

CITY OF ENDERBY
OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION

File No: 0008-20-OR-END

November 12, 2020

APPLICANT: Stephen and Shelley Smith

OWNER(S): Stephen and Shelley Smith

LEGAL DESCRIPTION: LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772

PID #: 004-849-248

LOCATION: 107 Timberlane Road, Enderby BC

PROPERTY SIZE: 5.52 acres (2.23 hectares/22,300 square meters)

PRESENT ZONING: Country Residential (C.R)

PROPOSED ZONING: Residential Single Family (R.1)

PRESENT O.C.P:
DESIGNATION: Country Residential/Agricultural

PROPOSED O.C.P
DESIGNATION: Residential Low Density

PROPOSAL: Six-lot subdivision

RECOMMENDATION:

THAT Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1711, 2020 which proposes to change the future land use designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772, and located at 107 Timberlane Road, Enderby BC, from *Country Residential/Agricultural* to *Residential Low Density* be given First Reading;

AND THAT after First Reading of the Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1711, 2020 and in accordance with Sections 473 (2.1) and 477 of the *Local Government Act*, Bylaw

No. 1711 be considered in conjunction with the City's Housing Needs Report, Financial Plan, and Regional Solid Waste Management Plan;

AND THAT after considering the Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1711, 2020 in conjunction with the City's Housing Needs Report, Financial Plan, and Regional Solid Waste Management Plan, Bylaw No. 1711 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. 1711, 2020, 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. 1712, 2020 which proposes to rezone the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772, and located at 107 Timberlane Road, Enderby BC, from the Country Residential (C.R) zone to the Residential Single Family (R.1) zone be given First and Second Reading and forwarded to a Public Hearing;

AND FURTHER THAT a potential adoption of the Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1712, 2020 be subject to the applicant registering a Covenant on the title of the subject property which requires that any new lots created by subdivision of the subject property be a minimum of 2,000 m² (0.494 acres) in area, unless the properties are serviced by both community water and community sanitary sewer systems.

BACKGROUND:

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 107 Timberlane Road, Enderby BC. The applicant is proposing to change the Official Community Plan (OCP) designation of the subject property from *Country Residential/Agricultural* to *Residential Low Density*, and to rezone it from the Country Residential (C.R) zone to the Residential Single Family (R.1) zone. The intent of the applicant is to proceed with a six-lot subdivision of the subject property.

Site Context

The 5.52 acre (2.23 hectare) subject property is located on the west side of Gunter Ellison Road, which is identified as a Municipal Major Collector Road in the OCP, and the eastern side of Timberlane Road. The property is located on a hillside with steep grades that run from west to east. A single-family dwelling is located along the southern property boundary, with a driveway access off of Timberlane Road. The eastern half of the property is located within the Agricultural Land Reserve (ALR), with the ALR boundary bisecting the property in a southwest to northeast direction. The property is adjacent to the City's community water system on Timberlane Road, but the community sanitary sewer system terminates on Gunter Ellison Road approximately 300 meters to the north of the subject property.

The property is zoned Country Residential (C.R) and is designated as *Country Residential/Agricultural* in the OCP. The properties to the west and north are zoned Country Residential (C.R) and are designated as *Country Residential* in the OCP. The properties to the east and south are located in Electoral Area 'F' of the Regional District of North Okanagan.

