growth principles in future development.
- Policy 9.3.f - Council will develop a robust strategy to support infill, redevelopment, and brownfield reclamation that utilizes existing infrastructure, revitalizes the community, and enhances the use of underutilized lands.
- 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.f - Council will encourage infill, redevelopment and brownfield strategies that focus growth towards areas with existing infrastructure.
- 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, Chief Financial Officer, Building Inspector, Fire Chief, Manager of Regional Engineering Services, and the Ministry of Transportation and Infrastructure.

The following comments were received in response to the referral:

### Public Works Manager

*"The Developer will need to:*

- *demonstrate prior to Building Permit issuance or subdivision that the development can meet the required fire flows or otherwise make the necessary improvements to the water distribution system or reduce the fire flow requirements through mitigating measures on-site;*
- *demonstrate prior to Building Permit issuance or subdivision that the existing sanitary sewer collection system is adequate to meet the demands of the development or otherwise make the necessary improvements to the sanitary sewer collection system or provide a mitigating measure on-site; and*
- *demonstrate adequate off-street parking for residents and guests without conflicting with a road boulevard area that may be future sidewalk."*

### Fire Chief

*"I understand that the provided site plan is conceptual at this point, but the development must meet firefighting requirements with respect to exposures and lane access prior to the issuance of a Building Permit."*

### Chief Financial Officer

*"The proposal would not have any negative implications on our financial plan; however, the development would increase the assessed values of the property which would increase the City's tax base."*

### District Development Technician - Ministry of Transportation and Infrastructure

*"The Ministry has no issues or objections with the zoning from R.1 to R.3 for the property located at Lot 2, District Lot 150, K(Formerly Osoyoos) DYD, Plan 15492 (Civil address 171 Brickyard Road, Enderby, BC)."*

No other comments were received in response to the referral.

### **PLANNING ANALYSIS:**

The City of Enderby Planner raises no objections to the applicant's request to rezone the subject property from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone and to change the Official Community Plan designation of the property from Residential Low Density to Residential Medium Density, and upon consideration of input received at the Public Hearing, recommends that Council approve the subject application for the following reasons:

- The proposed development would facilitate infill development, which is a key element of Smart Growth development and is supported in the OCP, and provides the following community benefits:
  - More efficient use of land by increasing the ratio of improvement-to-land values;

- Reducing pressures related to greenfield development and boundary expansion which in turn facilitates urban containment and rural protection;
  - Focusing future growth within developed areas of the community in order to maximize the value of existing infrastructure; and
  - Adding residential capacity without encroaching upon rural or environmentally sensitive areas.
- Given the property's large lot area, it is a prime candidate for redevelopment to a more intensive residential use;
  - Although the subject property is located on the edge of a low density residential neighbourhood, the property is located in close proximity to the City's northern industrial park, AL Fortune High School, and Highway 97A, and thus the potential redevelopment of the property to a higher density residential use would not be a significant increase to the intensity of the broader neighbourhood;
  - Brickyard Road currently accommodates significant volumes of traffic to access the northeastern sector of the community, and it is not anticipated that the potential densities associated with the proposed development would result in any significant traffic concerns;
  - The portion of the Brickyard Road corridor fronting the property is straight with no significant sight line obstructions, therefore it is not anticipated that the proposed development would have any significant access issues;
  - The proposed development of the property to a more intensive residential land use would facilitate the provision of additional housing within the community, while potentially broadening the spectrum of housing choices, both of which are key elements of Smart Growth;
  - Given the orientation of the single family dwellings to the north and south of the subject property, coupled with the fact that there are no developments directly to the east or west, it is not anticipated that the proposed development would negatively impact the views of surrounding properties; and
  - Although there are concerns with the proposed layout of the development as it relates to the department's fire fighting capabilities and off-street parking, the site plan is purely conceptual at this stage in the development process and the applicant will be required to resolve the issues through the either the strata subdivision or Building Permit processes; should the application be approved and the associated bylaws be adopted, it is recommended that Council directs Staff to send correspondence to the applicant advising them of the Fire Chief and Public Works Manager's comments so that they can update their site plan prior to submitting a strata subdivision or Building Permit application.

## **SUMMARY**

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 171 Brickyard Road. The applicants are proposing to rezone the property from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone and to change the Official Community Plan designation of the property from Residential Low Density to Residential Medium Density. The purpose of the Joint Official Community Plan Amendment and Rezoning application is to facilitate an adult retirement housing development involving 11 strata units, although there could be a total of 13 units given the density bonusing provisions within the Official Community Plan.

The City of Enderby Planner is recommending that Council support the application.

