

**REGULAR MEETING OF COUNCIL
AGENDA**

DATE: November 21, 2022
TIME: 4:30 p.m.
LOCATION: Council Chambers, Enderby City Hall

The public may attend this meeting in person or by means of electronic facilities.

Please contact Enderby City Hall at 250-838-7230 or info@cityofenderby.com by 3:30 pm on the day of the meeting to obtain access codes to attend the meeting electronically.

The City of Enderby uses Zoom for its electronic facilities and encourages those who are unfamiliar with the application to test it in advance; for technical support, please contact Zoom.

If you would like to attend this meeting by means of electronic facilities and do not have a computer or mobile phone capable of using Zoom, please let us know and we can provide you with a number that you can call in from a regular telephone.

When applicable, public hearing materials are available for inspection at www.cityofenderby.com/hearings/

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES

2.1 Meeting Minutes of November 7, 2022 Page 3

3. DELEGATIONS

3.1 Community Futures North Okanagan
Leigha Horsfield, Executive Director and Danielle Guetter, Business Services Advisor

4. DEVELOPMENT MATTERS AND RELATED BYLAWS

4.1 Development Variance Permit #0052-22-DVP- END Page 14

Legal: LOT 2 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B

LOT 3 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B

Address: 725 Knight Avenue, Enderby BC

Applicant: Burt Cohen

Owner: Burt Cohen and Heidi Brooks

4.2 Development Variance Permit #0053-22-DVP-END Page 27

Legal: STRATA LOTS 1-9 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT

ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Address: Units 101-109 806 Cliff Avenue, Enderby BC
Applicant: Brandon Mazur
Owner: Summit Ridge Developments Ltd.

5. CONTINUING BUSINESS AND BUSINESS ARISING FROM COMMITTEES AND DELEGATIONS

6. REPORTS

6.1 Mayor and Council Reports

6.2 Area F Director Report

6.3 Chief Administrative Officer Report

6.4 Council Inquiries

6.5 RDNO Building Permit Report – October 2022 Page 39

6.6 Community Futures Quarter 3 Update Page 40

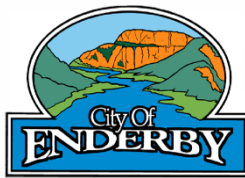
7. NEW BUSINESS

7.1 2023 Elected Officials Seminar – SILGA Region Page 48
Memo prepared by Chief Financial Officer dated November 9, 2022

7.2 Extreme Heat Risk Mapping, Assessment, and Planning Process – Award of Contract Page 50
Memo prepared by Planner dated November 17, 2022

8. PUBLIC QUESTION PERIOD

9. ADJOURNMENT



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Monday, November 7, 2022 at 4:30 p.m. in Council Chambers.

Present: Mayor Huck Galbraith
Councillor Tundra Baird
Councillor Roxanne Davyduke
Councillor David Ramey
Councillor Brian Schreiner
Councillor Shawn Shishido
Councillor Sarah Yerhoff

Staff: Chief Administrative Officer – Tate Bengtson
Chief Financial Officer – Jennifer Bellamy
Planner – Kurt Inglis
Clerk-Secretary – Andraya Holmes

Other: Press and Public

OATH OF OFFICE

Oath of Office – Administered by the Corporate Officer.

APPROVAL OF AGENDA

Moved by Councillor Baird, seconded by Councillor Schreiner
“THAT the November 7, 2022 Council Meeting agenda be approved as circulated.”

CARRIED

ADOPTION OF MINUTES

Committee of The Whole Minutes and Regular Meeting Minutes of October 3, 2022

Moved by Councillor Shishido, seconded by Councillor Davyduke
“THAT the October 3, 2022 Committee of The Whole minutes and the October 3, 2022 Council Meeting minutes be adopted as circulated.”

CARRIED

Public Hearing Report October 3, 2022

Moved by Councillor Baird, seconded by Councillor Yerhoff
“THAT the October 3, 2022 Public Hearing Report be adopted as circulated.”

CARRIED

REPORTS

Mayor and Council Reports

Councillor Shishido

Looking forward to the new term.

Councillor Davyduke

Excited for the new term.

The Remembrance Day Ceremony will be taking place this Friday at Veterans Park.

Attended an Interagency meeting at the end of October.

WorkBC has started a new drop-in program every Monday from 11-12 for people ages 55 and up who are looking for work opportunities. No registration is required for this program.

Community Futures is working with the School District on a driving program for students.

Councillor Yerhoff

Excited for to serve as a Councillor.

Will be attending the upcoming Remembrance Day Ceremony.

Councillor Schreiner

Excited for the new term.

Councillor Ramey

Looking forward to working with everyone.

Councillor Baird

Welcomed Kukpi7 Thomas to the meeting.

There will be a Remembrance Day Ceremony at Splatsin held November 8 at 11 a.m.

The Halloween event was a great success. The Witches Dance and Monster Mash event was well attended.

The Christmas Light-up event will happen on December 2. Will have more information on the event at the November 21 meeting.

Mayor Galbraith

Congratulated the new and incumbent Councillors.

Invited Kukpi7 Thomas to speak.

Kukpi7 Thomas

Welcomed the new Mayor and Council.

Kukpi7 Thomas stated that we are one community. Encouraged Mayor and Council to carry their principles with them even when facing opposition, and invited discussion both from Mayor and Council and from the public on common issues and interests, as well as having an open and truthful conversation about the history of both of our communities and how we can achieve genuine reconciliation.

Area F Director

Area F Director Delisle congratulated the new Mayor and Council and reported that he will act as Area F Director–Elect Alyssa Hopkins' Alternate Director for the upcoming term. Thanked Kukpi7 Thomas for his words and expressed that he is looking forward to working with Mayor and Council.

Chief Administrative Officer

The hiring process for new Utility Worker I position is complete. Jared Dedood has been hired.

Council can expect to see a job posting for casual parks/arena workers in the near future.

The Mill Avenue Bus Stop has been relocated and response so far has been positive.

The Garden Contract opportunity has been extended for a few weeks with a new mandatory site meeting taking place on November 16, 2022.

Some arena change room shower fixtures have been replaced as a low-cost measure to help improve water pressure. If the solution does not prove out, staff can bring forward quotes on replumbing the facility, although costs are expected to be significant.

Has had two meetings recently with respect to the Rail Trail. One related to road crossings and another related to landscaping and maintenance of the Rail Trail corridor through the City. There will be a presentation to Council on the latter at the December 5 meeting.

Council Inquiries

Councillor Baird asked about the lights on the feature tree on Cliff Avenue.

Chief Administrative Officer responded that he is in contact with the contractor and that they are bringing more light strands to complete a repair.

Councillor Shishido asked about addressing graffiti on the relocated bus shelter on Mill Avenue.

Chief Administrative Officer responded that he will task Public Works with removing the graffiti.

Councillor Schreiner asked how often the City meets with the RCMP.

Chief Administrative Officer responded that meetings are held quarterly with the next meeting occurring in late November. That being said, he is in discussions with the Staff Sergeant about attending an upcoming regular meeting as a delegation.

Report of Election Results

Moved by Councillor Schreiner, seconded by Councillor Baird
“THAT Council receives and files this report for information”

CARRIED

RDNO Building Permit Report – September 2022

Moved by Councillor Baird, seconded by Councillor Shishido
“THAT the RDNO Building Permit Report – 2022 be received and filed.”

CARRIED

Vernon North Okanagan Detachment: 3rd Quarter (July to September) 2022

Moved by Councillor Shishido, seconded by Councillor Baird
“THAT the Vernon North Okanagan Detachment: 3rd Quarter (July to September) 2022 be received and filed.”

CARRIED

NEW BUSINESS

Council Appointments

Councillor Baird nominated Councillor Schreiner to act as Municipal Director to the Regional District of North Okanagan.

Mayor Galbraith nominated himself to act as Municipal Director to the Regional District of North Okanagan.

Councillor Schreiner explained that he has held this position for 5 years and would like to continue to represent the community on the Board, as well as continue to work on projects that are ongoing such as the Rail Trail, emergency management, and speed limits on Highway 97A between Spallumcheen and Enderby.

Mayor Galbraith expressed that he would like to jump right in and contribute as much as possible to the community. Explained that acting as a Municipal Director on the Regional District board would be an excellent learning opportunity.

Area F Director Delisle expressed that in his opinion, it would be beneficial to have the Mayor serve on the Regional District Board.

Councillor Davyduke asked if both the Director and Alternate could attend board meetings.

Councillor Schreiner responded that yes, both could attend meetings but would have only one vote.

Councillor Baird asked if there is room in the budget to pay the Alternate to attend Board Meetings.

Chief Financial Officer responded that there would not be enough budget to pay for the Alternate to attend all meetings, but that there is likely enough to pay for the Alternate to attend a few meetings.

Councillor Davyduke noted that historically, because there are so many different groups, the Mayor would act as alternate to many positions for a wider scope of experience.

Moved by Councillor Schreiner, seconded by Councillor Shishido
“THAT Councillor Schreiner be appointed as the City of Enderby Municipal Director to the Regional District of North Okanagan pursuant to s. 198 of the Local Government Act.”

CARRIED
OPPOSED Mayor Galbraith

Moved by Councillor Schreiner, seconded by Councillor Shishido
“THAT Mayor Galbraith be appointed as the City of Enderby Alternate Municipal Director to the Regional District of North Okanagan pursuant to s. 200 of the Local Government Act.”

CARRIED

Moved by Councillor Schreiner, seconded by Councillor Shishido
“THAT Mayor Galbraith be appointed as Representative, and Councillor Schreiner be appointed as Alternate, to the Regional District of North Okanagan Regional Growth Management Advisory Committee”

CARRIED

Moved by Councillor Schreiner, seconded by Councillor Davyduke
“THAT Councillor Baird and Councillor Shishido be appointed to the Enderby and District Services Commission pursuant to Section 12 of the Corporation of the City of Enderby Service Extension and Commission Delegation Bylaw, No. 1446, 2009.”

CARRIED

Moved by Councillor Schreiner, seconded by Councillor Baird
“THAT Councillor Ramey be appointed as member and Mayor Galbraith be appointed as alternate to the Okanagan Regional Library Board.”

CARRIED

Councillor Schreiner gave an overview of the functions of the Enderby & District Heritage Committee.

Councillor Ramey asked who makes up the remainder of the Enderby & District Heritage Committee.

Planner responded that the group is made up of representatives from Council and Area F, along with a local realtor, and a staff person from the Enderby & District Museum.

Moved by Councillor Baird, seconded by Councillor Davyduke

“THAT Councillor Yerhoff be appointed to the Enderby & District Heritage Committee.”

CARRIED

Moved by Councillor Shishido, seconded by Councillor Yerhoff

“THAT Councillor Baird be appointed to the Shuswap-North Okanagan Rail Trail Governance Advisory Committee.”

CARRIED

Councillor Baird nominated herself to be appointed to the Enderby-Splatsin Joint Committee.

Councillor Schreiner nominated himself to be appointed to the Enderby-Splatsin Joint Committee.

Mayor Galbraith nominated himself to be appointed to the Enderby-Splatsin Joint Committee.

Councillor Shishido noted that it may be beneficial to have the Mayor on this Committee.

Councillor Schreiner asked how this Committee differs from a Community-to-Community meeting.

Chief Administrative Officer responded that a Community-to-Community meeting is a meeting of the entirety of both Enderby City Council and Splatsin Tkwapipla7. The Enderby-Splatsin Joint Committee is a smaller group created with the intent to meet more regularly.

Councillor Baird explained that she would like to put more focus on Community-to-Community meetings.

Moved by Councillor Schreiner, seconded by Councillor Ramey

“THAT Councillor Schreiner and Councillor Baird be appointed to the Enderby-Splatsin Joint Committee”

CARRIED

OPPOSED Councillor Baird

Councillor Shishido

Mayor Galbraith

Councillor Schreiner nominated Mayor Galbraith, Councillor Yerhoff, and Councillor Ramey to be appointed as Voting Delegate and Alternates respectively to the Municipal Insurance Association of BC. He explained that the meeting occurs once a year at the UBCM Conventions and historically the Voting Delegates and Alternates have rotated each year who attends.

Mayor Galbraith declined the nomination.

Moved by Councillor Schreiner, seconded by Councillor Baird

“THAT Councillor Ramey be appointed as Voting Delegate and Councillor Davyduke and Councillor Yerhoff be appointed as Alternates to the Municipal Insurance Association of BC.”

CARRIED

Moved by Councillor Baird, seconded by Councillor Davyduke

THAT Council appoints the Area F Director and Alternate Director to the Enderby & District Services Commission pursuant to Section 12 of The Corporation of the City of Enderby Service Extension and Commission Delegation Bylaw, No. 1446, 2009.

CARRIED

Moved by Councillor Baird, seconded by Councillor Schreiner
“THAT Councillor Ramey be appointed as Liaison to the Enderby & District Arts Council.”

CARRIED

Moved by Councillor Baird, seconded by Councillor Yerhoff
“THAT Councillor Shishido be appointed as Liaison to the Enderby & District Museum Society.”

CARRIED

Moved by Councillor Baird, seconded by Councillor Shishido
“THAT Mayor Galbraith be appointed as Liaison to Feed Enderby & District (Food Bank) and Food Action Committee for Today and Tomorrow (FACT).”

Mayor Galbraith declined the nomination

DEFEATED

Moved by Mayor Galbraith, seconded by Councillor Shishido
“THAT Councillor Yerhoff be appointed as Liaison to Feed Enderby & District (Food Bank) and Food Action Committee for Today and Tomorrow (FACT).”