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

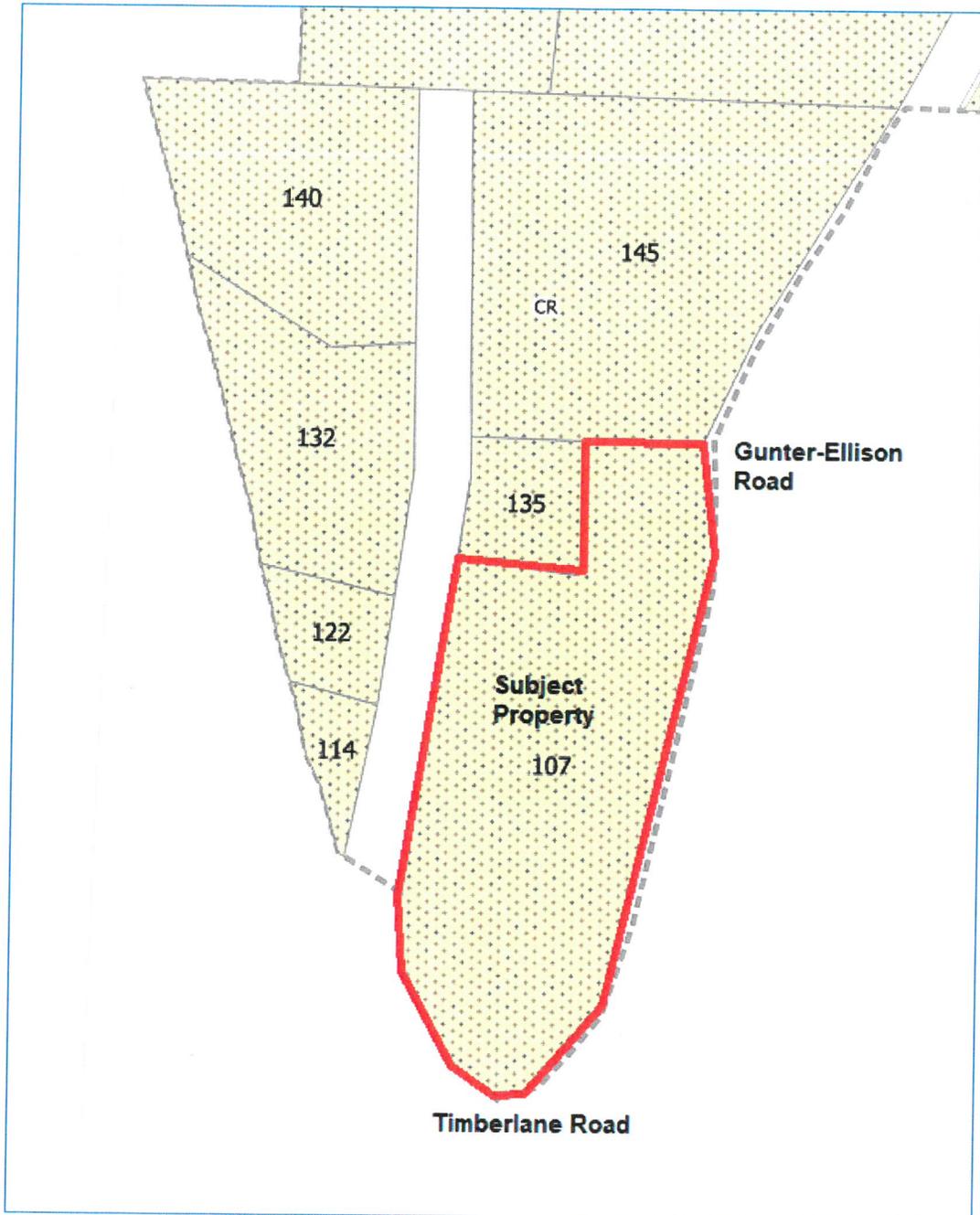


Figure 1: Zoning Map

Dotted: Country Residential (C.R)

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



Figure 2: Orthophoto

****NOTE:** The property lines shown above are not an accurate representation of their true locations and are intended for display purposes only.

The Proposal

The applicant is proposing a six-lot subdivision of the property, with the proposed lots to have frontage off both Gunter-Ellison Road and Timberlane Road, as shown on the attached Schedule 'A'. The proposed lots range in area from 0.723 acres (2,929 square meters) to 0.951 acres (3,848 square meters). Given that the subject property's Country Residential (C.R) zoning designation requires lots to have a minimum area of 4.942 acres (19,911 square meters), the applicant is proposing to rezone the property to the Residential Single Family (R.1) zone, which has a minimum lot area of 560 square meters. Given that the OCP designates the future land use of the property as *Country Residential/Agricultural*, the proposed rezoning requires an amendment to the OCP to change the future land use designation of the property to *Residential Low Density*, which supports smaller lots and urban levels of development.

It should be noted that at this point in the development process, the proposed subdivision plan (Schedule 'A') is purely conceptual, and that if a rezoning and OCP amendment were to be approved, the applicant would not be tied to this proposal. Although the applicant may intend to develop the property in accordance with the attached subdivision plan, it is important to note that the property could develop in any manner that is consistent with the Zoning Bylaw and Subdivision Servicing and Development Bylaw (unless otherwise varied), as well as any charges registered against the title of the property (covenants, statutory building scheme, etc.). Based on the minimum lot area requirement of 560 square meters (0.138 acres) for the proposed Residential Single Family (R.1) zone, if the property is rezoned to R.1 then it could potentially be developed to a much higher density than the proposed six-lot subdivision (i.e. 20+ lots). It should be noted that higher densities would be subject to the applicant servicing the property through the community sanitary sewer system, given that Interior Health does not permit on-site septic systems on urban scale lots; servicing the development through the community sanitary sewer system would require an approximately 300 meter service extension from where the system currently terminates on Gunter Ellison Road to the north. Should the applicant seek a variance through the subdivision process to allow for on-site servicing in lieu of a service extension, this would in effect limit potential density on the subject property given that Interior Health only permits on-site septic systems on larger parcels.