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**Prepared By:**



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Kurt Inglis, MCIP, RPP  
Planner and Deputy Corporate Officer

**Reviewed By:**



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Tate Bengtson  
Chief Administrative Officer

**THE CORPORATION OF THE CITY OF ENDERBY**

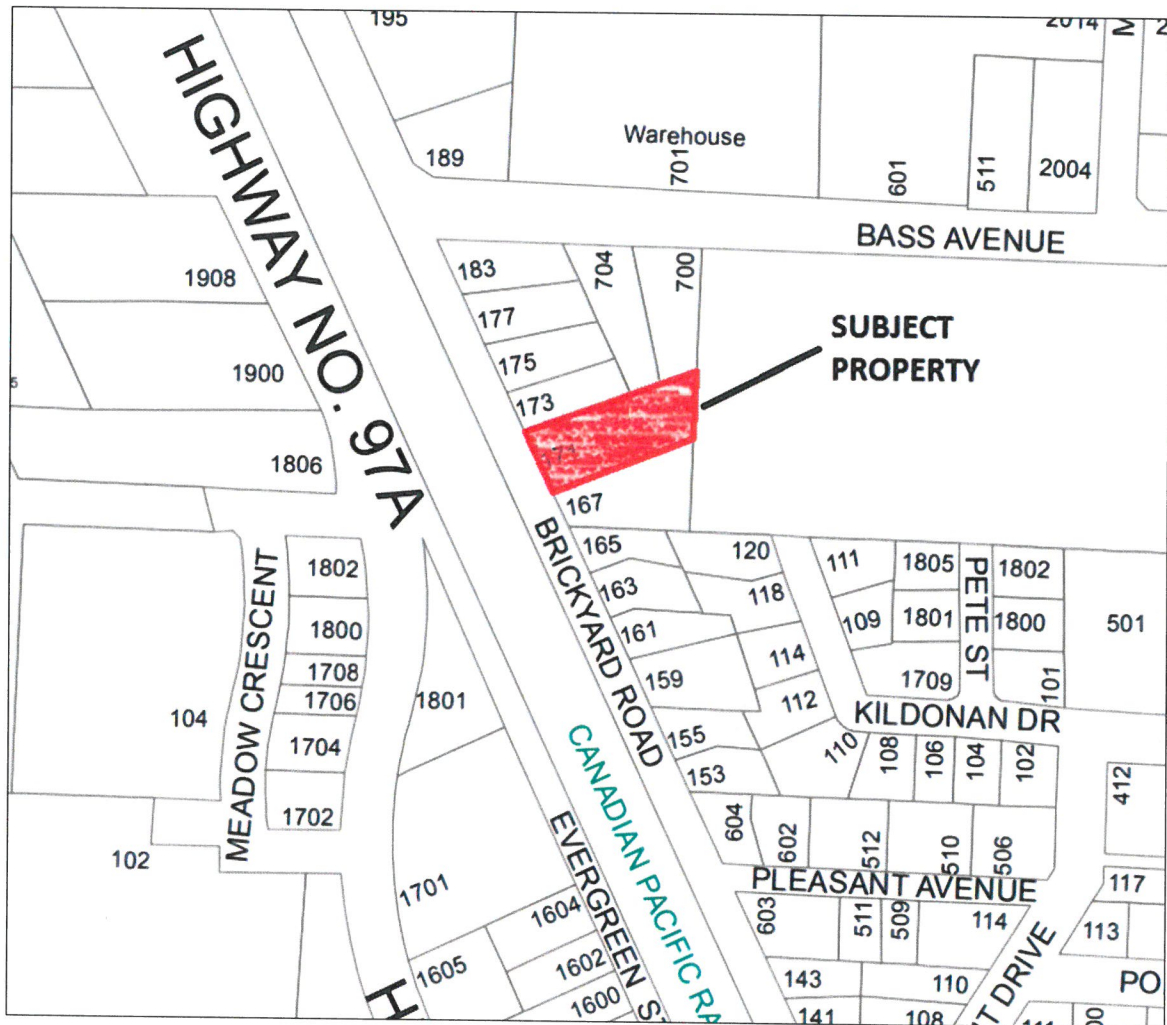
**OCP/REZONING APPLICATION**

**SUBJECT PROPERTY MAP**

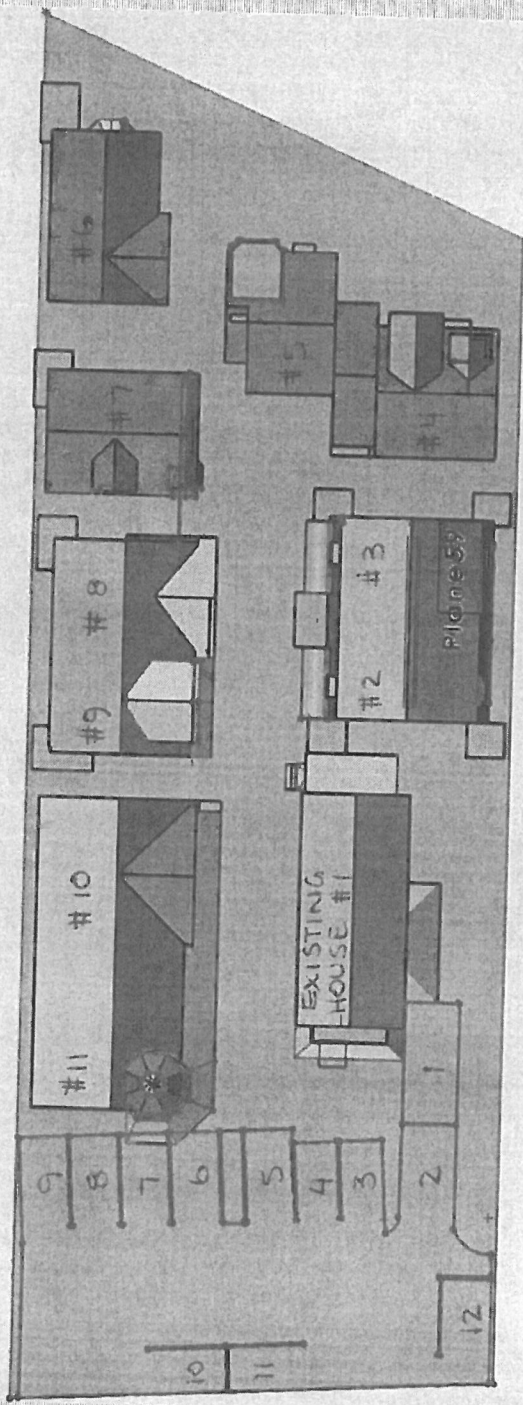
**File:** 0006-19-OR-END

**Applicant:** George Weighill and Tracy Wilson c/o Kerry Korberg

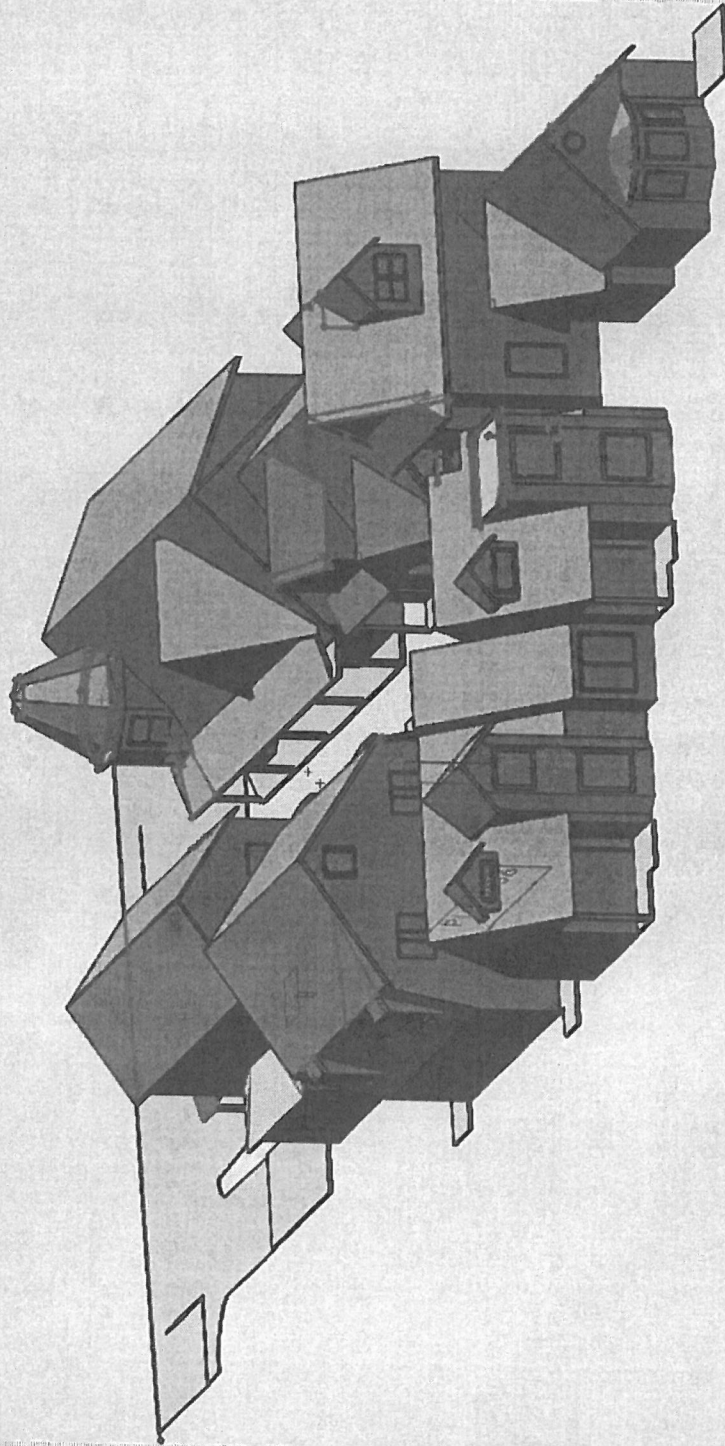
**Location:** 171 Brickyard Road, Enderby BC



