

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

File No: 0010-20-OR-END

January 6, 2021

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**APPLICANT:** Earl Shipmaker

**OWNER(S):** Jim's Finishing Ltd., 633176 Alberta Ltd., Case Holdings Ltd.

**LEGAL DESCRIPTION:** LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN  
KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN KAP92074

**PID #:** 017-638-691

**LOCATION:** 222 Salmon Arm Drive, Enderby BC

**PROPERTY SIZE:** 0.6 acres (2,428 square meters)

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

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

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

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

**PROPOSAL:** Construct a four-family dwelling

**RECOMMENDATION:**

THAT Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1716, 2021 which proposes to change the future land use designation of the property legally described as LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN KAP92074, and located at 222 Salmon Arm Drive, 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. 1716, 2021 and in accordance with Sections 473 (2.1) and 477 of the *Local Government Act*, Bylaw No. 1716 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. 1716, 2021 in conjunction with the City's Housing Needs Report, Financial Plan, and Regional Solid Waste Management Plan, Bylaw No. 1716 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. 1716, 2021, as outlined in this Staff Report, be considered appropriate consultation for the purposes of Sections 475 and 476 of the *Local Government Act*;

AND FURTHER THAT Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1717, 2021 which proposes to rezone the property legally described as LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN KAP92074, and located at 222 Salmon Arm Drive, Enderby BC, from the Residential Single-Family (R.1-A) zone to the Residential Multi-Family Low Intensity (R.3-A) zone be given First and Second Reading and forwarded to a Public Hearing.

#### **BACKGROUND:**

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 222 Salmon Arm Drive, Enderby BC. The applicant is proposing to change the Official Community Plan (OCP) designation of the subject property from *Residential Low Density* to *Residential Medium Density* and to rezone the property from the Residential Single-Family (R.1-A) zone to the Residential Multi-Family Low Intensity (R.3-A) zone, in order to construct a four-family dwelling.

#### Site Context

The 0.6 acre (2,428 square meter) subject property is undeveloped and is located on the eastern side of Preston Drive West at the terminus of the cul-de-sac. The portion of the property immediately adjacent to Preston Drive West slopes steeply to the northeast, with the remainder of the lot being a relatively flat bench.

The property is bisected by an unconstructed road dedication that runs in a southwest to northeast direction. A covenant is registered on the title of the property which restricts vehicular access across the aforementioned road dedication; this covenant prevents the property from having dual access off of both Salmon Arm Drive and Preston Drive West, and given that the majority of the property is located to the south of the road dedication, it is likely that future construction will occur in this southern portion of the lot and access to the property will only be available off of Preston Drive West.

The property is located adjacent to a multi-use walkway to the south, which provides access to an unconstructed road off of Preston Crescent that the neighbourhood self-maintains as an enhanced open space amenity.

The subject property and properties to the north, east, south, and southwest are zoned Residential Single Family (R.1-A) and are designated in the OCP as *Residential Low Density*; the properties to the west and northwest are zoned Country Residential (C.R) and are designated in the OCP as *Residential Low Density*.