ZONING BYLAW:

The subject property is zoned Country Residential (C.R) and uses permitted within this zone include:

- Accessory buildings and structures
- Accessory employee residential use
- Accessory produce and fruit sales
- Civic and public service use
- Boarding, lodging, or rooming houses
- Convalescent, nursing, and personal care homes
- Intensive agricultural use
- Limited agricultural use

- Mobile homes
- Single family dwellings
- Two family dwellings
- Secondary suites
- Bed and breakfasts
- Dog kennels

Uses permitted within the proposed Residential Single Family (R.1) zone include:

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

OFFICIAL COMMUNITY PLAN:

Schedule 'E' – Regional Growth Strategy Designations of the OCP designates the subject property as a 'Future Growth Area'.

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 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 9.3.c - Council supports a phased approach to development including consideration of alternate servicing standards within Growth Areas and Future Growth Areas.
- Objective 9.3.f - Council will allow for phased development in Future Growth Areas such that any new lots created are a minimum of 2,000 m², do not require new highway infrastructure, and are supported by sustainable alternate development standards relative to other infrastructure services.
- Policy 15.3.c - Council will consider working with the ALC to support refining the ALR boundaries to the west of the City of Enderby as it relates to the property legally described as Lot A, Plan 27274, Section 27, Township 18, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Except Plan KAP59772 (*the subject property).

***Note: This policy has no bearing on the proposed Rezoning/OCP Amendment Application and would only be applicable in the case of a request to Council to support removing the subject property*

from the Agricultural Land Reserve. Given that the above policy is site specific to the subject property, Staff have included it only for information.

- 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.

REGIONAL GROWTH STRATEGY

The North Okanagan Regional Growth Strategy (RGS) provides a common framework for regional and local planning in the North Okanagan and is intended to encourage development to be focused in existing growth areas and limit development in rural protection areas.

The application was referred to RDNO Staff, who provided the following comments on how the proposal relates to the RGS:

- *“In the Regional Growth Strategy (RGS), the subject parcel is located within a Future Growth Area, and as such no amendments or referrals would be required from an RGS perspective. As part of the definition of Future Growth Areas, the RGS states that once development begins within Future Growth Areas, these areas will be considered Growth Areas as defined within the RGS. The RGS defines Growth Areas as areas serviced by water and sewer infrastructure and are intended to contain urban densities (lots less than 1 ha). Connecting the proposed subdivision to both community water and community sewer infrastructure would be consistent with the intent of the RGS.*
- *Policy TI-3.1 of the RGS encourages the development of supportive policies that will focus growth toward areas with existing infrastructure. Policy TI-3.4 encourages the adoption of a phased approach to infrastructure expansion that minimizes the financial burden to municipalities.”*

HOUSING NEEDS REPORT

As per Section 473 (2.1) of the *Local Government Act*, when a local government is amending its OCP in relation to statements or map designations relating to the location, amount, type and density of residential development required to meet anticipated housing needs, the local government must consider its most recently received Housing Needs Report. The City of Enderby received its first Housing Needs Report at the Regular Council Meeting of November 2, 2020, which can be accessed through the following link:

<https://www.cityofenderby.com/enderby-housing-needs-assessment-report/>

In the Planning Analysis section of this report is an overview of how the proposal relates to the outcomes of the Housing Needs Assessment Report.

REFERRAL COMMENTS:

The application was referred to the following individuals/agencies:

- City of Enderby Public Works Manager;
- City of Enderby Chief Financial Officer;
- Building Inspector;
- Fire Chief;
- RDNO Manager of Regional Engineering Services;
- RDNO Planning Staff;
- Ministry of Transportation and Infrastructure; and
- Agricultural Land Commission.

The following comments were received in response to the application

RDNO Manager of Regional Engineering Services

"No conditions need be applied with respect to solid waste management planning or SWMP [Solid Waste Management Plan] implementation."