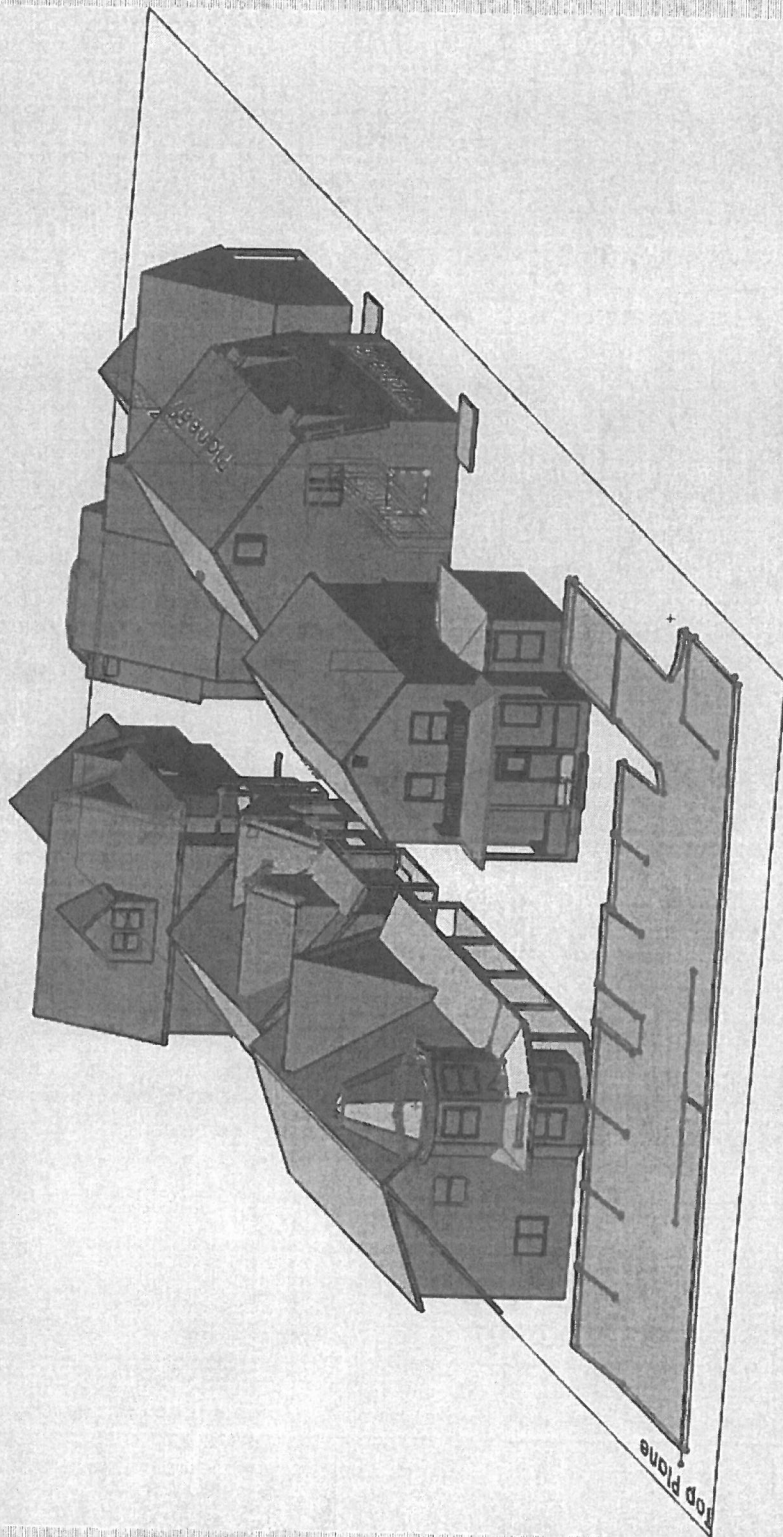




BRICKYARD ROAD























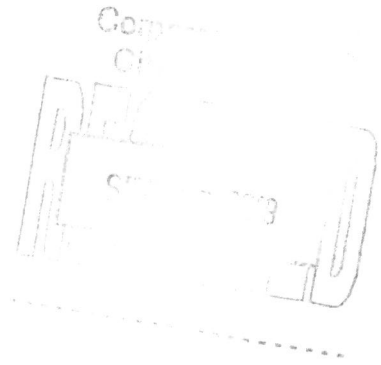




Kerry Korberg  
Box 345  
Armstrong BC  
V0E 1B0

September 22, 2019

The City Of Enderby  
Mr. Kurt Inglis, City Planner  
619 Cliff Avenue  
P.O. Box 400  
Enderby BC  
V0E 1V0



Re: Rezoning and OCP Amendment Application for 171 Brickyard Rd.

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Dear: Kurt

Thank you for your prompt reply by phone on Friday to our above described applications. As we are on a tight timeline to assess the viability of this project your early attention to it is much appreciated.

As I advised you my son Jaeden is the prospective purchaser of the property and I am acting as his agent on these applications.

If we receive the necessary approvals it is our intention to restore and renovate the existing heritage home and to construct ten new adult retirement housing units in the form of a mix of 1 ½ to 2 ½ storey duplex and single family strata title homes. They will be marketed to the active 55+ demographic. Our inquiries suggest many would welcome this affordable housing option particularly as it is in close proximity to Enderby's numerous amenities.