CARRIED

Moved by Councillor Schreiner, seconded by Councillor Yerhoff
“THAT Councillor Davyduke be appointed as Liaison to Enderby & District Community Resource Centre Early Years and Interagency Group”

CARRIED

Councillor Baird suggested appointing a liaison to M.V. Beattie Elementary and A.L. Fortune Secondary Schools.

Chief Administrative Officer responded that Council may appoint a liaison to any group it chooses, and the matter could be brought back for discussion at a future meeting.

Regular Meeting Schedule for 2023

Moved by Councillor Baird, seconded by Councillor Davyduke
“THAT Council approves the Notice of 2023 Regular Council Meetings schedule;

AND THAT Council directs staff to make the schedule available to the public by posting it at the Public Notice Posting Place as defined in the City of Enderby Council Procedure Bylaw No. 1732, 2021 and giving notice of its availability in accordance with section 127(1) of the Community Charter.”

CARRIED

Acting Mayor Schedule November 2022 through December 2023

Councillor Schreiner asked to amend the Schedule to have Councillor Schreiner as Acting Mayor from December 1-15, 2022 and Councillor Davyduke as Acting Mayor December 16-31, 2022. Councillor Davyduke will be Acting Mayor for the full month of June 2023.

Moved by Councillor Baird, seconded by Councillor Davyduke
“THAT Council adopts the Acting Mayor Schedule for November 2022 through December 2023 as amended;

AND THAT Council designates the following order of succession for Acting Mayors:

- *Councillor Baird*
- *Councillor Davyduke*
- *Councillor Schreiner*
- *Councillor Shishido*
- *Councillor Ramey*
- *Councillor Yerhoff*

CARRIED

Appointment of Credit Union Signatory

Moved by Councillor Baird, seconded by Councillor Shishido
“THAT Council authorizes Mayor Ellis Galbraith to be added as a signatory for the General, Cemetery Care Fund, and Cemetery Donations Accounts in the name of the Corporation of The City of Enderby currently held at Enderby & District Financial;

AND THAT former Mayor Greg McCune be removed as a signatory for the General, Cemetery Care Fund, and Cemetery Donations Accounts in the name of the City of Enderby currently held at Enderby & District Financial.”

CARRIED

Disclosure of Contracts – Council

Moved by Councillor Baird, seconded by Councillor Davyduke
“THAT Council receives and files the Disclosure of Contracts memorandum dated October 24, 2022.”

CARRIED

City of Enderby Development Corporation Annual Information Meeting 2022

Moved by Councillor Shishido, seconded by Councillor Davyduke
“THAT Council, in its capacity as the sole shareholder of the City of Enderby Development Corporation, resolves:

1. *THAT, in accordance with Article 10.2 of the City of Enderby Development Corporation’s Articles of Incorporation, the shareholder consents to the business to be transacted at the annual general meeting, such that it is deemed to be held by this resolution and on the date of this resolution.*
2. *AND THAT the annual reference date for the City of Enderby Development Corporation is November 7, 2022.*
3. *AND THAT, in accordance with Article 10.3 of the City of Enderby Development Corporation’s Articles of Incorporation, and in lieu of the annual general meeting, an*

annual information meeting is hereby held on November 7, 2022 with notice given in substantially the same form as that required for the City of Enderby.

4. *AND THAT, as there were no financial transactions for the City of Enderby Development Corporation for the fiscal year ended December 31, 2021 and the City of Enderby Development Corporation has no assets, liabilities and equity:*

a) *The appointment of auditors for the City of Enderby Development Corporation is waived in accordance with section 200 of the Business Corporations Act; and*

b) *The production and publication of financial statements for the City of Enderby Development Corporation is waived in accordance with section 203(2) of the Business Corporations Act.*

5. *AND THAT the following persons, each of whom has consented in writing to act as a director, are appointed as directors of the City of Enderby Development Corporation, to hold office in the manner specified until the next annual general meeting of the City of Enderby Development Corporation or until their successors are appointed, subject to Article 14.6 of the City of Enderby Development Corporation’s Articles of Incorporation:*

*Tate Bengtson (Chief Executive Officer)
Jennifer Bellamy (Chief Financial Officer)*

6. *AND FURTHER THAT all lawful acts, contracts, appointments, and payments of money by the directors of the City of Enderby Development Corporation, if any, since the last annual reference period, which coincides with the date of the recognition of the City of Enderby Development Corporation, and which have previously been disclosed to the shareholder are hereby adopted, ratified, and confirmed.”*

CARRIED

Royal Canadian Legion Branch #98 Road Closure Application – Remembrance Day Ceremony

Moved by Councillor Baird, seconded by Councillor Davyduke
“THAT Council receives the Royal Canadian Legion Branch #98’s Road Closure application (Remembrance Day Ceremony) for information.”

CARRIED

Christmas Parade and Festivities – Road Closure Application

Moved by Councillor Shishido, seconded by Councillor Yerhoff
“THAT Council receives the City of Enderby Event Coordinator’s Road Closure application (Christmas 2022) for information.”

CARRIED

Enderby & District Arts Council – 2022 Operating Grant

Moved by Councillor Baird, seconded by Councillor Schreiner
“THAT Council provides the Enderby & District Arts Council with an operating grant for 2022 of \$1000.00”

CARRIED

Awards – Municipal Policy & Mayor and Council Fund Policy

Council discussed a pancake breakfast that has historically been put on at M.V. Beattie Elementary and A.L. Fortune Secondary Schools with donations as well as resources from this fund and if this event should be put on this year.

Mayor Galbraith suggested this or a similar fund should be used to set up an endowment that creates an ongoing benefit.

Councillor Shishido asked if it is possible to establish a long-term scholarship.

Chief Administrative Officer responded that Council cannot force future Councils to contribute to the fund as it is voluntary, but that it is possible to set up an endowment fund. This would typically require an entity to manage it. Suggested that the Community Foundation of the North Okanagan be invited to speak to Council about this.

Moved by Councillor Shishido, seconded by Councillor Baird
“THAT Council amends the Awards – Municipal Policy as attached;

AND THAT Council approves the attached Mayor and Council Fund Policy;

AND FURTHER THAT Council directs staff to invite the Community Foundation of the North Okanagan to attend a Council meeting and discuss endowment funds and its services and activities.”

CARRIED

Regional Secondary Dwelling Design Competition – RDNO Request for Consideration

Moved by Councillor Shishido, seconded by Councillor Baird
“THAT Council supports participating in a regional secondary dwelling design competition, with the City of Enderby’s local contribution not to exceed \$3,000;

AND THAT Council funds this initiative through prior year surplus in 2023.”

CARRIED

PUBLIC QUESTION PERIOD

There were no questions from the public.

CLOSED MEETING RESOLUTION

Moved by Councillor Baird, seconded by Councillor Shishido
“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) of the Community Charter.”

CARRIED

ADJOURNMENT

Moved by Councillor Baird, seconded by Councillor Davyduke

“THAT the regular meeting of November 7, 2022 adjourn at 7:01 p.m.”

CARRIED

MAYOR

CORPORATE OFFICER

**CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION**

AGENDA

File No: 0052-22-DVP-END

October 31, 2022

APPLICANT: Burt Cohen

OWNER: Burt Cohen and Heidi Brooks

LEGAL DESCRIPTIONS: LOT 2 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B
LOT 3 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B

PID #s: 012-456-632
012-456-641

LOCATION: 725 Knight Avenue, Enderby BC

PROPERTY SIZE: 743.2 m² (0.184 acres) combined

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

O.C.P DESIGNATION: Residential Low Density

PROPOSAL: Construct an accessory residential building (shop)

PROPOSED VARIANCE: Reduce the minimum setback between accessory residential building and any other building or structure, increase the maximum floor area for a domestic garage/shop, increase the maximum horizontal dimension of a domestic shop/garage, increase the maximum height of an accessory residential building

RECOMMENDATIONS:

THAT Council authorize the issuance of a Development Variance Permit for the properties legally described as i) LOT 2 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B and, ii) LOT 3 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B, located at 725 Knight Avenue, Enderby B.C., to permit variances to the following Sections of the City of Enderby Zoning Bylaw No. 1550, 2014:

- 308.4.a.iii by reducing the minimum setback between an accessory residential building and any other building or structure from 3 m (9.842 feet) to 1.5 m (4.921 feet);
- 308.4.b by increasing the maximum floor area for a domestic garage or shop from 80.3 m² (864 square feet) to 102.19 m² (1,100 square feet);
- 308.4.b by increasing the maximum horizontal dimension for a domestic garage or shop from 11 m (36.1 feet) to 12.19 m (40 feet); and
- 308.4.c by increasing the maximum height of an accessory residential building from 5 m (16.40 feet) to 6.15 m (20.17 feet).

BACKGROUND:

This report relates to a Development Variance Permit application for the property located at 725 Knight Avenue, Enderby BC. The applicant is proposing to construct a new accessory residential building (shop) and in order to accommodate the proposed siting and sizing of the building is requesting variances to the following sections of the City of Enderby Zoning Bylaw No. 1550, 2014:

- 308.4.a.iii by reducing the minimum setback between an accessory residential building and any other building or structure from 3 m (9.842 feet) to 1.5 m (4.921 feet);
- 308.4.b by increasing the maximum floor area for a domestic garage or shop from 80.3 m² (864 square feet) to 102.19 m² (1,100 square feet);
- 308.4.b by increasing the maximum horizontal dimension for a domestic garage or shop from 11 m (36.1 feet) to 12.19 m (40 feet); and
- 308.4.c by increasing the maximum height of an accessory residential building from 5 m (16.40 feet) to 6.15 m (20.17 feet).

Site Context/Proposal

The property includes two separate parcels which have a combined area of 743.2 m² (0.184 acre). The property is flat and is located on the north side of Knight Avenue, which is designated in the Official Community Plan as a Municipal Minor Collector Road. Vehicular access to the property is gained via a driveway off of Knight Avenue, with the property also having lane access to the north. A single-family dwelling built in 1910 is located in the centre of the property, straddling the shared property line of the two parcels; a small shed is located to the east of the single-family dwelling.

The applicant is proposing to construct a new accessory residential building (shop) to the west of the existing single-family dwelling; the proposed new building is two storeys and 6.15 m (20.17 feet) in height with a floor area of 102.19 m² (1,100 square feet). The attached Schedule 'A' shows the siting and sizing of the existing and proposed buildings on the property.

The subject property and the properties to the east, south, and west are zoned Residential Single-Family (R.1-A) and are designated in the Official Community Plan (OCP) as Residential Low Density. The property to the north is zoned Assembly, Civic and Public Service Use (S.1) and is designated in the OCP as a School Site.

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

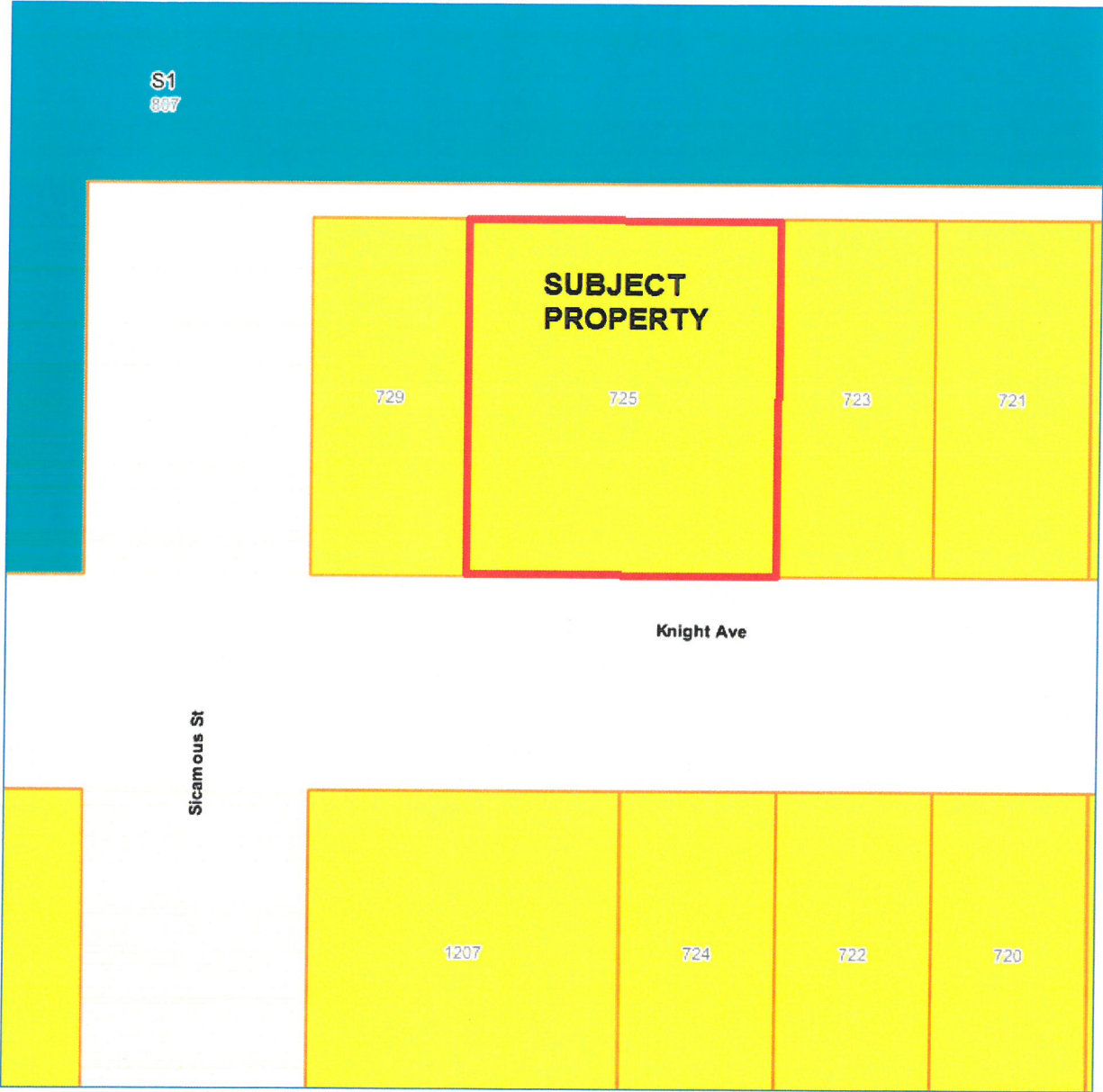


Figure 1: Zoning Map

Yellow – Residential Single Family (R.1-A)
Teal – Assembly, Civic and Public Service Use (S.1)