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

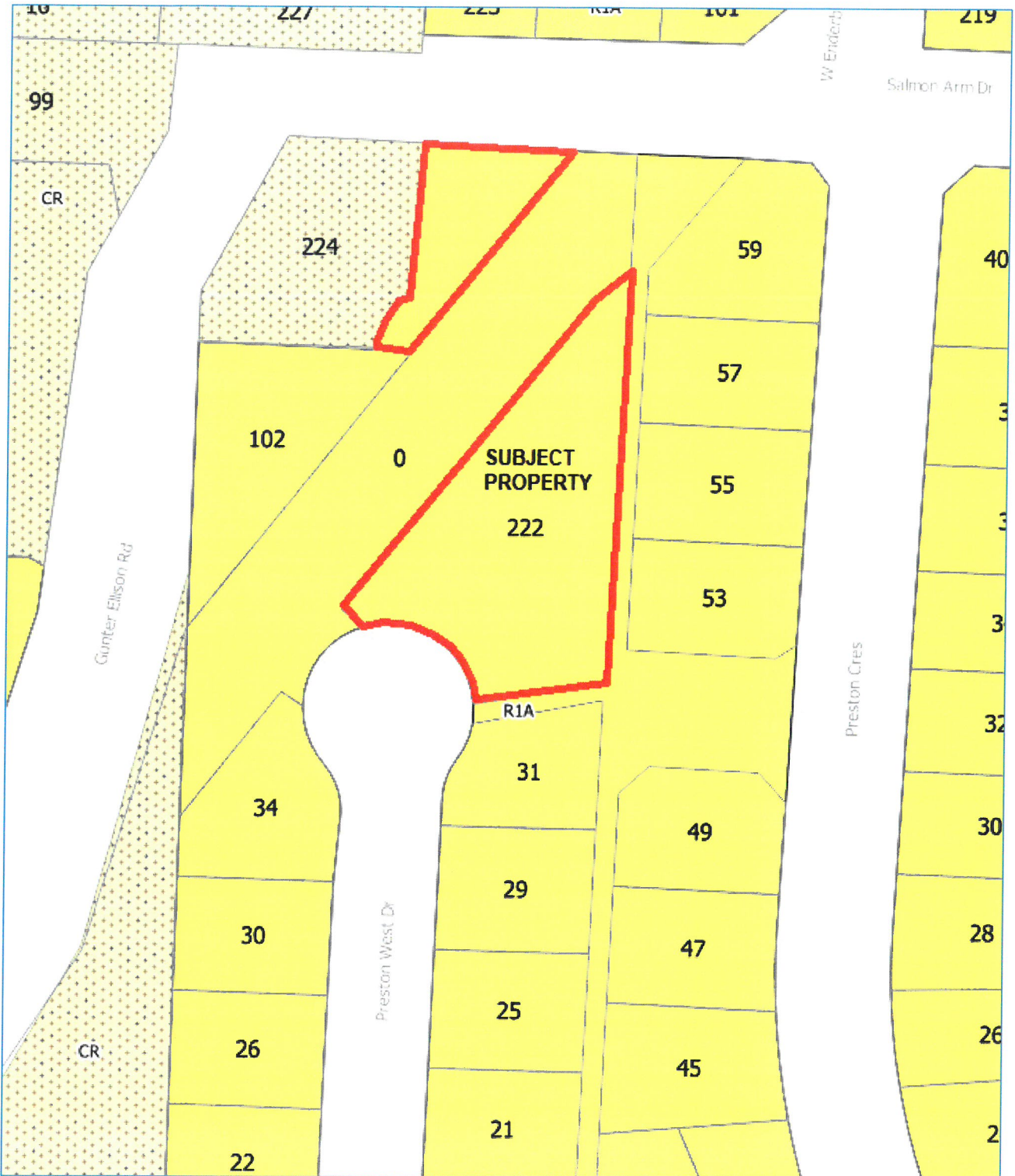
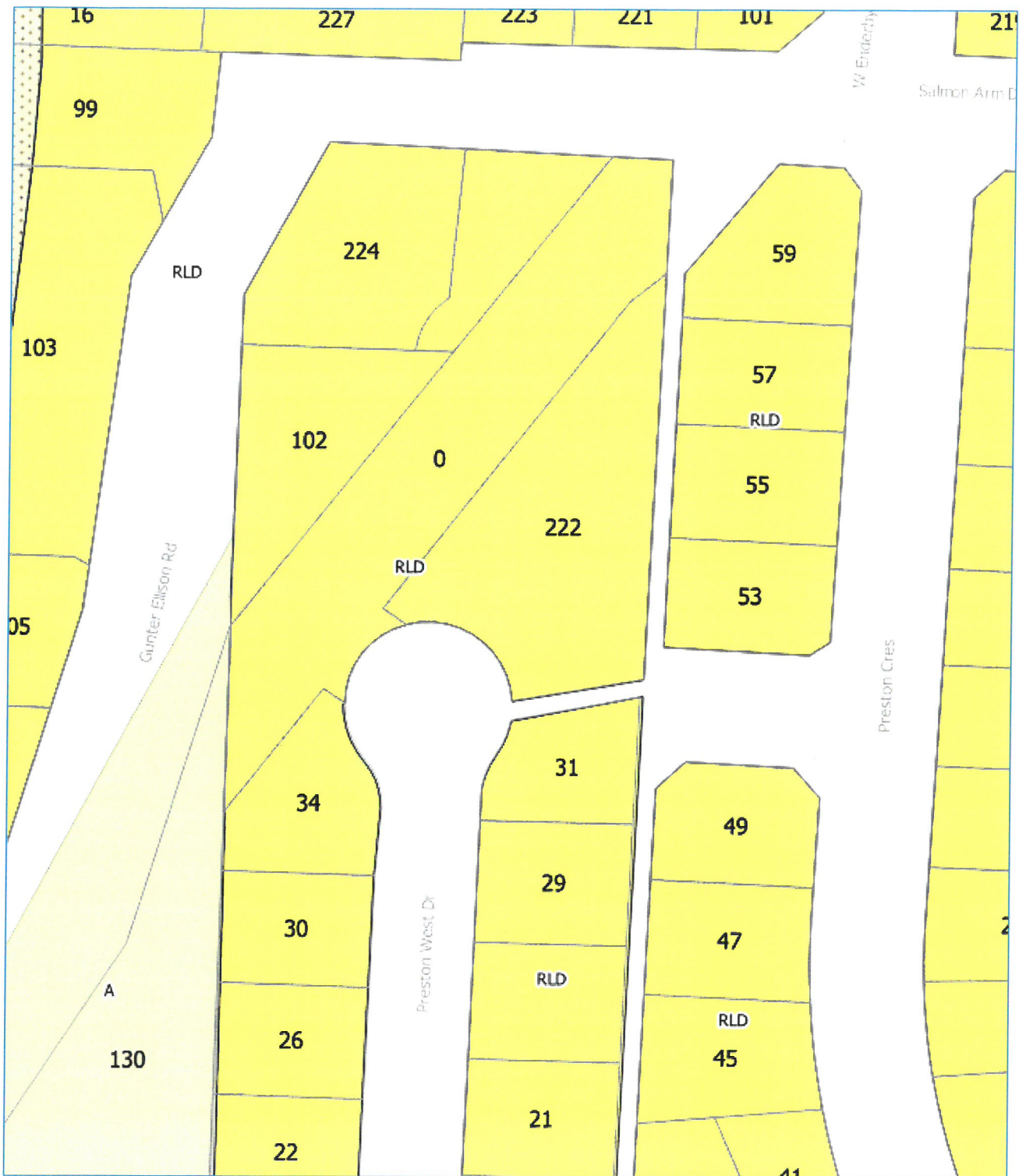