We have also paid close attention to your Official Community Plan during our design process which identifies the need to:

- 1-preserve and enhance the city's heritage
- 2-encourage redevelopment within existing developed areas of the city
- 3-reduce vehicle use
- 4-encourage energy efficiency and water conservation
- 5-accommodate population growth within the existing boundaries
- 6-promote urban agriculture and gardening
- 7-encourage diverse, compact neighbourhoods with unique identities
- 8-establish a robust strategy to promote infill development.

1. We are actively researching the history of this property and hope to find some photographs of the original form of the house to aid in its restoration.

2,3 and 5. Although the proposed density is greater than existing the building footprints are fairly small and the traditional and varied architectural styles are meant to blend into the community.

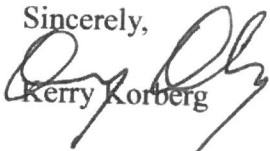
4.Storm water will be retained and used on site. Buildings will make use of passive solar design and efficient in slab radiant hot water heating systems.



6. This property was originally part of a 70 acre farm and subsequently a 150,000 square foot greenhouse business. We plan to respect this history by incorporating a greenhouse and raised bed hugel style gardens that need little water for the residents use.
7. We have used the proposed home designs on a project on Cummins road in the Landing area of Vernon. The front verandas and the separate parking areas have worked to create a cohesive and popular neighbourhood for more than two decades. The strata structure and regulations we have used in this project has resulted in very low strata fees and only minimal standard rules that ensure the freedom and privacy enjoyed in traditional fee simple subdivisions. We intend to employ a similar strategy here.
8. We hope that our project, if permitted ,could become an example and a catalyst for infill development in Enderby that can accommodate new growth and add to Enderby's tax base without the need for new infrastructure.

In closing Jaeden and I and his brother Bret along with our extended family and business partners are fully committed and eager to bring this exciting project to fruition in Enderby. Please call or write if you require any further information or if you have any suggestions.

Sincerely,

  
Kerry Korberg

Attachments

1. Revised site plan identifying the existing heritage home and the new units and parking.
2. Photographs of several of the proposed buildings labeled on their backs as to there site locations.



Agenda

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1686

A BYLAW TO AMEND THE CITY OF ENDERBY OFFICIAL COMMUNITY PLAN BYLAW NO. 1549, 2014 AND AMENDMENTS THERETO

WHEREAS Council of the City of Enderby has determined to make an amendment to "City of Enderby Official Community Plan Bylaw No. 1549, 2014";

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

1. This bylaw may be cited as the "City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1686, 2019".
2. The future land use designation of the property legally described as LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 15492, and located at 171 Brickyard Road, Enderby BC is hereby changed from Residential Low Density to Residential Medium Density.

READ a FIRST time this day of , 2019.

READ a SECOND time this day of , 2019.

Advertised on the day of , 2019 and the day of , 2019, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2019.

READ a THIRD time this day of , 2019.

ADOPTED this day of , 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1687

A BYLAW TO AMEND THE CITY OF ENDERBY ZONING BYLAW NO. 1550, 2014 AND AMENDMENTS THERETO

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WHEREAS pursuant to Section 479 of the *Local Government Act*, Council of the City of Enderby may, by bylaw, divide the whole or part of the City of Enderby into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS Council has created zones, named each zone, established boundaries for those zones and regulated uses within those zones by Bylaw No. 1550, cited as "The Corporation of the City of Enderby Zoning Bylaw No. 1550, 2014";

WHEREAS Council of the City of Enderby has determined to make an amendment to "City of Enderby Zoning Bylaw No. 1550, 2014";

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

1. This bylaw may be cited as the "City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1687, 2019".
2. The zoning designation of the property legally described as LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 15492, and located at 171 Brickyard Road, Enderby BC is hereby changed from the Residential Single Family (R.1) zone to the Residential Multi-Family Medium Intensity (R.3) zone

READ a FIRST time this day of , 2019.

READ a SECOND time this day of , 2019.

Advertised on the day of , 2019 and the day of , 2019, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2019.

READ a THIRD time this day of , 2019.

APPROVED pursuant to Section 52(3)(a) of the Transportation Act this day of , 2019.

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District Development Technician  
Ministry of Transportation and Infrastructure

ADOPTED this day of , 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

*Agenda*

THE CORPORATION OF THE CITY OF ENDERBY

**BYLAW NO. 1685**

A bylaw of the Corporation of the City of Enderby to exempt certain properties from taxation for the years 2020 to 2023.