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



Figure 2: Orthophoto

ZONING BYLAW:

The subject property is zoned Residential Single Family (R.1-A) and the permitted uses within this zone include accessory residential buildings, single family dwellings, secondary suites, bed and breakfasts, civic and public service use, and restricted agricultural use. The proposal as compared to the Zoning Bylaw requirements for the R.1-A zone is as follows (highlighted items require a variance):

CRITERIA	PROPOSAL	ZONING REQUIREMENTS
Accessory Building Height (max.)	6.15 m (20.17 feet)	5 m (16.40 feet)
Accessory Building Floor Area (max.)	102.19 m ² (1,100 square feet)	80.3 m ² (864 square feet)
Accessory Building Horizontal Dimension (max.)	12.19 m (40 feet)	11 m (36.1 feet)
Number of Accessory Residential Buildings (max.)	2	2
Lot Coverage (max.)	< 50%	50%
Accessory Building Setbacks (min.)		
Front Yard	> 8 m (26.25 feet)	8 m (26.25 feet)
Rear Yard	6.05 m (19.85 feet)	1.5 m (4.921 feet)
Side Yard	2.39 m (7.84 feet)	1.5 m (4.921 feet)
Other Buildings	1.5 m (4.921 feet)	3 m (9.842 feet)

OFFICIAL COMMUNITY PLAN:

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

- Policy 2.2.b - To maintain and enhance the City of Enderby as a sustainable, diverse, vibrant, unique and attractive community.
- Policy 2.2.c - To maintain and enhance the social well-being, development, and the quality of life for all citizens of Enderby.
- Policy 2.2.f - To respect and preserve a process of open, flexible and participatory decision making in the ongoing planning and day-to-day decisions of the City.
- 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.

REFERRAL COMMENTS:

The subject application was referred to the City of Enderby Public Works Manager, Building Inspector, and Fire Chief. No comments of concern were received in response to the referral.

PLANNING ANALYSIS:

Setback from Other Buildings or Structures

The City of Enderby Planner raises no objections to the applicant's request to vary Section 308.4.a.iii by reducing the minimum setback between an accessory residential building and any other building or

structure from 3 m (9.842 feet) to 1.5 m (4.921 feet), as shown on the attached Schedule 'A'. Upon consideration of input from adjacent land owners, it is recommended that Council support the variance request given that the applicant will be required to ensure that the accessory residential building is constructed with proper spatial separation requirements as specified by the BC Building Code. Furthermore, it is not anticipated that the proposed variance would negatively impact the use and enjoyment of the subject or surrounding properties.

Maximum Floor Area and Horizontal Dimension

The City of Enderby Planner raises no objections to the applicant's request to vary Section 308.4.b of the City of Enderby Zoning Bylaw No. 1550, 2014 by increasing the maximum floor area for a domestic garage or shop from 80.3 m² (864 square feet) to 102.19 m² (1,100 square feet) and by increasing the maximum horizontal dimension for a domestic garage or shop from 11 m (36.1 feet) to 12.19 m (40 feet), as shown on the attached Schedule 'A'. Upon consideration of input from adjacent land owners, it is recommended that Council support the variance requests for the following reasons:

- The proposed increase in maximum floor area is associated with the proposed accessory residential building being two storeys in height and having additional living space on the second storey level; the actual footprint of the building itself is 66.92 m² (720.3 square feet), which is well below the Zone's maximum of 80.3 m² (864 square feet) and given this, it is not anticipated that the proposed variance would negatively impact the character of the site or surrounding neighbourhood;
- With respect to the increase in the maximum horizontal dimension of the building, this is a relatively small increase (~11% increase) and allows the building to be narrower and thus further setback farther from the neighbouring property to the west; and
- It is not anticipated that the proposed variances would negatively impact the use and enjoyment of the subject or surrounding properties.

Maximum Height

The City of Enderby Planner raises no objections to the applicant's request to vary Section 308.4.c of the City of Enderby Zoning Bylaw No. 1550, 2014 by increasing the maximum height of an accessory residential building from 5 m (16.40 feet) to 6.15 m (20.17 feet). Upon consideration of input from adjacent land owners, it is recommended that Council support the variance request for the following reasons:

- The proposed accessory residential building has a 'lean to' style roof (see attached Schedule 'A') whereby the roof will pitch from east to west; given this, only the eastern portion of the building will have a height of 6.15 m (20.17) while the western portion of the building will be significantly lower; and
- Given the building has 'lean to' style roof and will be setback significantly from the front property line, it is not anticipated that the proposed variance would negatively impact the predominant views of the adjacent property to the west.

SUMMARY

This report relates to a Development Variance Permit application for the property located at 725 Knight Avenue, Enderby BC. The applicant is proposing to construct a new accessory residential building (shop) and in order to accommodate the proposed siting and sizing of the building is requesting variances to several sections of the City of Enderby Zoning Bylaw No. 1550, 2014.

The City of Enderby Planner is supportive of the proposed variances and is recommending that Council authorize the issuance of a Development Variance Permit.

Prepared By:



Kurt Inglis, MCIP, RPP
Planner

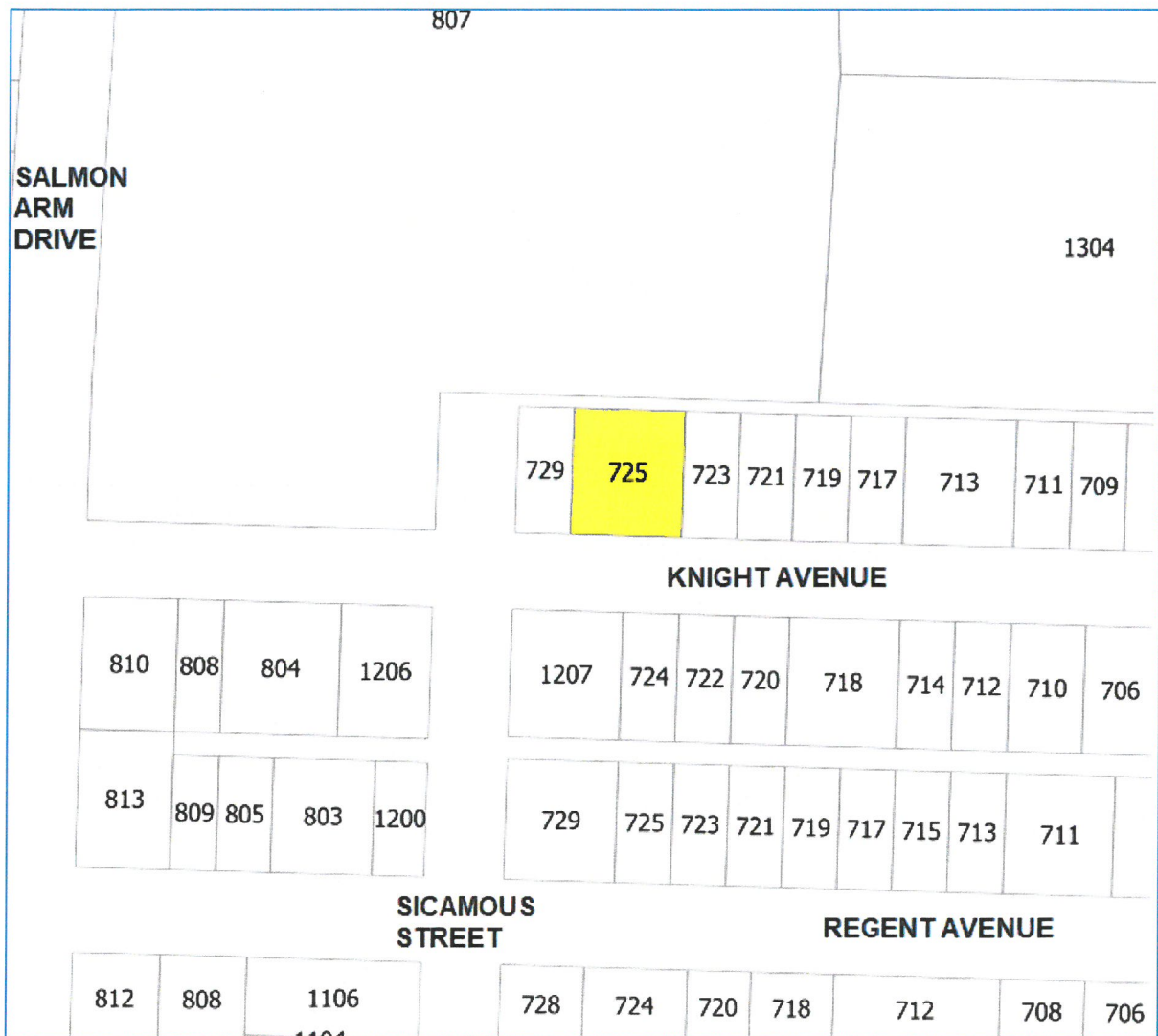
Reviewed By:



Tate Bengtson
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

File: 0052-22-DVP-END (Cohen)
Applicant: Burt Cohen
Owner(s): Burt Cohen and Heidi Brooks
Location: 725 Knight Avenue, Enderby BC



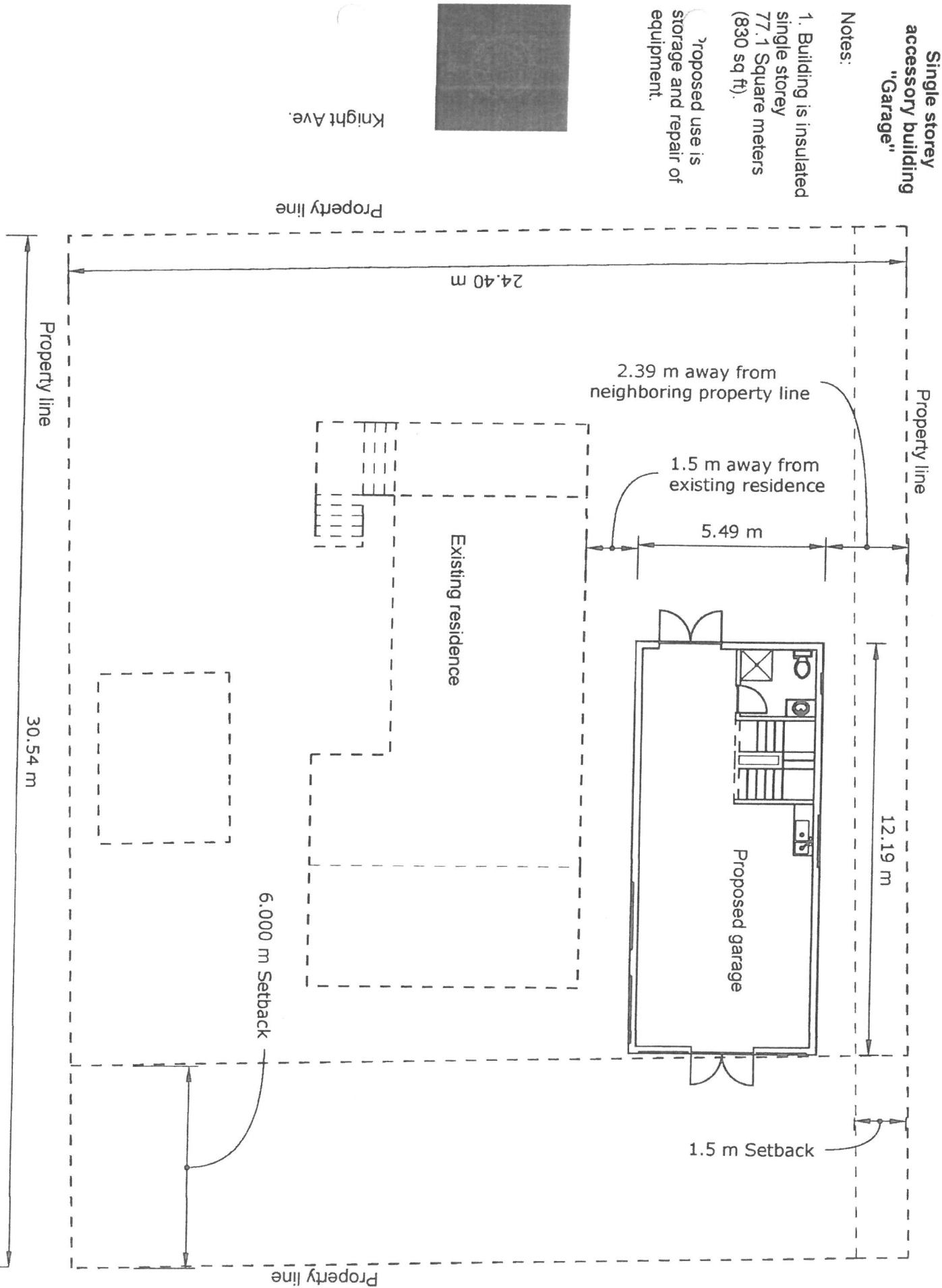
SCHEDULE 'A'