City of Enderby Chief Financial Officer

"The rezoning/OCP amendment application would have no impact to the Financial Plan."

City of Enderby Public Works Manager

"In terms of land use planning, the applicant's proposal appears consistent with future growth projections for the area. However, growth places demands on servicing that will need to be addressed at subdivision."

This proposal, while only six lots, is located within a rural interface area where relatively small increases in development may affect existing service levels. Given this, services with marginal capacity may require upgrades in order to accommodate new development while protecting service levels for existing development."

At the subdivision stage, there will be a need for a geotechnical study and there will likely be a need for improvements with respect to traffic impacts and water supply demands. The applicant will also be required to demonstrate adequate stormwater management and, through the Interior Health Authority, that the proposed on-site septic systems can safely handle liquid waste from the proposed new parcels."

The proposed dedication of a public trail – which I recognize would happen at subdivision, and not at the time of an OCP amendment - does not appear to have any purpose and does not fit with master planning for pedestrian connectivity; given that it is on the side of a steep bank, it would be costly to upgrade the proposed alignment to the point where it may be safely used. As the public benefit of an unconnected trail along a bank is limited and the risks to the local

government high, staff suggest that this would not be acceptable parkland dedication; alternate acceptable parkland dedication should be identified if it is consistent with long-range planning, or otherwise cash-in-lieu towards park acquisition elsewhere, with a higher public benefit, should be paid at the time of subdivision.

As the proposal is consistent with future growth planning and density projections, staff do not have an objection to the proposed Official Community Plan and Zoning amendments on their face, but wish to advise that these are among the considerations that must be addressed during the subdivision process.”

Ministry of Transportation and Infrastructure

“As the subject property is greater than 800m from a Controlled Access Highway, Ministry of Transportation and Infrastructure approval is not required for this proposal.

We have not created a file and have no comment.”

RDNO Planning Staff

RDNO Planning Staff provided a range of comments in relation to:

- How the existing OCP land use designation of the subject property is compatible with the designations of surrounding properties in the RDNO, as noted in the Area ‘F’ OCP;
- How the proposal relates to the policies of the RGS; and
- The fact that the Ministry of Transportation & Infrastructure may require upgrades for those portions of Timberlane Road and Gunter-Ellison Road that fall within Electoral Area ‘F’.

The full correspondence is attached as Schedule ‘B’.

Agricultural Land Commission

“Given the location of the ALR boundary on the Property, it appears that the proposed subdivision associated with the Application would bisect the ALR. In order to subdivide property within the ALR, a subdivision application must be submitted to the ALC for review and approval. Moreover, the proposal map identifies a trail. Given this, review of the Application is premature in advance of the ALC reviewing the application(s).”

The full correspondence is attached as Schedule ‘C’.

PLANNING ANALYSIS:

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

- The proposed land use is consistent with *Schedule 'E' – Regional Growth Strategy Designations* of the OCP, which designates the subject property as a Future Growth Area;
- The proposed land use would enable higher density residential development, which will increase the availability of housing within the community and increase the ratio of improvement-to-land values;
- Given the servicing costs associated with development of the City's future growth area of the Knoll, the community currently has a relatively low supply of vacant single-family lots which are available for new construction;
- The City of Enderby Housing Needs Report states, "*The limited growth in the housing sector over the past decade may be attributed to a relatively low supply of vacant lots in the community upon which single family dwellings could be developed.*"; it should be noted that the proposed development would introduce several new single-family lots to the community, which would help to facilitate additional growth in the housing sector; given the potential for secondary suites within these future single-family dwellings, the proposal could result in additional rental units within the community, which the Housing Needs Report identifies as a critical need;
- Although there are servicing challenges for the subject property, as discussed by the City's Public Works Manager, these issues would be addressed through the subdivision process, or the Development Variance Permit process if the applicant were to seek variances to the Subdivision Servicing and Development Bylaw (example: proposing on-site servicing instead of connecting to community systems); it should be noted that if the applicant were to seek variances, a public process would be triggered where adjacent land owners would have a chance to make public representation respecting those variances; and
- As a portion of the subject property is within the ALR, agricultural protection will be considered by the Agricultural Land Commission (ALC) when the applicant applies to the ALC for an ALR subdivision; should the ALC consider that the land is suitable farm land, and the subdivision of this land would negatively impact its farming potential, the ALC could choose to not support an ALR subdivision in which case the proposed subdivision would not be able to proceed at the local level, in the absence of a successful ALR Exclusion application.