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**WHEREAS** Section 224 of the Community Charter provides that Council may by bylaw grant exemption from taxation of certain land or improvements or both;

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

- a. **Folio 208.0020.000** - Lot 1, Plan KAP67159, DL 150 [PID 024-819-310] [1104 Belvedere Street]. Registered Owner and Occupier - **Pioneer Place Society**.
- b. **Folio 208.0023.022** - Lot A, Plan KAP54361, DL 150 [PID 023-025-930] [606 Stanley Avenue]. Registered Owner and Occupier - **Enderby & District Senior Citizens Complex**.
- c. **Folio 208.0294.000** - Lot 3, Block 16, Plan KAP211A, DL 150, KDYD, Except Plan B5857 Lot 2, Block 16, Plan KAP211A, DL 150, KDYD [PID 012-594-059 & PID 012-594-067] [1101 George Street]. Registered Owner and Occupier - **Enderby & District Senior Citizens Complex**.
- d. **Folio 208.0607.007** - Lot 1, Plan KAP77756, DL 150, [PID 026-240-319] [708 Granville Avenue]. Registered Owner – **Provincial Rental Housing Corp.** Occupier – **Enderby Seniors Housing Society**. Phase 2 improvements to be 100% exempt only.
- e. **Folio 208.0590.500** - Lot 5, Plan KAP6406, DL 150 [PID 010-101-578] [507 Mill Avenue]. Registered Owner and Occupier - **Enderby Fraternal Hall Society**.
- f. **Folio 208.0017.000** - Lot 30, Plan KAP211, DL 150 [PID 012-454-842] [909 Belvedere Street]. Registered Owner and Occupier - **Royal Canadian Legion Branch #98**. Class 8 portion of property to be 100% exempt.
- g. **Folio 208.0298.000** - Lot 5, Block 16, Plan KAP211A, DL 150 [PID 005-363-195] [606 Regent Avenue]. Registered Owner and Occupier - **St Andrew's United Church – c/o Trustees**.
- h. **Folio 208.0018.000** - Lot 31, Plan KAP211, DL 150 [PID 005-363-187] [1110 Belvedere Street]. Registered Owner and Occupier - **St Andrew's United Church – c/o Trustees**.
- i. **Folio 208.0113.100** - Lot Z, Plan KAP211A [PID 012-591-904] [706 Mill Avenue]. Registered Owner and Occupier - **Enderby Evangelical Chapel**.

- j. **Folio 208.0358.004** - Lot 1, Plan KAP27530, DL 150 [PID 004-825-683] [602 Knight Avenue]. Registered Owner and Occupier – **Synod of the Diocese of Kootenay**.
- k. **Folio 208.0356.000** - Lot 2, Plan KAP20377, Section 26, Township 18, Range 9, Meridian W6 [PID 003-932-150] [608 Knight Avenue]. Registered Owner and Occupier – **Synod of the Diocese of Kootenay**.
- l. **Folio 208.0607.100** - Lot 1, Plan KAP10055, DL 150 [PID 009-593-764] [115 George Street]. Registered Owner and Occupier - **Trustees of the Enderby Congregation of Jehovah's Witnesses**.
- m. **Folio 208.0618.200** - Lot 1, Plan KAP12491, DL 150 [PID 009-422-323] [1406 George Street]. Registered Owner and Occupier - **Roman Catholic Bishop of Kamloops**.
- n. **Folio 208.0269.100** - Lot 4, Block 14, Plan KAP211A, DL 150 [PID 009-553-479 & PID 012-593-851] [907 George Street]. Registered Owner - **172965 Canada Limited c/o Imperial Oil Limited**. Occupier - **The Corporation of the City of Enderby** (Parking lot behind City Hall).
- o. **Folio 208.0492.000** - Lot 1, Block 3, Plan KAP920, DL 150 [PID 009-974-148] [208 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier – **Enderby Drill Hall Committee** (Drill Hall).
- p. **Folio 208.0493.000** - Lot 2, Block 3, Plan KAP920, DL 150 [PID 009-974-164] [206 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier – **Enderby Drill Hall Committee** (Drill Hall Parking Lot).
- q. **Folio 208.0494.000** - Lot 3, Block 3, Plan KAP920, DL 150 [PID 009-974-083] [204 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier - **Enderby Drill Hall Committee** (Drill Hall Parking Lot).
- r. **Folio 208.0270.000** - Lot 2, Block 14, Plan KAP211A, DL 150, KDYD, REFERENCE POSTING PLAN KAP37747 Lot 3, Block 14, Plan KAP211A, DL 150, KDYD, EXCEPT THE EASTERLY 30.3 FT [PID 012-593-877 & PID 012-593-842] [903 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier – **Enderby & District Community Museum Society**.
- s. **Folio 208.0602.000** - Lot 2, Plan KAP211B, DL 149, KDYD, EXC SHUSWAP AND OKANAGAN RAILWAY SRW AS SHOWN ON PL OF BELVEDERE Lot 3, Plan KAP211B, DL 149, KDYD, EXCEPT SHUSWAP AND OKANAGAN RAILWAY R/W AS SHOWN ON PLAN OF BELVEDERE [PID 012-826-901, PID 012-826-910 & PID 012-826-928] [700 Railway Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier – **Enderby & District Chamber of Commerce** (Information Centre).
- t. **Folio 208.0212.000** - Lot 9, Block 11, Plan KAP211A, DL 150 KDYD Lot 8, Block 11, Plan KAP211A, DL149-150, KDYD [PID 012-453-463 & PID 012-453-447] [703 Old Vernon Street]. Registered Owner and Occupier - **Seventh-day Adventist**

**Church (BC Conference).** 50% of the land to be exempt and 70% of improvements to be exempt.

2. The term of the exemptions shall be for four years.
3. This bylaw may be cited as the **“City of Enderby 2020-2023 Tax Exemption Bylaw No. 1685, 2019”**.
4. **“City of Enderby 2019 Tax Exemption Bylaw No. 1662, 2018”** is hereby repealed.