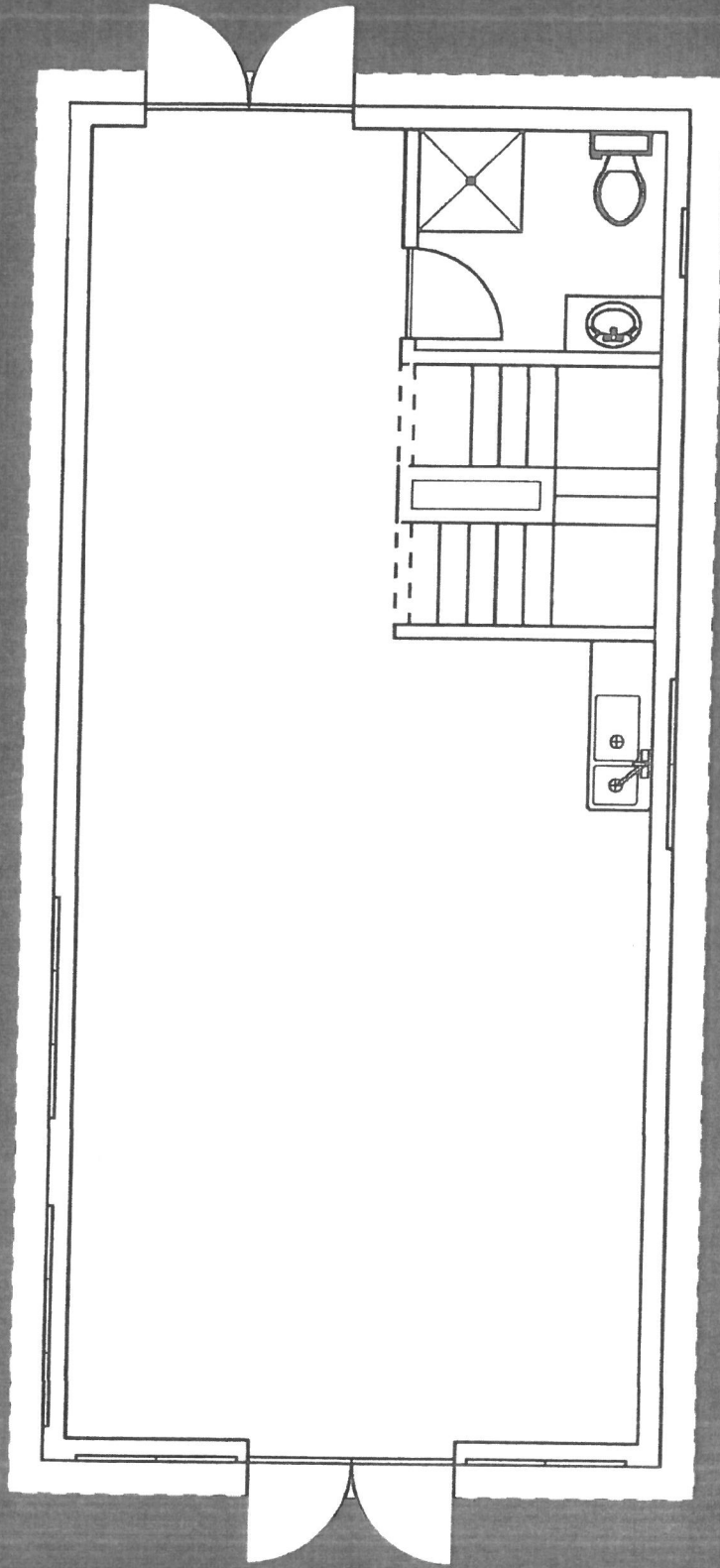
Single storey
accessory building
"Garage"

Notes:

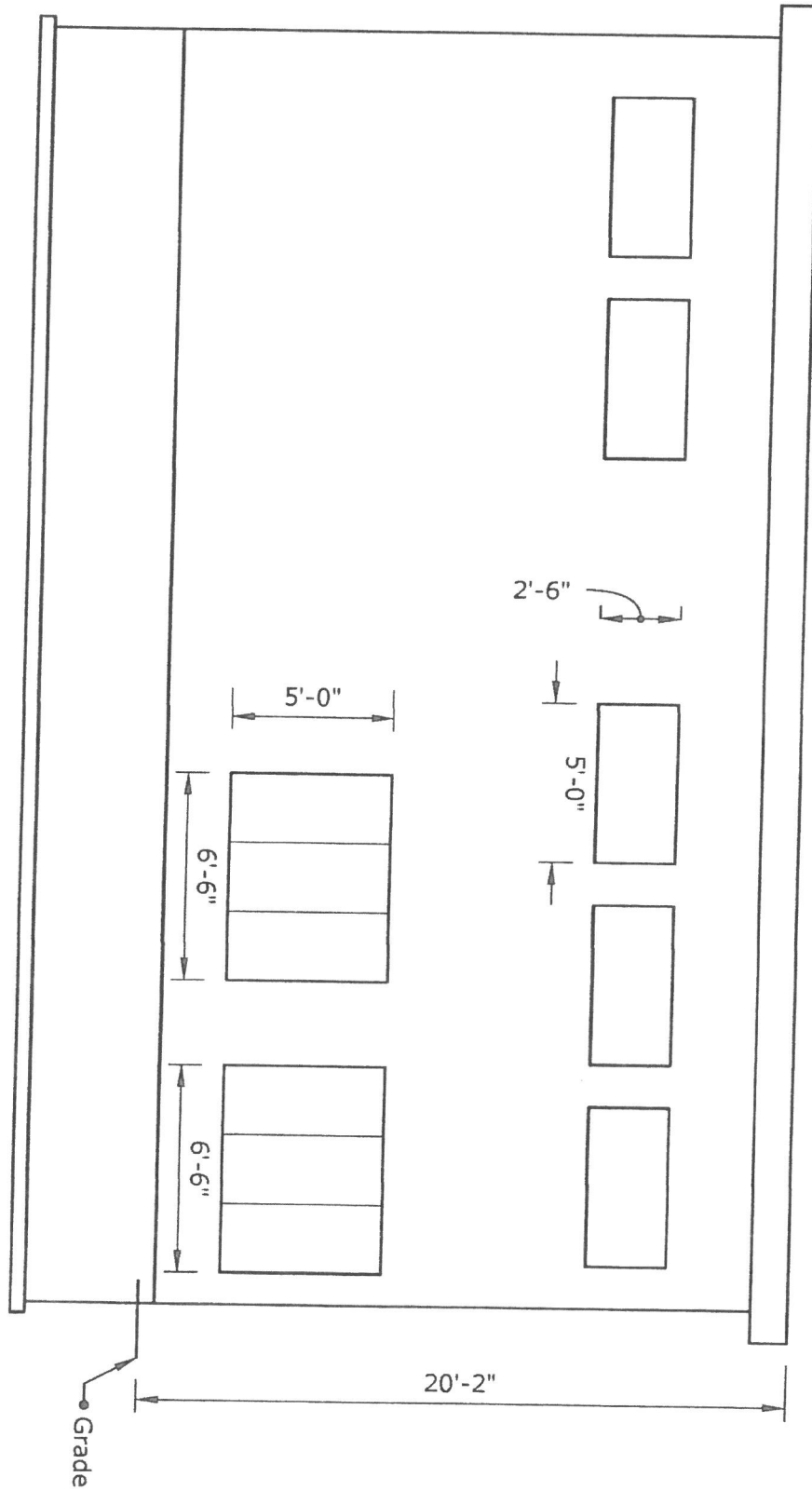
1. Building is insulated single storey 77.1 Square meters (830 sq ft).

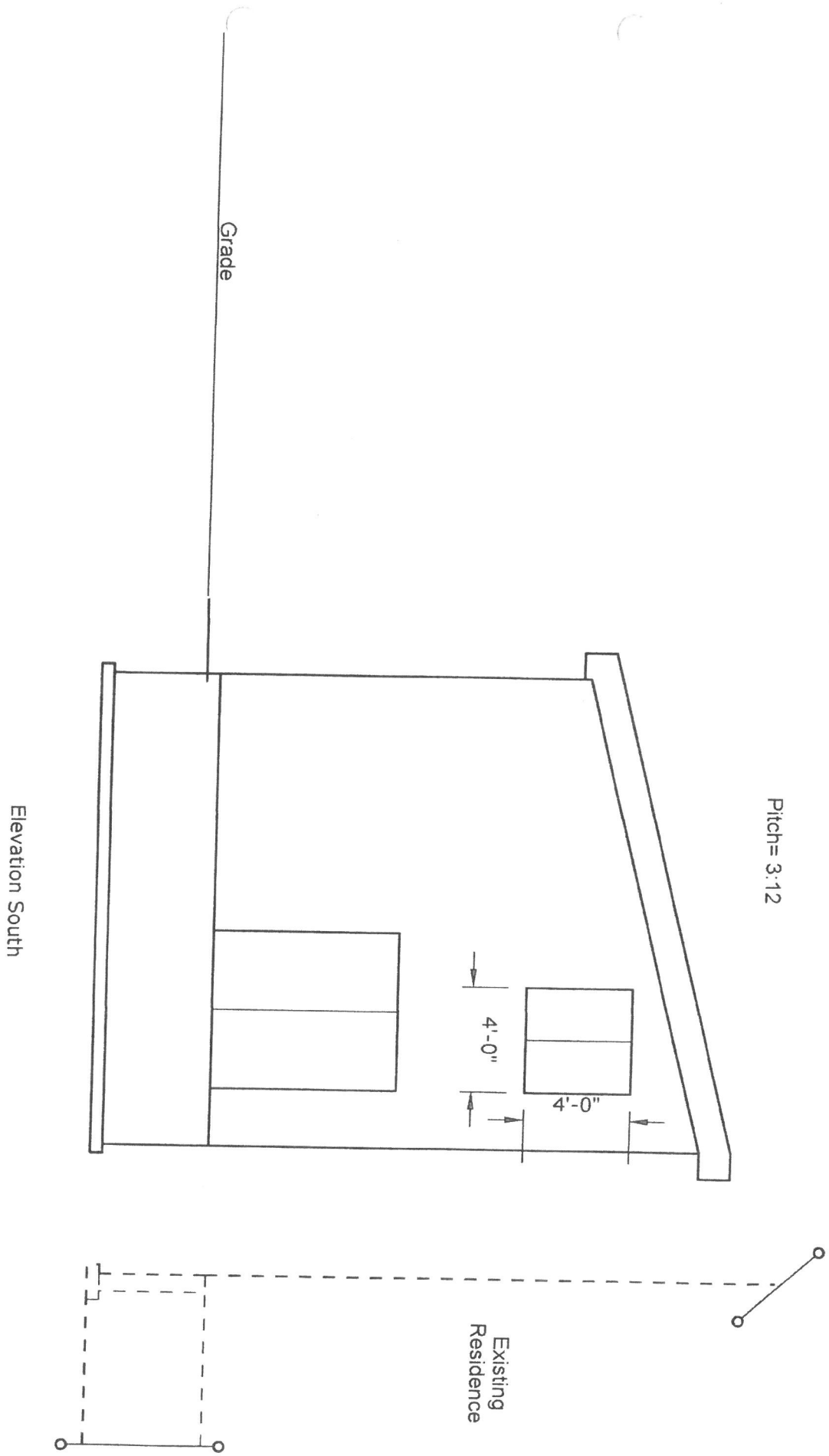
Proposed use is storage and repair of equipment.

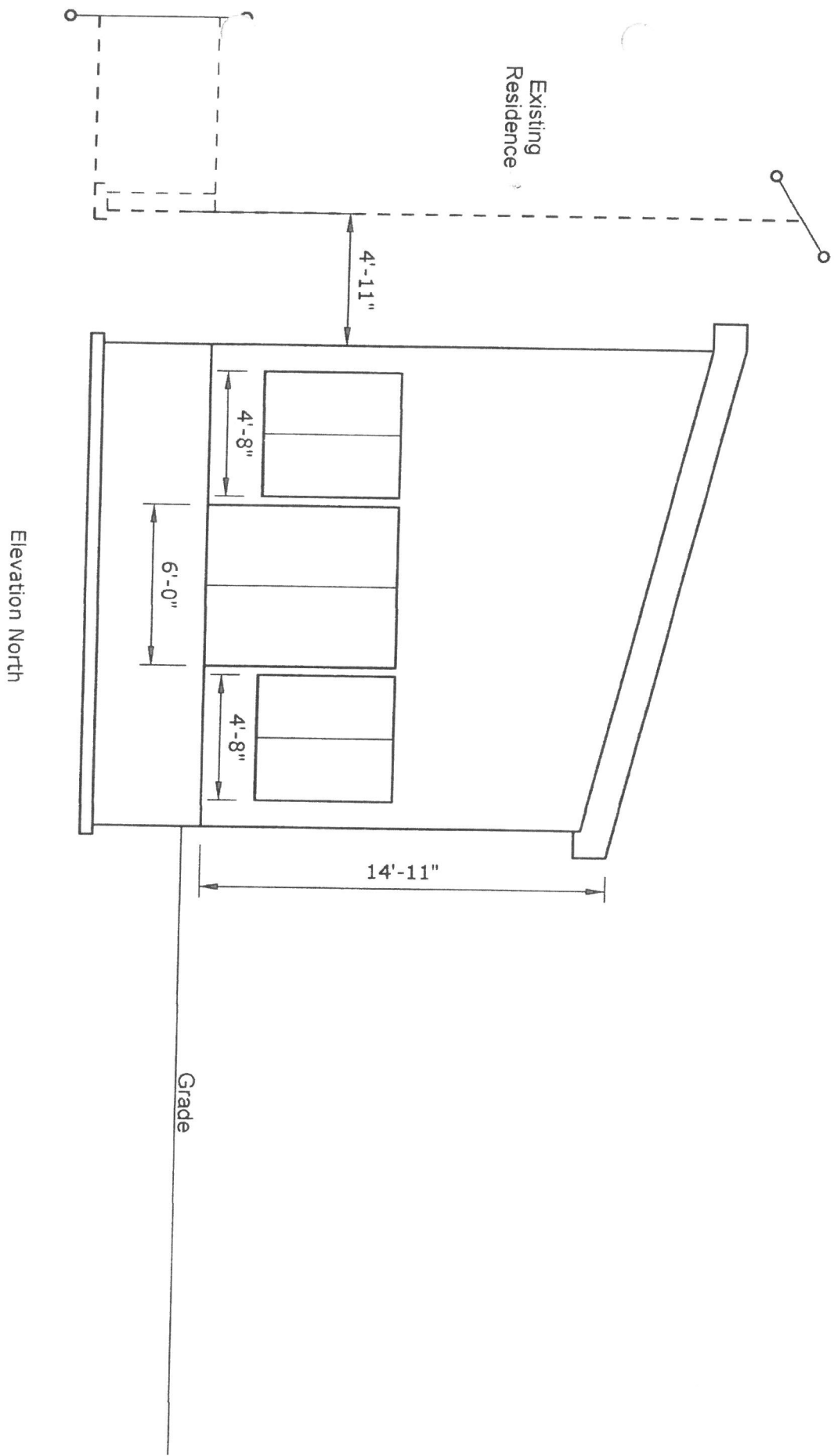




Elevation East







CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION

AGENDA

File No: 0053-22-DVP-END

November 15, 2022

APPLICANT: Brandon Mazur

OWNER: Summit Ridge Developments Ltd.