Objective 9.3.f of the OCP states that Council will allow for phased development in Future Growth Areas such that any new lots created are a minimum of 2,000 m², do not require new highway infrastructure, and are supported by sustainable alternate development standards relative to other infrastructure services. Given this, Staff are recommending that a potential adoption of the Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1712, 2020 be subject to the applicant registering a Covenant which requires that any new lots created by subdivision of the subject property be a minimum of 2,000 m² (0.494 acres) in area, unless the properties are serviced by both community water and community sanitary sewer systems. This requirement will ensure that the property develops in a phased manner, whereby any new lots created through subdivision must be larger in size until such time as access to both community water and community sanitary sewer systems is available, at which point an urban scale of development would be possible.

SUMMARY

This report relates to a Joint Official Community Plan Amendment and Rezoning application for the property located at 107 Timberlane Road, Enderby BC. In order to facilitate a six-lot subdivision of the subject property, the applicant is proposing to change the OCP land use designation of the property from *Country Residential/Agricultural* to *Residential Low Density*, and to rezone the subject property from the Country Residential (C.R) zone to the Residential Single Family (R.1) zone.

The City of Enderby Planner is supportive of the application, subject to the condition described above.

Prepared By:



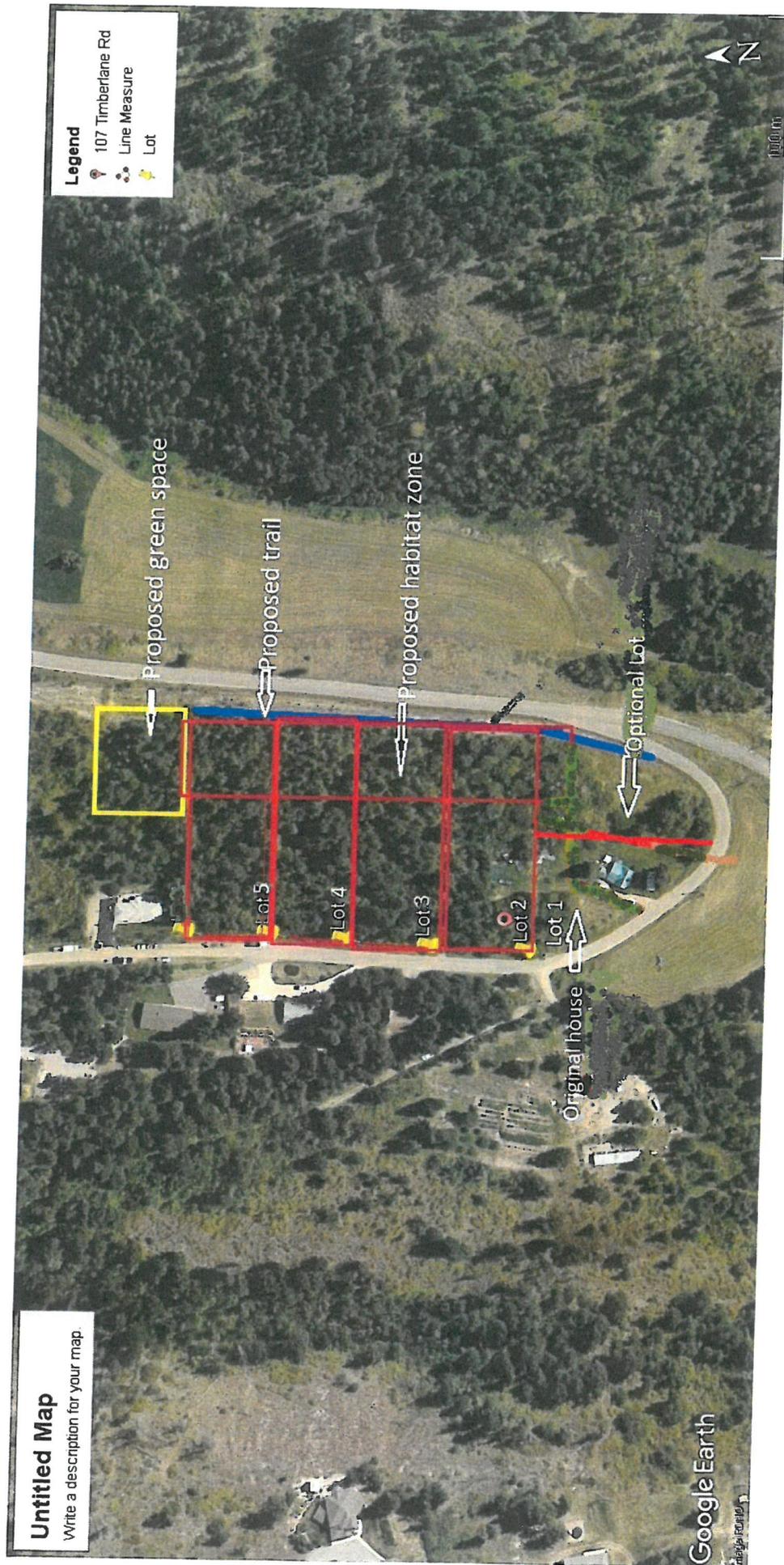
Kurt Inglis, MCIP, RPP
Planner and Deputy Corporate Officer