**READ A FIRST TIME** this \_\_\_\_ day of October, 2019;

**READ A SECOND TIME** this \_\_\_\_ day of October, 2019;

**READ A THIRD TIME** this \_\_\_\_ day of October, 2019;

**ADOPTED** this \_\_\_\_ day of October, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**RDNO Building Permits Issued Comparison for Year/Month - Summary**

**Area: CITY OF ENDERBY**

**Category: BUILDING PERMITS**

**Year: 2019 Month: 09**

Folder Type	2019 / 09		2018 / 09		2019 to 09		2018 to 09	
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created
ACCESSORY BUILDING	0	0	0	0	0	0	0	0
AGRICULTURAL BUILDING	0	0	0	0	0	0	0	0
COMMERCIAL BUILDING	0	0	0	0	0	0	0	0
DEMOLITION	0	0	0	0	0	0	0	0
END - ACCESSORY BUILDING	0	0	10,000	1	1	1,350	3	0
END - COMMERCIAL BUILDING	0	0	0	2	2	115,000	1	0
END - DEMOLITION	0	0	0	2	2	15,000	1	0
END - INDUSTRIAL BUILDING	0	0	0	0	0	0	1	0
END - MODULAR HOME	0	0	14,000	0	0	0	4	1
END - MULTI FAMILY DWELLING	0	0	0	0	0	0	2	2
END - PLUMBING	0	0	0	0	0	0	0	0
END - SIGN	0	0	0	0	1	65,000	0	0
END - SINGLE FAMILY DWELLING	1	0	2,200	0	3	483,201	10	3
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0
INSTITUTIONAL	0	0	0	0	0	0	0	0
MANUFACTURED HOME	0	0	0	0	0	0	0	0
MODULAR HOME	0	0	0	0	0	0	0	0
MULTI FAMILY DWELLING	0	0	0	0	0	0	0	0
PLUMBING	0	0	0	0	0	0	0	0
POOL	0	0	0	0	0	0	0	0
RETAINING WALL	0	0	0	0	0	0	0	0
SIGN	0	0	0	0	0	0	0	0
SINGLE FAMILY DWELLING	0	0	7,000	0	0	0	1	0
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0
<b>Report Totals</b>	<b>1</b>	<b>0</b>	<b>2,200</b>	<b>3</b>	<b>0</b>	<b>31,000</b>	<b>23</b>	<b>6</b>
						<b>679,551</b>		<b>2,361,318</b>

**THE CORPORATION OF THE CITY OF ENDERBY**

**MEMO**

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: October 16, 2019  
Subject: Fire Training Centre Grant Application Support

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**RECOMMENDATION**

THAT the City of Enderby approves the City of Vernon to be the primary applicant for, receive, and manage the grant funding on behalf of the partners to the Fire Training Centre for a regional application to the UBCM *Community Emergency Preparedness Fund, Volunteer and Composite Fire Departments Equipment and Training Grant*.

**BACKGROUND**

The Union of British Columbia Municipalities (UBCM) is administering a grant funded by the Province of BC in support of volunteer and composite fire departments equipment and training. Eligible projects may include equipment and training in support of structural fires and wildland/interface fires. Ineligible costs include major capital items, routine or ongoing operating costs, and major renovations to existing structures (excluding live burn building training structures).

Fire Chiefs from around the region are collectively recommending to their respective elected officials a regional application in support of the Fire Training Centre. By leveraging the application potential into a single regional initiative, it will have a larger impact on the quality of training opportunities for all firefighters in the region and strengthen the likelihood of being awarded the grant. Attached to this memorandum is the list of equipment and facility resources being proposed for the application.

As the City of Vernon is the Manager under the intermunicipal agreement, a resolution is required from each of the participating governing bodies in support of the application.

Respectfully submitted,



Tate Bengtson  
Chief Administrative Officer



# NORTH OKANAGAN FIRE TRAINING CENTRE

## Playbook Resource List

<b>Exterior Requirement</b>		
Item	Qty	Est \$
Radio, Handheld	6	6,000
Traffic Control Equipment	1	2,000
Portable Pump	1	3,000
Portable Water Tank	1	2,000
FDC Training Prop	1	2,000
Hose Load/Deployment Beds	4	1,200
Ladder, 24' Extension/Roof	2	3,000
Roof Ladder Advance Prop	1	2,000
Rope, Various	1	1,000
Rope Cleaning/Mtc Equipment	1	1,000
Roof/Structural Stability Prop	1	4,000
Ventilation Chainsaw	1	3,000
Rotary Saw	1	2,000
Positive Pressure Fan	1	3,000
Forcible Entry Prop, Door	1	5,000
Forcible Entry Prop, Garage Door	1	2,000
Forcible Entry Prop, Window	1	4,000
Forcible Entry Prop, Wall	1	2,000
Tool, Haligan	2	600
Tool, Flathead Axe	3	500
"K" Tool	1	300
"A" Tool	1	300
Container Fire Prop	1	1,000
Generator, Portable	1	3,000
Scene Lighting Equipment	1	2,000
<i>Total</i>		<b>\$ 55,900</b>