Figure 1. Zoning Map

Yellow – Residential Single Family (R.1-A)  
Dotted – Country Residential (C.R)

The following figure shows the OCP future land use designations of the subject and surrounding properties:



**Figure 2. OCP Future Land Use Designations**

Yellow – Residential Low Density

Green – Agricultural

Dotted – Country Residential

The following orthophoto of the subject and surrounding properties was taken in 2019:



Figure 3: 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 to develop a four-family dwelling on the subject property, which would be used for rental purposes. In order to facilitate this proposal, the applicant is proposing to change the OCP designation of the subject property from *Residential Low Density* to *Residential Medium Density* and to

rezone the property from the Residential Single-Family (R.1-A) zone to the Residential Multi-Family Low Intensity (R.3-A) zone.

A site plan has not been provided by the applicant at this time but would be required at the building permit stage, should this application be supported; if a subsequent site plan is not able to demonstrate that the development meets all City of Enderby Zoning Bylaw standards (i.e. required setbacks, minimum off-street parking, etc.) they would be required to seek variances through the Development Variance Permit process. It should also be noted that if this Joint OCP Amendment and Rezoning Application were to be approved, the applicant would not be tied to their proposal of a four-family dwelling. Although the applicant may intend to develop the property in accordance with this proposal, it is important to note that if the application is approved then the property could develop in any manner that is consistent with the Zoning Bylaw and any charges registered against the title of the property (covenants, statutory building scheme, etc.).

#### **ZONING BYLAW:**

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

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

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

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

Section 604.a.11.g of the Zoning Bylaw states that the maximum permitted gross density for development in the R.3-A zone shall not exceed forty-one (41) units per hectare (16.59 units per acre); given the property's area of 0.6 acres, the maximum number of dwelling units permitted on the property would be 9.