LEGAL DESCRIPTIONS: STRATA LOTS 1-9 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID #S: 031-784-020
031-784-071
031-784-038
031-784-089
031-784-046
031-784-097
031-784-054
031-784-101
031-784-062

LOCATION: Units 101-109 806 Cliff Avenue, Enderby BC

PROPERTY SIZE: 350 m² (3,767 square feet) to 882.4 m² (9,498 square feet)

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

O.C.P DESIGNATION: Residential Medium Density

PROPOSAL: Construct single-family dwellings

PROPOSED VARIANCE: Vary section 604.10.b.iii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback area for single-family dwellings from 6 m (19.68 feet) to 4.5 m (14.76 feet) for each of the strata lots located at Units 101-109 806 Cliff Avenue, Enderby BC

RECOMMENDATIONS:

THAT Council authorize the issuance of a Development Variance Permit for the properties legally described as STRATA LOTS 1-9 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V and located at Units 101-109 806 Cliff Avenue, Enderby BC to permit a variance to Section 604.10.b.iii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback area for single-family dwellings from 6 m (19.68 feet) to 4.5 m (14.76 feet);

AND THAT issuance of the Development Variance Permit be subject to the property owner registering a covenant on the titles of each of the strata lots which releases, indemnifies, and holds harmless, including litigation costs, the City of Enderby for all matters related to or arising from the issuance of the Development Variance Permit.

BACKGROUND:

This report relates to a Development Variance Permit application for the bare land strata properties located at Units 101-109 806 Cliff Avenue, Enderby BC. The applicant is seeking to construct single-family dwellings on the strata lots and is requesting a variance to Section 604.10.b.iii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback area for single-family dwellings from 6 m (19.68 feet) to 4.5 m (14.76 feet).

Site Context

The subject properties are part of Phase 1 of a bare land strata development located at the western terminus of Cliff Avenue; the developer is intending to subdivide an additional nine lots as part of a future Phase 2 of the development. The subject properties range in size from 350 m² (3,767 square feet) to 882.4 m² (9,498 square feet). The property as a whole is very steep, generally sloping from east to west. The properties front and are accessed via internal strata roads.

The subject property and properties to the east and west are zoned Residential Multi-Family Medium Intensity (R.3) and are designated in the Official Community Plan (OCP) as Residential Medium Density. The properties to the north, southeast and south are zoned Residential Single Family (R.1-A) and are designated in the OCP as Residential Low Density.

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

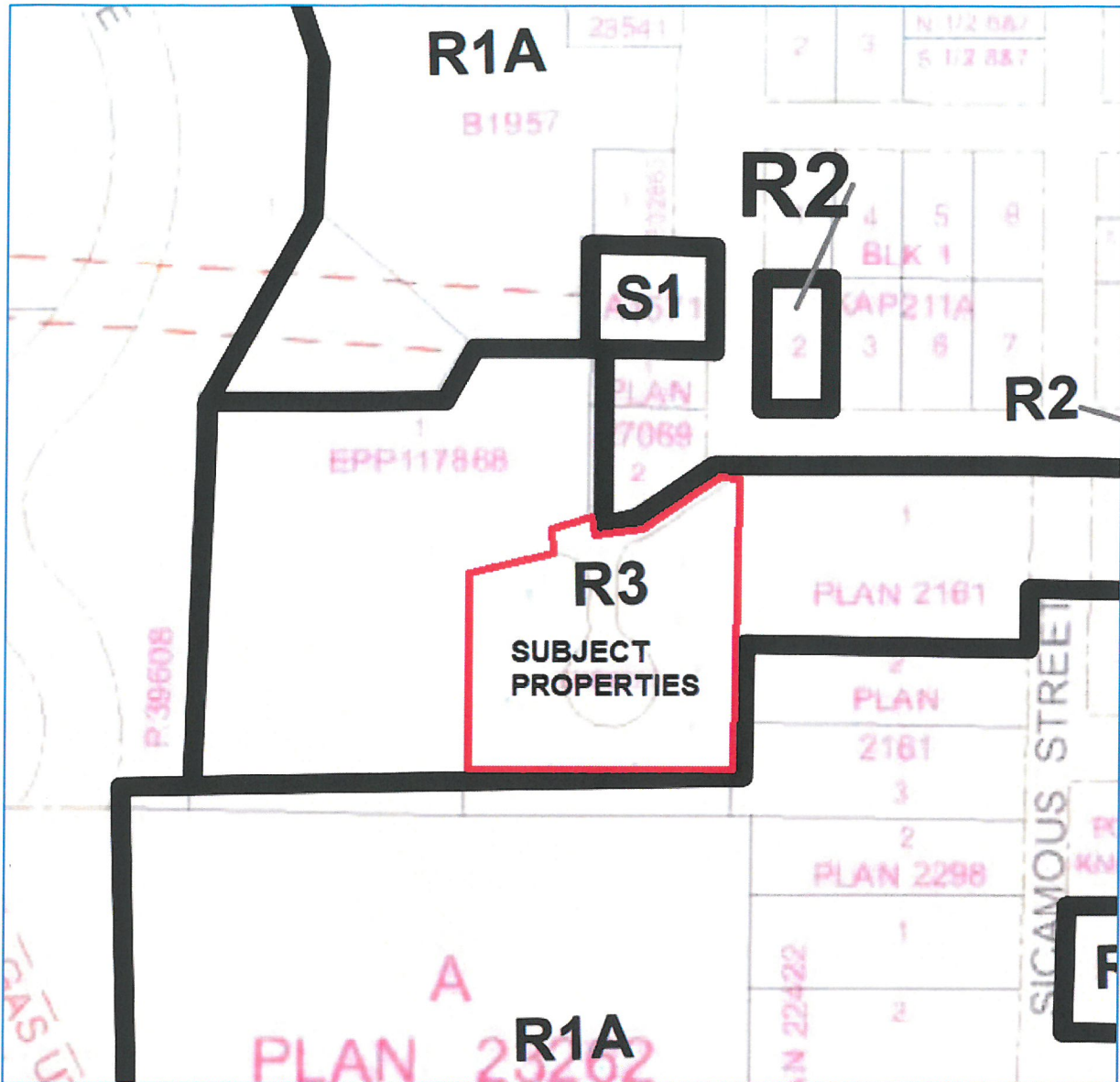


Figure 1: Zoning Map

- R3 – Residential Multi-Family Medium Intensity
- R1A – Residential Single Family
- R2 – Residential Two Family
- S1 – Assembly, Civic and Public Service Use

The Proposal

The applicant is proposing to construct single-family dwellings on each of the nine bare land strata lots located at 806 Cliff Avenue. A bare land strata subdivision is similar to a conventional subdivision, except that the strata corporation owns, operates and maintains the internal infrastructure (roads, stormwater collection system, etc.). To accommodate the proposed siting of the single-family dwellings to be constructed, the applicant is requesting a variance to Section 604.10.b.iii of the City of Enderby Zoning

Bylaw No. 1550, 2014 by reducing the minimum front yard setback area for single-family dwellings from 6 m (19.68 feet) to 4.5 m (14.76 feet).

ZONING BYLAW:

The subject property is zoned Residential Multi-Family Medium Intensity (R.3) and the permitted uses within this zone include:

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

Section 604.10.b.iii of the City of Enderby Zoning Bylaw No. 1550, 2014 requires single-family dwellings within the R.3 zone to be setback 6 m (19.68 feet) from the front property line.

OFFICIAL COMMUNITY PLAN:

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

- Policy 2.2.b - To maintain and enhance the City of Enderby as a sustainable, diverse, vibrant, unique and attractive community.
- Policy 2.2.c - To maintain and enhance the social well-being, development, and the quality of life for all citizens of Enderby.
- Policy 2.2.f - To respect and preserve a process of open, flexible and participatory decision making in the ongoing planning and day-to-day decisions of the City.
- 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.

REFERRAL COMMENTS:

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

The Public Works Manager provided the following comments:

“The requested variance reducing the minimum front yard setback will allow buildings to be built closer to the internal road. Depending on the building siting and layout, as well as finished lot grades, there is a risk that some of the driveways will be extremely steep and short. This may make it difficult for vehicles to clear the top and bottom of the driveway and may limit the kinds of vehicles, in terms of length, that can safely be parked in the driveway without conflicting with traffic on the internal road.

As this is an internal road, subject to the strata’s maintenance program and bylaws, the developer is only required to construct it in accordance with good engineering practice rather than the City’s bylaws. I would urge the developer to ensure that the driveway grades are proved out as consistent with good engineering practice. This will help protect the strata development’s internal road system and, in turn, mitigate the displacement onto City streets of parking originating from the strata, which would be subject to the City’s bylaw enforcement.

As a condition of this variance, should Council approve it, I recommend that protections are put in place so as to ensure that the City is released, indemnified, and held harmless, including litigation costs, for all matters related to this approval. This will protect the City in the event that its variance decision is applied by the developer in ways that individual lot owners may find impracticable or adverse.”

No other comments of concern were received in response to the referral.

PLANNING ANALYSIS:

The City of Enderby Planner is supportive of the applicant’s request to vary Section 604.10.b.iii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback area for single-family dwellings from 6 m (19.68 feet) to 4.5 m (14.76 feet), for the bare land strata lots located at Units 101-109 806 Cliff Avenue, for the following reasons:

- A reduced front yard setback for single-family dwellings would not detract from the form and character of the development or surrounding neighbourhood;
- Many of the bare land strata lots are extremely steep and several will require the construction of retaining walls to the rear of the single-family dwellings; given that these grades limit the buildable area of the strata lots, a reduced front yard setback is appropriate; and
- Several of the City’s other residential zones allow for reduced front yard setbacks for single-family dwellings on lots with greater than 20% average natural slope.

As mentioned by the City’s Public Works Manager in his comments above, there is a concern that reducing the minimum front yard setback for single-family dwellings may be applied by the developer or others in a way that will result in the strata lots having extremely steep and short driveways, which may limit the accessibility of the driveways and/or garages, and potentially result in longer vehicles hanging out into the internal road and interfering with the strata traffic; having said that, the City’s bylaw framework does not regulate driveway grades on private property (nor bare land strata roads or services) and therefore it is the responsibility of the owners of the individual strata lots to ensure that their driveways are constructed in accordance with good engineering practice.

Given the above, it is recommended that, upon consideration of input from adjacent land owners, Council authorize the issuance of the Development Variance Permit subject to the owner registering a covenant on the titles of each of the strata lots which releases, indemnifies, and holds harmless, including litigation costs, the City of Enderby for all matters related to or arising from the issuance of the Development Variance Permit; this condition is intended to ensure that the City is not accepting liability by issuing the Development Variance Permit, should lot owner(s) fail to ensure that the driveways are constructed consistent with good engineering practice.

SUMMARY

This is an application for a Development Variance Permit for the bare land strata lots located at Units 101-109 806 Cliff Avenue, Enderby BC. The applicant is seeking to construct single-family dwellings on the lots and is requesting a variance to Section 604.10.b.iii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback area for single-family dwellings from 6 m (19.68 feet) to 4.5 m (14.76 feet).

Although the City of Enderby Planner is supportive of the variance request, there are concerns that reducing the front yard setbacks could be applied by the developer or others in ways that may result in extremely short and steep driveways for the bare land strata lots, which may limit the accessibility of the driveways and/or garages, and potentially result in longer vehicles hanging out into the internal road; give this, it is recommended that Council authorize the issuance of a Development Variance Permit subject to the property owner registering a covenant on the titles of each of the strata lots which releases, indemnifies, and holds harmless, including litigation costs, the City of Enderby for all matters related to or arising from the issuance of the Development Variance Permit.