<b>Interior Requirement</b>		
Item	Qty	Est \$
Self Rescue Prop	1	10,000
Wall/Ceiling Collapse Prop	1	4,000
Window/Ladder Rescue Prop	2	5,000
RIT Equipment/Kit	2	10,000
Search & Rescue Prop	1	30,000
Smoke & Ventilation System	1	5,000
Thermal Imaging Camera	2	12,000
Fire Extinguisher, 10 lb. ABC	40	5,000
Salvage Covers, Canvas	8	2,000
Debris CarryAll Tarps	2	1,000
Pike Poles	2	500
Drywall Puller	2	500
Air Quality Monitor/Sensor	1	2,000
Installed Sprinkler Prop	1	2,000
Mechanical Room Prop	1	2,000
Standpipe Prop	1	4,000
Dumpster Fire Prop	1	2,000
Car Fire Prop	1	2,500
Gas Props	1	10,000
Rescue Mannequin	2	2,000
Fall/Rescue Harness	2	2,000
Hose Testing Machine	1	5,000
Foam Eductor & Nozzle	1	2,000
<i>Total</i>		<b>\$ 120,500</b>

<b>Facility Resources</b>		
Item	Qty	Est \$
PPE Storage & Drying Area	1	4,000
Pressure Washer	1	2,000
Hose Washing Equipment	1	1,000
Hose Storage Area	1	4,000
Ladder Maintenance Equipment	1	1,000
Extinguisher Fill/Mtc Room	1	10,000
Cylinder Defrag Chamber	1	5,000
Rehab Area	1	2,000
Equipment Storage Area	1	2,000
Photocopier/Printer, Color	1	10,000
Chairs	30	2,000
Tables	12	1,000
<i>Total</i>		<b>\$ 44,000</b>

Agenda



September 30, 2019

Councillor Raquel Knust  
City of Enderby  
619 Cliff Avenue  
Enderby, BC V0E 1V0

**RE: 2019 UBCM Convention**

Dear Councillor Knust,

On behalf of the UBCM Executive and membership, I would like to express our appreciation for your presentation and participation as part of the 2019 Small Talk Forum.

UBCM sincerely appreciates the time and effort you devoted to making this an educational session for our membership.

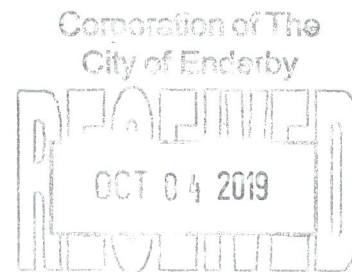
In appreciation of your contribution, UBCM has made a donation to the Cariboo Friendship Society. This charity offers holistic services to citizens, such as social service programs, recreation and cultural activities, education, and housing support.

Thank you very much for your support and involvement in the UBCM Convention.

Sincerely,

A handwritten signature in black ink, appearing to read "Bhar Sihota", is written over a light blue grid background.

Bhar Sihota  
UBCM Policy Analyst



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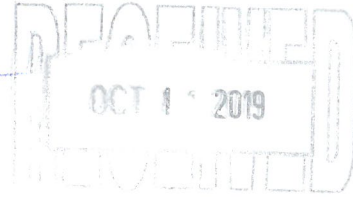


**CORPORATION OF THE VILLAGE OF POUCE COUPE**

PO Box 190, Pouce Coupe, B.C. V0C 2C0  
Telephone: (250) 786-5794 Fax: (250) 786-5257  
www.poucecoupe.ca

Corporation of The  
City of Enderby

*Agenda*



October 10, 2019

All BC Municipalities/Regional Districts  
Via Email

All BC Municipalities/Regional Districts:

At the Village of Pouce Coupe Regular Council meeting held on October 2, 2019, Council made a motion of support for the following City of Enderby motion regarding fostering transportation network services in small communities:

WHEREAS the Province of BC has created a regulatory framework permitting transportation network services to operate in BC, which provides a passenger transportation option to address the significant public need for vehicles-for-hire and, in turn, reduce impaired driving, improve the ability of seniors and persons with barriers to access needed resources, and stimulate economic development;

AND WHEREAS the Province's regulatory framework is so onerous that it effectively prohibits the establishment of transportation network services outside of the Lower Mainland, and particularly in small, rural, and remote communities where it has the greatest potential to address areas underserved by traditional public transportation options;

THEREFORE BE IT RESOLVED that UBCM asks the Province of BC to amend the Passenger Transportation Act to establish an area-based, tiered, regulatory solution that will enable viable and competitive transportation network services in small rural and remote communities as well as other communities outside of the Lower Mainland.

With warm regards,

Sandy Stokes  
Corporate Officer

Cc: MLA Michelle Mungall  
All BC Municipalities/Regional Districts