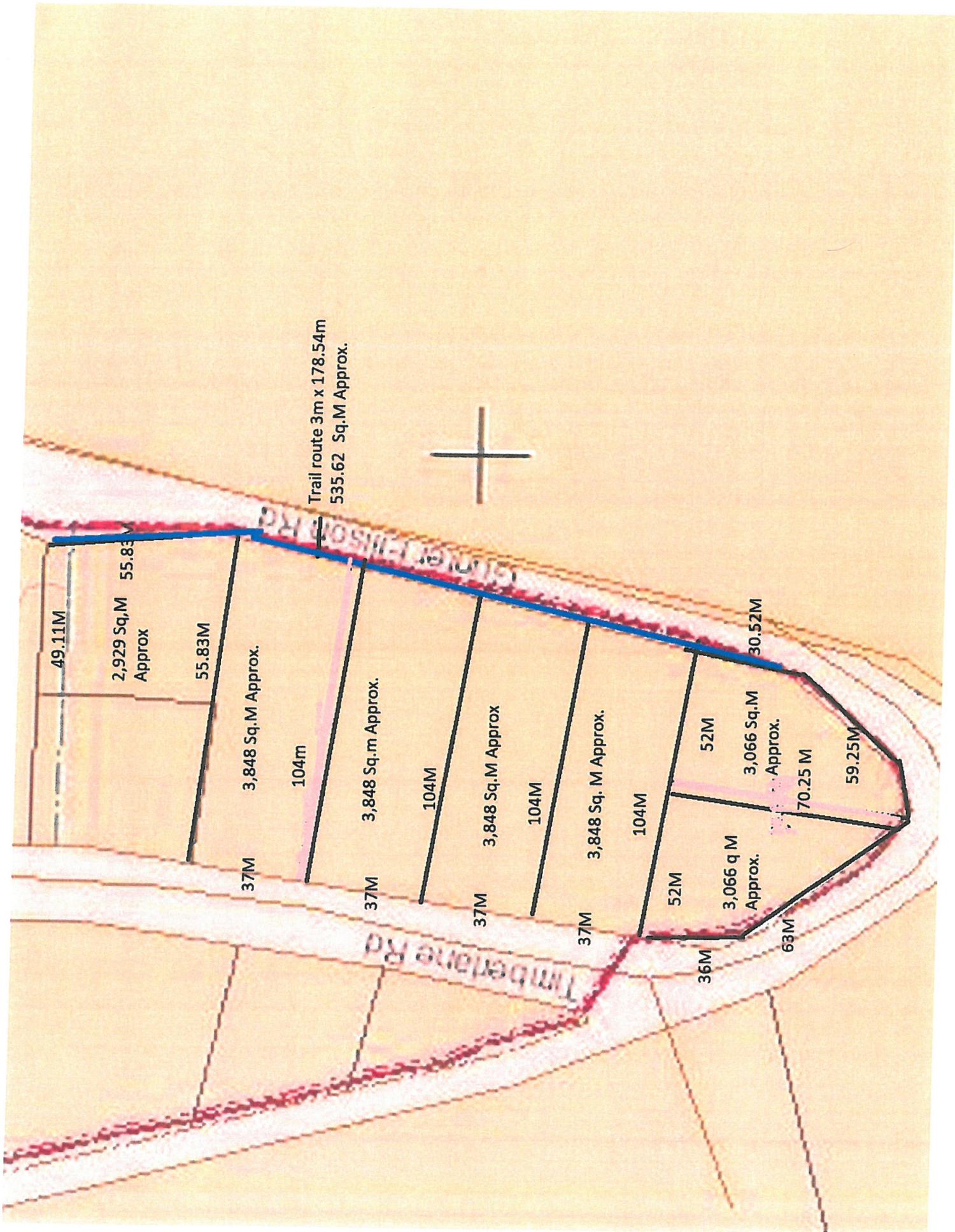
Reviewed By:



Tate Bengtson
Chief Administrative Officer

Schedule 'A'





Subdivision Points

- 1) The Proposed subdivision fits with the present neighbourhood
- 2) Lot size allows for a diverse housing choice as per OCP
- 3) Green space proposed exceeds OCP

These points will be covenanted in the building plan for this subdivision

- 1)The use of Herbicide and Pesticide will be prohibited.
- 2)Lawn areas will be wild flower base
- 4) Use of solar panels will be mandatory
- 5) All buildings will meet or exceed energy saving standards of the OCP.
- 6) All buildings will include water saving designs to maximize water usage and limit consumption.
- 7) All building roofs will be a living roof or solar panels creating a negative carbon footprint.
- 8) This development will increase the use of the latest technology to minimize carbon footprints and promote these technologies to the sub trades.
- 9) It will allow people who are interested in the ecology of the area to have an area they can live and work to promote new ideas.
- 10) Habitat zone will be established to protect ecology and allow for travel corridor for wildlife.



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG VILLAGE OF LUMBY
CITY OF ENDERBY CITY OF VERNON
DISTRICT OF COLDSTREAM TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE "E" – CHERRYVILLE
"C" – BX DISTRICT "F" – ENDERBY (RURAL)
"D" – LUMBY (RURAL)

OFFICE OF: PLANNING DEPARTMENT

OUR FILE No.: 20-0980-END-REF
PID No.: 004-849-248

October 9, 2020

Kurt Inglis
City of Enderby
P.O. Box 400, 619 Cliff Avenue
Enderby, BC V0E 1V0

Dear Mr. Inglis:

Re: OCP Amendment and Rezoning Application 0008-20-OR-END, for the property legally described as Lot A, Sec 27, Twp 18, R9, W6M, KDYD, Plan 27274, Except Plan KAP59772 and located at 107 Timberlane Road, Enderby

The Regional District of North Okanagan would like to thank the City of Enderby for forwarding a copy of the above noted application for our review and comment. Planning staff have reviewed the application and provide the following comments for your consideration:

- The existing Country Residential and Agricultural land use designations specified in the City of Enderby Official Community Plan for the subject property is the same as and compatible with the Country Residential and Agricultural land use designations of surrounding properties within the Regional District as specified in the Electoral Area "F" Official Community Plan.
- In the Regional Growth Strategy (RGS), the subject parcel is located within a Future Growth Area, and as such no amendments or referrals would be required from an RGS perspective. As part of the definition of Future Growth Areas, the RGS states that once development begins within Future Growth Areas, these areas will be considered Growth Areas as defined within the RGS. The RGS defines Growth Areas as areas serviced by water and sewer infrastructure and are intended to contain urban densities (lots less than 1 ha). Connecting the proposed subdivision to both community water and community sewer infrastructure would be consistent with the intent of the RGS.
- Policy TI-3.1 of the RGS encourages the development of supportive policies that will focus growth toward areas with existing infrastructure. Policy TI-3.4 encourages the adoption of a phased approach to infrastructure expansion that minimizes the financial burden to municipalities.
- Gunter – Ellison Road is identified as a Municipal Major Collector in the City of Enderby OCP and as a Major Road within the Electoral Area "F" Official Community Plan. Upgrading of Gunter – Ellison Road and/or Timberlane Road may be required however, for roads and portions thereof within Electoral Area "F" this would be determined by the Ministry of Transportation and Infrastructure.

If you have any questions or need additional information, please call me at 250-550-3734 or email at marnie.skobalski@rdno.ca.