Given that the types of multi-family uses permitted with the R.3-A zone are limited, the only form of multi-family development under the R.3-A zone which could approach this level of density is row housing; under the City's Zoning Bylaw, row housing developments are subject to the following regulations:

- i. Each row housing dwelling unit must be located on a separate parcel (i.e. requires subdivision);
- ii. Each row housing parcel shall have a minimum lot area of 220 m<sup>2</sup>, or 330 m<sup>2</sup> for end units;
- iii. Each row housing parcel shall have a minimum lot frontage of 7.5 m (24.61 feet);
- iv. Row housing shall be in the form of a block of at least four and not more than 8 side-by-side family dwelling units.

Given the subject property's irregular shape and limited lot frontage, coupled with the fact that the bisected portion of the lot adjacent to Salmon Arm Drive is undevelopable given the access restrictions imposed by the covenant registered on title, it is not anticipated that a potential row housing development on the subject property could reach the property's maximum permitted gross density limit of 9 dwelling units.

#### **OFFICIAL COMMUNITY PLAN:**

Policies contained within the OCP 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.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 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.

## **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;
- Regional District of North Okanagan Manager of Regional Engineering Services;
- Ministry of Transportation and Infrastructure.

The following comments were received in response to the application

### Ministry of Transportation and Infrastructure

*"Thank you for the opportunity to comment on this rezoning application. As the property located at 222 Salmon Arm Drive is over 800 metres from an intersection of a Controlled Access Highway (Hwy no. 97A), the Ministry is not required to sign this rezoning."*

### City of Enderby Chief Financial Officer

*" This application would not have a material affect on the Financial Plan."*

## **PLANNING ANALYSIS:**

The City of Enderby Planner raises no objections to the applicant's request to change the OCP future land use designation of the property from *Residential Low Density* to *Residential Medium Density* and to rezone the subject property from the Residential Single Family (R.1-A) zone to the Residential Multi-Family Low



Intensity (R.3-A) zone, and upon consideration of input received at a Public Hearing, recommends that Council approve the subject application for the following reasons:

- The proposal 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 supports urban containment and rural protection;
  - Focusing future growth within developed areas of the community in order to maximize the value derived from existing infrastructure; and
  - Adding residential capacity without encroaching upon rural protection zones.
- The proposed development of the property to a more intensive residential land use would foster additional housing in the community, while potentially broadening the spectrum of housing choices, both of which are key elements of Smart Growth;
- Although the neighbourhood is predominantly single-family dwellings, the residential housing forms permitted within the proposed R.3-A zone are of a relatively low intensity and therefore would not detract from the character of the surrounding neighbourhood;
- The proposed development would facilitate the provision of additional rental housing within the community, which the City of Enderby Housing Needs Report confirms there is a strong need for;
- Given the property's large lot area, it is a prime candidate for development to a more intensive residential use, and restricting the property to a single-family dwelling under the R.-1-A zoning designation would not be the highest and best use of the land; and
- The adjacent road network is sufficient to meet any of the limited incremental traffic demands associated with the relatively low intensity residential housing forms permitted under the R.3-A zoning designation.

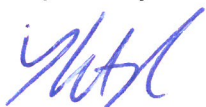
## SUMMARY

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 222 Salmon Arm Drive, Enderby BC. The applicant is proposing to change the OCP designation of the subject property from *Residential Low Density* to *Residential Medium Density* and to rezone the property from the Residential Single-Family (R.1-A) zone to the Residential Multi-Family Low Intensity (R.3-A) zone, in order to construct a four-family dwelling.

The City of Enderby Planner is supportive of 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