Prepared By:



Kurt Inglis, MCIP, RPP
Planner

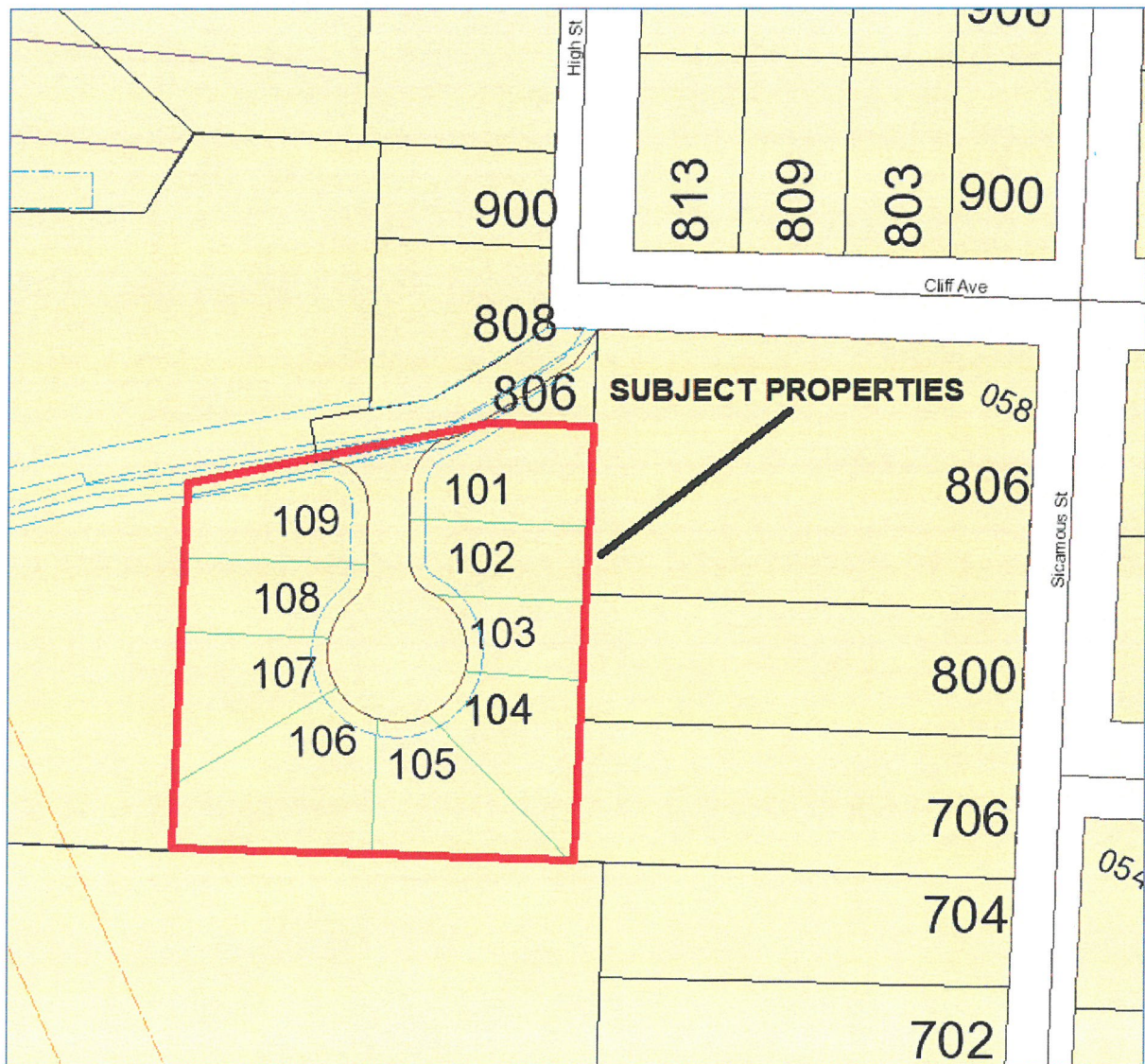
Reviewed By:

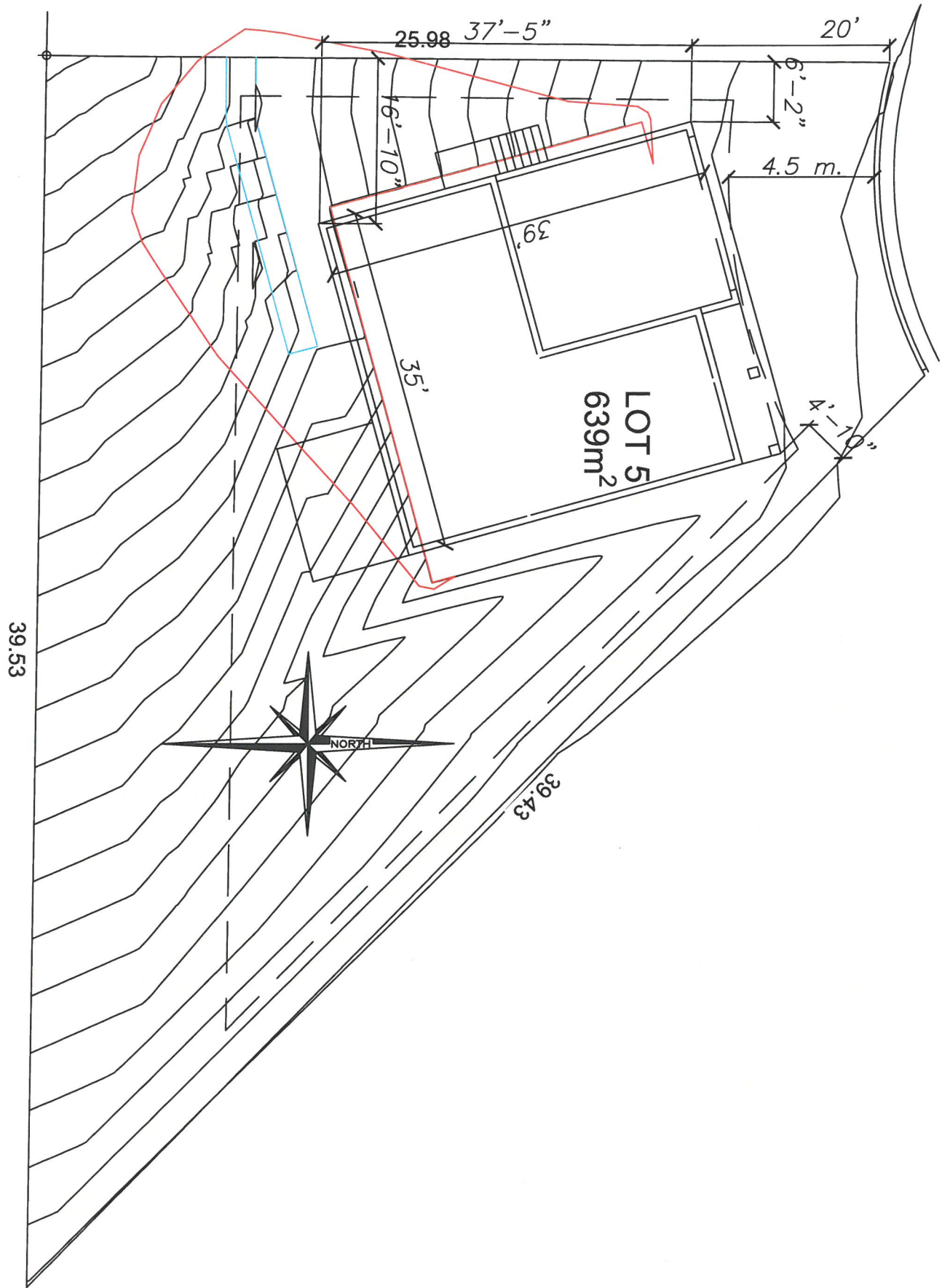


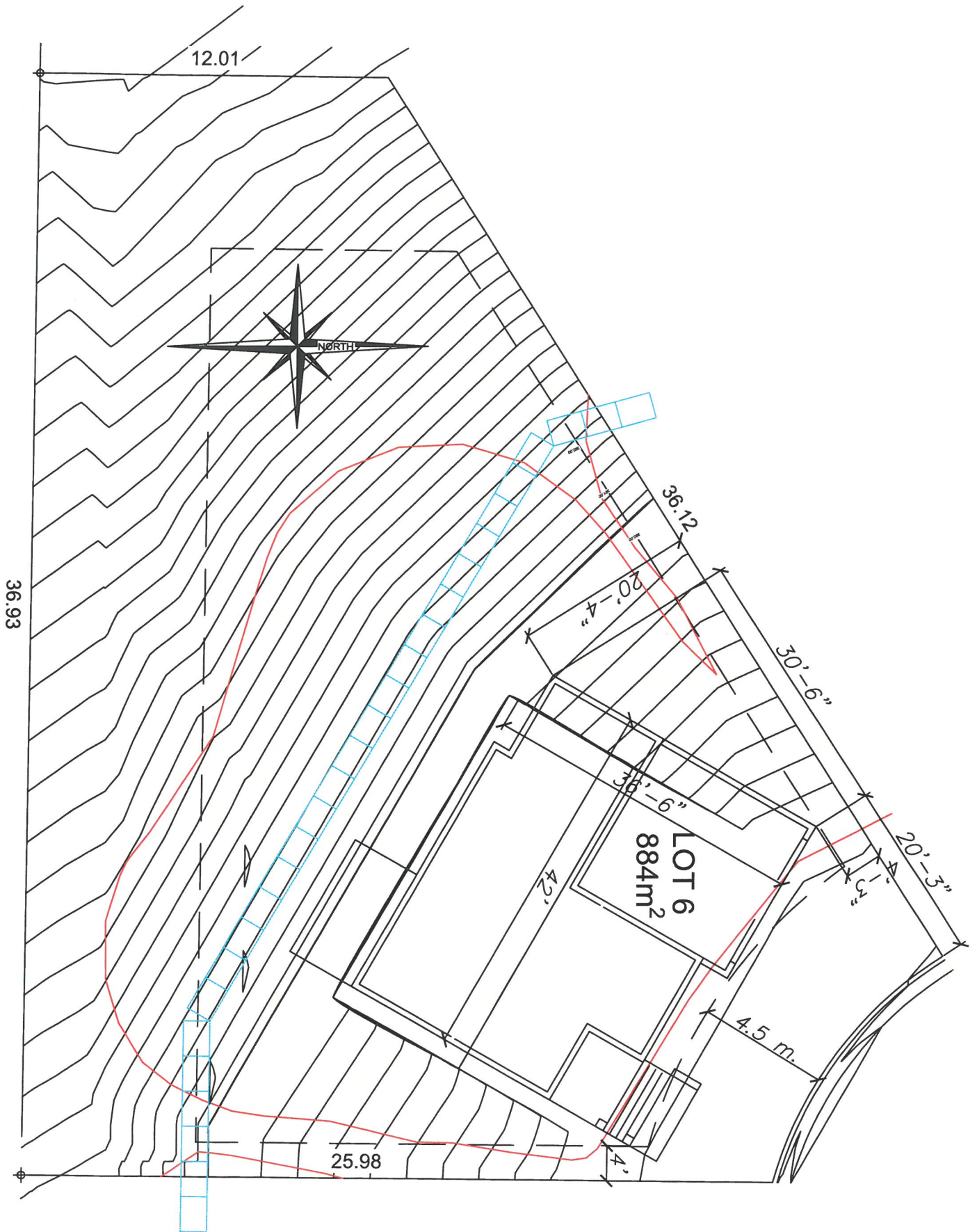
Tate Bengtson
Chief Administrative Officer

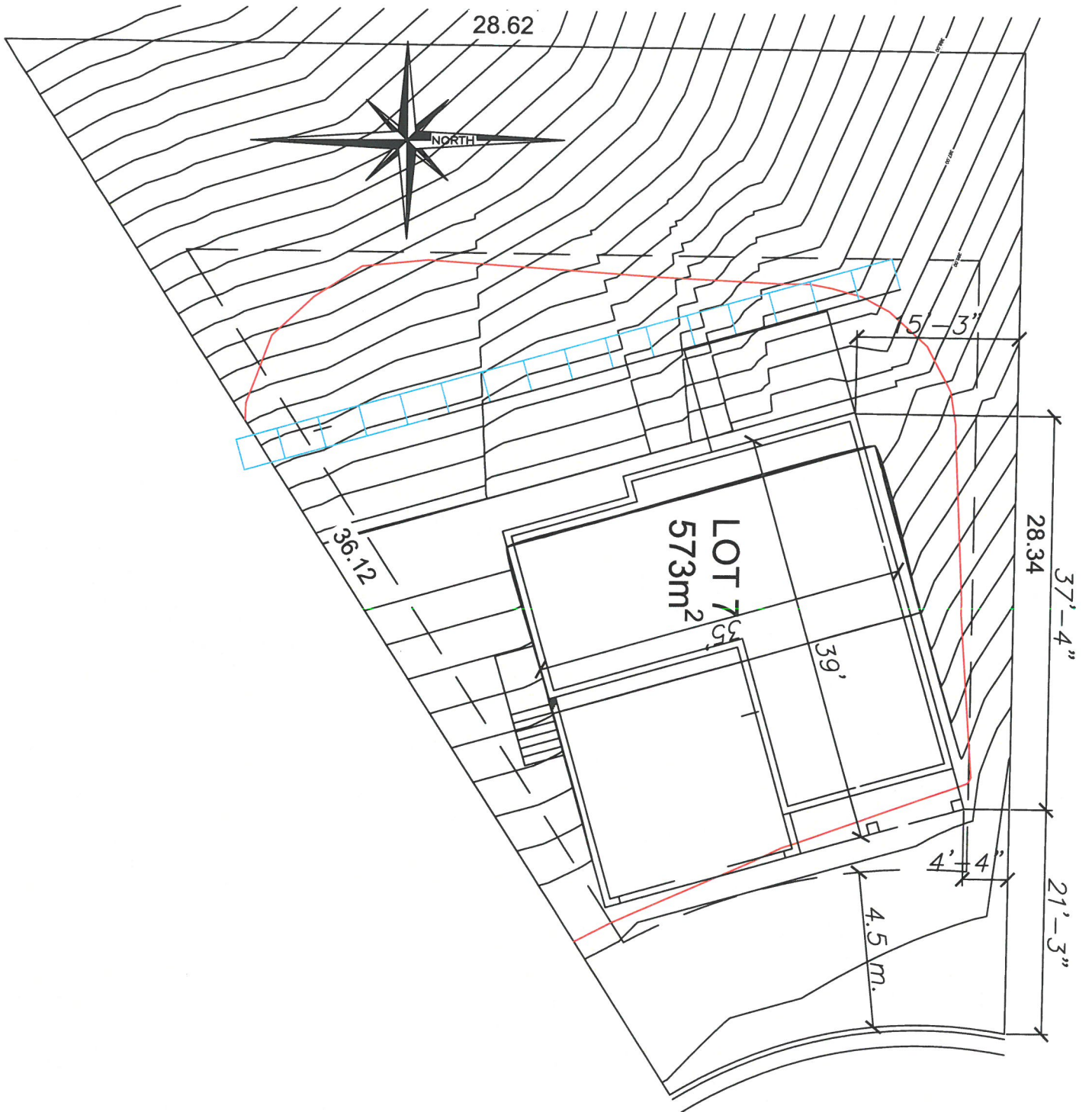
THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