Yours truly,

Marnie Skobalski, RPP, MCIP

Planner II

/mjs

cc: Denis Delisle

Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, BC
V1B 2K9

Toll Free: 1.855.650.3700
Phone: 250.550.3700
Fax: 250.550.3701
Web: www.rdno.ca
E-Mail: info@rdno.ca



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

October 20, 2020

Reply to the attention of Sara Huber
ALC Issue: 51945
Local Government File: 0008-20-OR-END

Kurt Inglis
Planner and Deputy Corporate Officer, City of Enderby
kinglis@cityofenderby.com

Delivered Electronically

Re: City of Enderby Official Community Plan Amendment and Rezoning Application 008-20-OR-END

Thank you for forwarding a draft copy of City of Enderby (the “City”) Official Community Plan (OCP) Amendment and Rezoning Application 0008-20-OR-END (the “Application”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Application is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

Current Proposal:

The Application proposes to amend the City’s OCP from Country Residential and Agricultural to Residential Low Density and rezone from Country Residential to Residential Single Family on the property identified as 107 Timberland Road; PID: 004-849-248 (the “Property”) to facilitate a 6-lot subdivision.

Proposal Map:

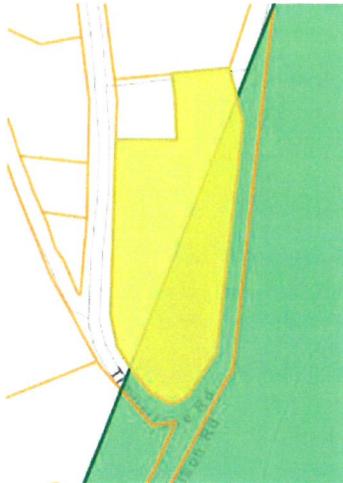


File History:

In 1975, the ALC approved the subdivision of the parent parcel into three lots of 2 ha, 2 ha, and 3.1 ha (Application 32675; Resolution #1435/1975). The subdivision was completed in 1976 (Plan KAP27274) and created the Property.

In 1997, a 0.2 ha lot was subdivided from the Property (Plan KAP59772) on the portion of the Property outside of the ALR. The Property is partially within the ALR.

ALR Context Map:



ALC Staff Comments:

Given the location of the ALR boundary on the Property, it appears that the proposed subdivision associated with the Application would bisect the ALR. In order to subdivide a property within the ALR, a subdivision application must be submitted to the ALC for review and approval. Moreover, the proposal map identifies a trail. Given this, review of the Application is premature in advance of the ALC reviewing the application(s).

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'Sara Huber', written over the printed name of the Provincial Agricultural Land Commission.

Sara Huber, Regional Planner

Enclosure: Referral of Enderby 0008-20-OR-END

CC: Ministry of Agriculture – Attention: Alison Fox

51945m1

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1711

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. 1711, 2020".
2. The future land use designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772, and located at 107 Timberlane Road, Enderby BC, is hereby changed from *Country Residential/Agricultural* to *Residential Low Density*.

READ a FIRST time this day of , 2020.

READ a SECOND time this day of , 2020.

Advertised on the day of , 2020 and the day of , 2020, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2020.

READ a THIRD time this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1712

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

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. 1712, 2020".
2. The zoning designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772, and located at 107 Timberlane Road, Enderby BC, is hereby changed from the from the Country Residential (C.R) zone to the Residential Single Family (R.1) zone.

READ a FIRST time this day of , 2020.

READ a SECOND time this day of , 2020.

Advertised on the day of , 2020 and the day of , 2020, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2020.

READ a THIRD time this day of , 2020.

APPROVED pursuant to Section 52(3)(a) of the Transportation Act this day of , 2020.

District Development Technician
Ministry of Transportation and Infrastructure

ADOPTED this day of , 2020.

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1711

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. 1711, 2020".
2. The future land use designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772, and located at 107 Timberlane Road, Enderby BC, is hereby changed from *Country Residential/Agricultural* to *Residential Low Density*.

READ a FIRST time this day of , 2020.

READ a SECOND time this day of , 2020.

Advertised on the day of , 2020 and the day of , 2020, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2020.

READ a THIRD time this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1712

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

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. 1712, 2020".
2. The zoning designation of the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772, and located at 107 Timberlane Road, Enderby BC, is hereby changed from the from the Country Residential (C.R) zone to the Residential Single Family (R.1) zone.

READ a FIRST time this day of , 2020.

READ a SECOND time this day of , 2020.

Advertised on the day of , 2020 and the day of , 2020, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2020.

READ a THIRD time this day of , 2020.

APPROVED pursuant to Section 52(3)(a) of the Transportation Act this day of , 2020.

District Development Technician
Ministry of Transportation and Infrastructure

ADOPTED this day of , 2020.

MAYOR

CORPORATE OFFICER