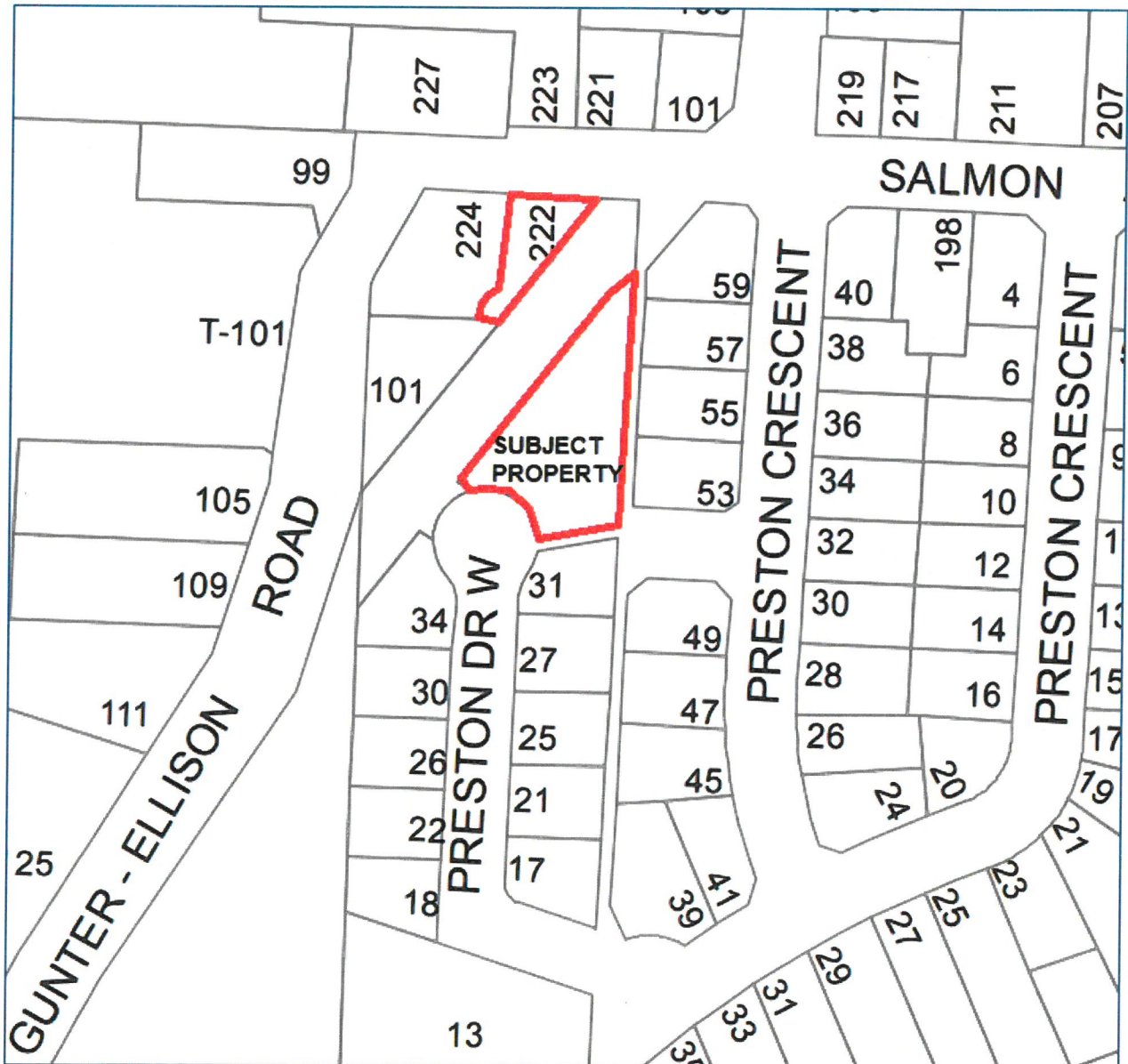
SUBJECT PROPERTY MAP

File: 0010-20-OR-END

Applicant: Earl Shipmaker

Owner: Jim's Finishing Ltd., 633176 Alberta Ltd., Case Holdings Ltd.

Location: 222 Salmon Arm Drive, Enderby BC



THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1716

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

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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. 1716, 2021".
2. The future land use designation of the property legally described as LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN KAP92074, and located at 222 Salmon Arm Drive, Enderby BC, is hereby changed from *Residential Low Density* to *Residential Medium Density*.

READ a FIRST time this day of , 2021.

READ a SECOND time this day of , 2021.

Advertised on the day of , 2021 and the day of , 2021, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2021.

READ a THIRD time this day of , 2021.

ADOPTED this day of , 2021.

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MAYOR

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CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1717

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. 1717, 2021".
2. The zoning designation of the property legally described as LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN KAP92074, and located at 222 Salmon Arm Drive, Enderby BC, is hereby changed from the Residential Single Family (R.1-A) zone to the Residential Multi-Family Low Intensity (R.3-A) zone.

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ADOPTED this day of , 2021.

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MAYOR

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CORPORATE OFFICER