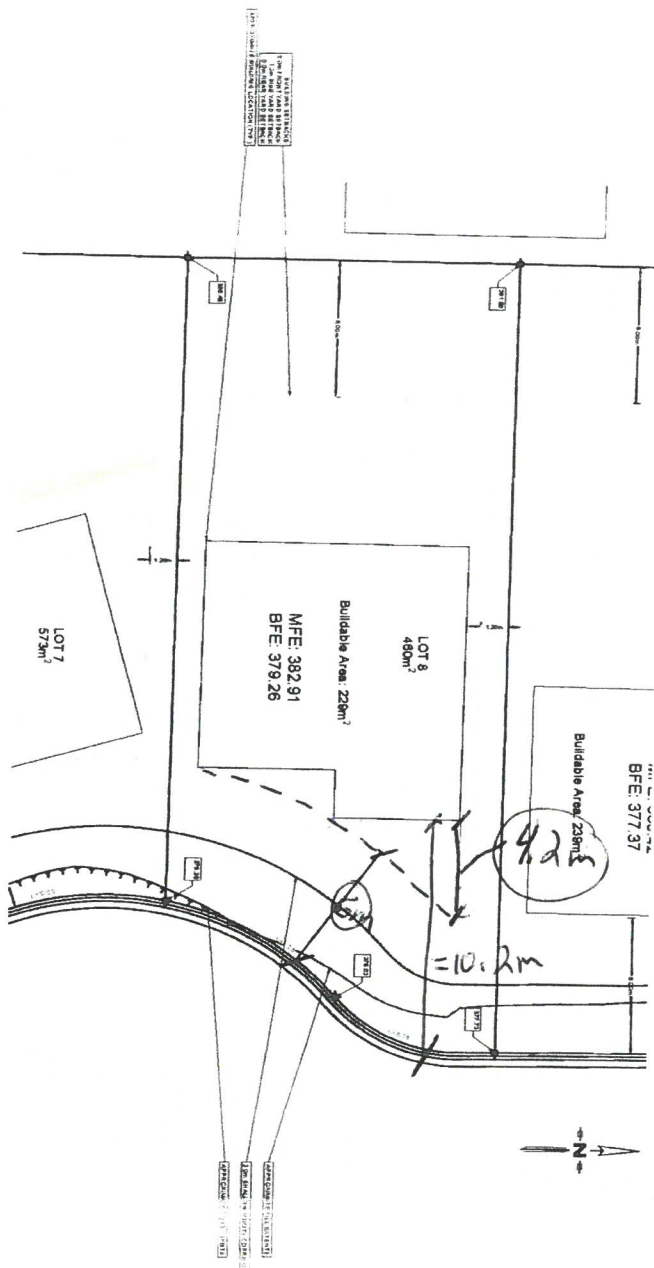
File: 0053-22-DVP-END
Applicant: Brandon Mazur
Owner: Summit Ridge Developments Ltd.
Location: Units 101-109 806 Cliff Avenue, Enderby BC











1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



DRAFT

LAWSON
 808 CLIFF AVENUE
 ENDERBY, BC

**SUMMERSIDE HEIGHTS
 DEVELOPMENTS**

**INDIVIDUAL LOT
 LAYOUT**

LOT 8

PROJECT NO: 196-1
 SHEET NO: 8 OF 18
 DATE: C108

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2018/09/27
2	REVISED	2018/10/02
3	REVISED	2018/10/02
4	REVISED	2018/10/02
5	REVISED	2018/10/02
6	REVISED	2018/10/02
7	REVISED	2018/10/02
8	REVISED	2018/10/02
9	REVISED	2018/10/02
10	REVISED	2018/10/02

SCALE: 1:100

DATE: 2018/10/02

PROJECT NO: 196-1

SHEET NO: 8 OF 18

DATE: C108

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: CITY OF ENDERBY

Category: BUILDING PERMITS

Year: 2022 **Month:** 10

Folder Type	2022 / 10		2021 / 10		2022 to 10		2021 to 10	
	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	1	34,500	0	0
END - ACCESSORY BUILDING	0	0	0	0	5	181,000	6	117,440
END - COMMERCIAL BUILDING	0	0	64,000	0	0	0	2	2,780,000
END - DEMOLITION	0	0	0	1	0	0	2	20,000
END - INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0
END - MANUFACTURED HOME	0	0	0	0	0	0	2	165,000
END - MODULAR HOME	0	0	0	0	0	0	1	300,000
END - MULTI FAMILY DWELLING	0	0	0	0	1	754,432	3	1,467,783
END - PLUMBING	0	0	0	0	1	500	0	0
END - SIGN	0	0	0	0	0	0	0	0
END - SINGLE FAMILY DWELLING	4	4	1,700,000	0	16	3,673,888	15	5,814,898
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
OLD PIMS PERMITS	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	0	0	0	0	0	0
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0
Report Totals	4	4	1,700,000	3	25	4,644,320	31	10,665,121

Q3 UPDATE

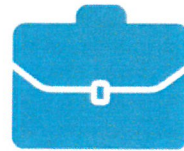
Welcome to another year of the **Rural BC Economic Bulletin!** Since our last issue in the spring, economic conditions around the world have been volatile and mostly trending in a negative direction. Post-COVID supply chain kinks, the war in Ukraine, severe labour shortages in some industries, and a geopolitical realignment to global trade are all contributing to the highest inflation rates in 40 years. Energy and lumber prices spiked in the middle of the year, but have since fallen back. Most of the world's central banks continue to raise interest rates, creating significant adjustments in the housing market and price declines in some areas.

This bulletin will continue to provide updates on the latest economy-related data for BC rural regions. Each issue includes the latest regional labour force numbers from Statistics Canada, plus a few other topics of interest. Where possible, the analysis will incorporate fresh data from the 2021 Census that have been released over the last year, including a deeper look at demographic change in this issue.

EMPLOYMENT TRENDS

First, an update on regional employment. The latest quarterly statistics cover the July-September period (Q3), which is usually the highest-employment quarter of the year.

RURAL BC IN Q3



1 MILLION JOBS

Rural BC reached a new employment milestone in Summer 2022.

SUMMER JOB GROWTH

+4.1%

Rural BC
Q3 2021 to 2022

+1.9%

Major Metros

HOUSING MARKET RESET

-36%

Unit Sales
Summer 2021 to 2022

-12%

Average Sale Price
Q1 to Q3, 2022

RURAL POPULATION CHANGE 2016-2021

+7.8%

Elementary Age
(5-14)

+6.4%

Prime Working Age
(25-54)

+19.0%

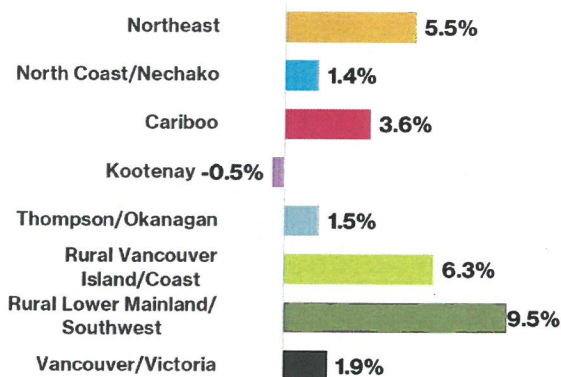
Elderly
(75+)

Total job growth in Rural BC was 4.4% year-over-year, far exceeding the 1.9% growth in the Vancouver/Victoria metro areas. As shown below, growth was fastest in the rural Lower Mainland (Fraser Valley, Squamish/Lillooet, and Sunshine Coast regional districts) as well as Vancouver Island/Coast north of the Malahat.

Vancouver Island/Coast, and 10% in the Northeast.

EMPLOYMENT GROWTH

Summer 2022 compared to Summer 2021

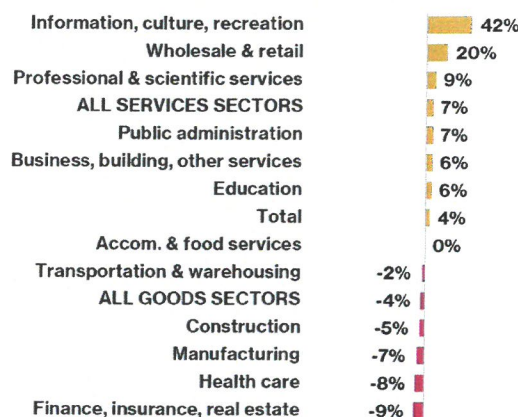


JOBS BY SECTOR

On a sectoral basis, services industries have driven job growth in rural BC since last summer, up 7% while goods industries have declined by 4%.

EMPLOYMENT GROWTH BY SECTOR IN RURAL BC

2022-Q3 compared to 2021-Q3



Other notable details include:

- **Total employment in rural BC reached 1 million jobs** for the first time! This is based on defining Rural BC to include all areas outside Metro Vancouver and the Capital region.
- Rural BC's **unemployment rate** continued to drop, falling to 4.6% compared to 6.0% last summer. That is the lowest summer unemployment rate in 15 years!
- All regions added jobs except Kootenay, which was slightly lower compared to summer 2021.
- Full-time jobs reached 80% of total employment for the first time in 7 years.
- **Full-time job growth** was even faster than overall job growth, including a blazing 14% increase in the rural Lower Mainland, 11% in rural

Within the goods sector:

- Manufacturing is down by 7% with multiple mill curtailments or closures occurring.
- Construction is also lower by 5% with the slowdown in real estate activity.
- Primary industry employment is up by 2%.

Within the services sector:

- Information, culture and recreation shows huge growth since last summer, but this sector was heavily impacted by the pandemic through 2021. Jobs are only 7% higher the last pre-pandemic summer of 2019.
- Retail/wholesale employment has reached new highs in Q2 and Q3 of this year, but was also depressed last

summer and has increased a more modest 11% since 2019.

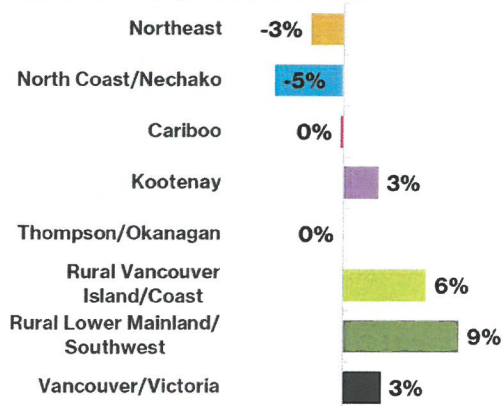
- Most other services sectors show solid growth year-over-year, except health care and finance/insurance/real estate (FIRE). The FIRE sector is affected by deteriorating housing market conditions this year.
- Health care has been surprisingly volatile from quarter to quarter in recent years, but definitely appears to be trending down. Possible explanations include worker burnout coming out of the pandemic, demographic factors, or changing business conditions for the many small businesses that are part of the health care sector.

PANDEMIC RECOVERY

How does summer 2022 compare to the last pre-pandemic summer of 2019? Here the picture is more mixed.

EMPLOYMENT GROWTH

Summer 2022 compared to Summer 2019



¹ Real estate sales data is sourced from the BC Real Estate Association and reported according to the boundaries of regional real estate boards. For this bulletin, Rural BC is defined to include all of BC except the Greater Vancouver, Victoria, and Fraser

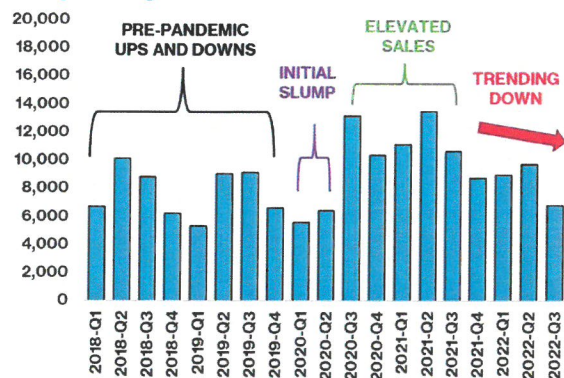
Vancouver Island and the rural Lower Mainland continue to lead the way in job growth, but the North has yet to recover to pre-pandemic summer employment.

HOUSING

After nearly two years of elevated sales and prices, market conditions in Rural BC have softened considerably through the middle part of 2022.

QUARTERLY UNIT SALES IN RURAL BC

Multiple Listing Service



There were about 6,800 sales recorded through the Multiple Listing Service in summer 2022, a drop of 36% compared to last summer.

Average prices are up 5% compared to last summer, but have declined by 12% from the peak in Q1 of this year. Across all of Rural BC¹ the average sale price in Q3 was \$644,000 compared to \$1,105,000 in the large metro areas (which is a drop of 13% from Q1).

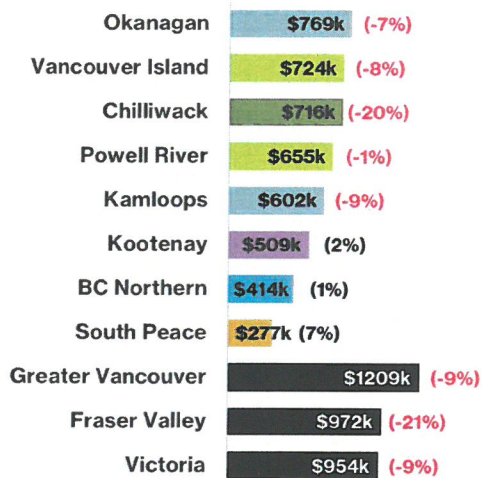
The average Q3 sale price in each board area is shown below, along with the percentage decline since Q1. Note that

Valley board areas. Note that both the Greater Vancouver and Fraser Valley board areas straddle parts of Metro Vancouver with surrounding “rural” areas that contain Community Futures offices. Data for these communities (Squamish, Mission, and Abbotsford) are not included in the Rural BC totals.

quarterly averages are used rather than the monthly averages reported by BCREA to help minimize the impact of small sales volumes in some areas.

AVERAGE HOME PRICES

Multiple Listing Service, 2022-Q3 Average (and Change From 2022-Q1)



The largest price declines from Q1 to Q3 are in Chilliwack and the Fraser Valley, each dropping about 20%. This partly reverses the recent price increases of more than 60% in those areas since Q2 of 2020, which was the height of the social distancing era.

South-central and southwest regions of the province, including Vancouver Island, experienced significant inflows of ex-metro residents and a rapid increase in prices in the last few years. Those areas have had the largest reversal in prices this year. The Kootenay and northern board areas were more insulated from the pandemic-induced migration and had smaller increases since 2020, but also a continuing small rise in average prices throughout 2022.

The one area that defies these trends is Powell River. Recognizing that unit counts are small for this board area so the data is more variable, it had a remarkable 86% average price

increase from the start of the pandemic to Q1 of this year (easily the biggest increase in the province), but has lost only 1% off average prices in the following half year.

Note that these statistics are based on home sales through the Multiple Listing Service and include all unit types. Observed price changes over time may be influenced by a different mix of unit types or quality, such as increased sales of apartments rather than single family homes. The larger board areas use a Housing Price Index to standardize price changes over time for a consistent home, which will be reviewed in a future bulletin.

DEMOGRAPHIC SHIFTS

As of late 2022, almost all of the data releases from the 2021 Census are available.

Population growth and change is a vital topic for rural BC, both to ensure a sufficient population base to support local services and to provide enough skilled workers and entrepreneurs to ensure a strong rural economy.

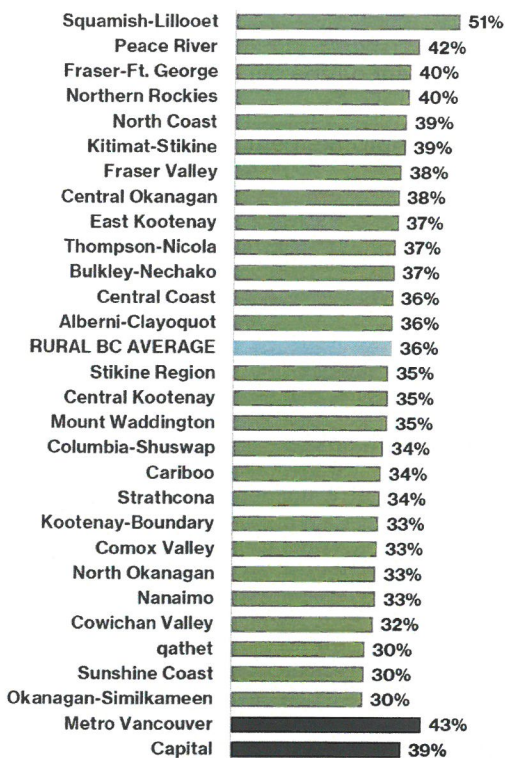
Different demographic groups have different implications for economic development and community services. Rural trends in several notable demographic groups are highlighted below, focusing on age categories only.

PRIME WORKING AGE (25-54)

The population from age 25 to 54 has significantly higher rates of labour force participation than older or younger populations. Highlighting this group is critical for economic development because it's entirely possible for a community to have growing population overall, but the local workforce may be flat or shrinking depending on changes in this key demographic.

PRIME WORKING AGE (25-54) POPULATION

Share of Total Population, 2021 Census



On average, 36% of the rural BC population is of prime working age. Squamish-Lillooet is a major outlier with 51% of its population in this age range, followed by Peace River at 42% and ranging down to Okanagan-Similkameen at 30%. Areas that are popular for leisure and recreation typically attract more retirees and thus have a lower percentage of working-age residents. For example, all of Vancouver Island is lower than the rural average except Alberni-Clayoquot.

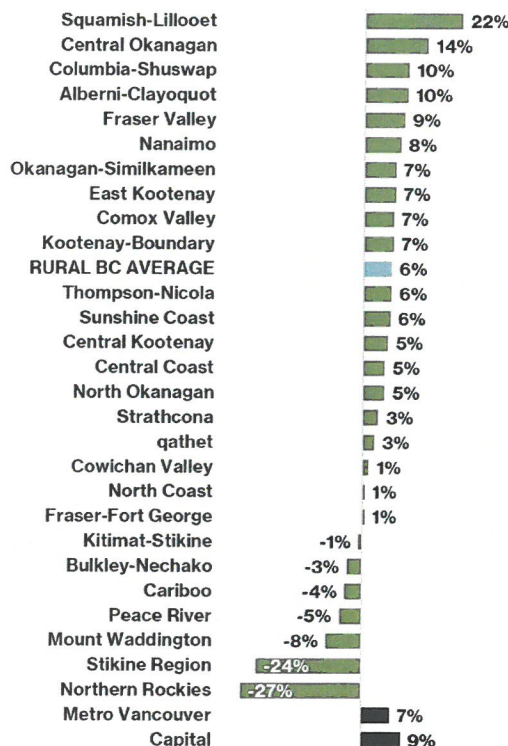
Regions with a higher share of prime working-age residents are found in the north, which attracts workers to high-paying resource-based industries and has relatively fewer retirees, and regions with larger cities. These include Central Okanagan (Kelowna) having the highest share within the Thompson-Okanagan economic region, as well as Fraser-

Fort George (Prince George) and Thompson-Nicola (Kamloops).

Regardless of each region's current share of prime working-age residents, increasing the size of this valuable demographic group should be an important goal. The next chart shows growth from 2016 to 2021.

GROWTH IN PRIME WORKING AGE (25-54) POPULATION

2016 to 2021 Census



The size of the prime working-age population in rural BC increased by 6% from 2016 to 2021 (compared to total population growth of 8%).

The Squamish-Lillooet, Central Okanagan and Columbia-Shuswap regions had the fastest growth in total population, and also in prime working-age population. Peace River and Northern Rockies have traditionally had among the highest shares of prime working-age residents, but due to worsening conditions in

the oil and gas sector, both lost population in this demographic category.

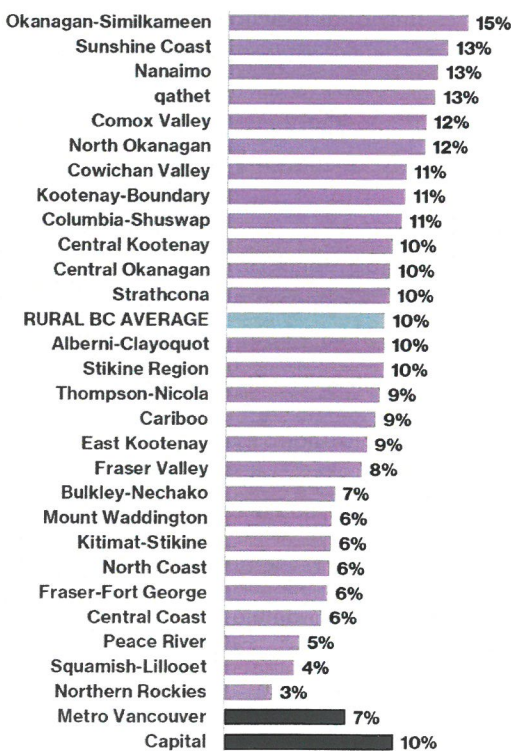
ELDERLY (75+)

The elderly population is an important demographic for both economic and non-economic reasons. On the positive economic development side, retirees in this age range contribute to a community's economic base by attracting pension and investment income that helps support local shops and a variety of local health, commercial and transportation services.

Age-related health care needs and mobility limitations become more significant after age 75 compared to younger seniors in the 65-74 range. Many younger seniors continue to work (a trend that is increasing) and have fewer health and mobility service needs, on average.

ELDERLY (75+) POPULATION

Share of Total Population, 2021 Census



The current share of elderly population in each regional district is almost an inverse of the previous chart on prime working-age population.

The **75+ population** has increased in every regional district in the province since 2016, averaging **19% growth in rural BC**. The oldest baby boomers turned 75 in 2021 while the youngest are in their late 50s. The elderly demographic will continue to grow substantially in the next 15-20 years as the boomer population moves into this category.

ELEMENTARY AGE CHILDREN (5-14)

People often move from a new community in connection with a major life transition, such as graduating high school and entering post-secondary education, or retiring from work. Another, less well-known, trigger for migration is starting kindergarten.

Based on previous analysis conducted for multiple communities on Vancouver Island and the Okanagan, inbound migration shows a clear upward spike at age 4 and 5. These preschoolers clearly aren't moving on their own, but what appears to be happening is their parents, who are often living in larger metro areas in BC, move to smaller communities just in time for their child to start kindergarten. They might have been living in a condo apartment and want a single-family home, or were renting and want to buy, or simply want a bigger place that is unaffordable in larger centres. For these reasons, migration-related growth in the 5-14 population is a very good proxy for the attractiveness of a community to families with children.

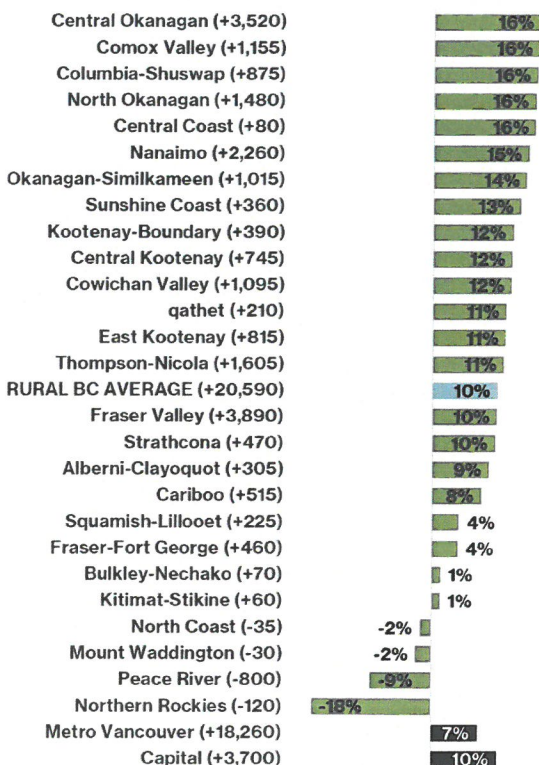
From 2016 to 2021, British Columbia had a net inflow of more than 42,000 elementary age children from outside the province (from both international and interprovincial sources). Rural BC captured just under half of this total, or 20,600. In reality, many of the school-age

kids moving to BC settled in Vancouver or Victoria, and those moving to Rural BC moved out of the metro areas.

The next chart shows the percentage contribution of net migration to the 5-14 population in each regional district. Central Okanagan has the highest share at 16% as it attracted a net influx of more than 3,500 elementary age children in this time period. The Squamish-Lillooet results are curious – despite experiencing a huge influx of prime working-age adults, it appears that relatively few of them have school-age children compared to some other regions.

ESTIMATED NET MIGRATION OF ELEMENTARY AGE CHILDREN

2016 to 2021 Census, Share of 5-14 Population from Net Migration



provides valuable insight into demographic factors affecting local labour supply.

There are various ways to calculate this, the most common of which compares the number of 15 to 24-year-olds, who are just entering the workforce, to the number of 55 to 64-year-olds, who are just leaving it. This is a useful statistic at a provincial level, but less so for rural communities because there is so much volatility in migration in the late teens and early 20s. Many rural high school graduates will move to bigger centres for post-secondary education, work, or simple life experience, but those communities often see a reversed inflow of residents in their late 20s or early 30s.

An alternative measure compares the 5 to 14-year-old population to the 50 to 59-year-old population. There is symmetry to this comparison:

- A 5-year-old is 15 years away from age 20, which is the point at which the majority of people are IN the labour force.
- A 50-year-old is 15 years away from age 65, which is the point when a majority of people are OUT of the labour force.

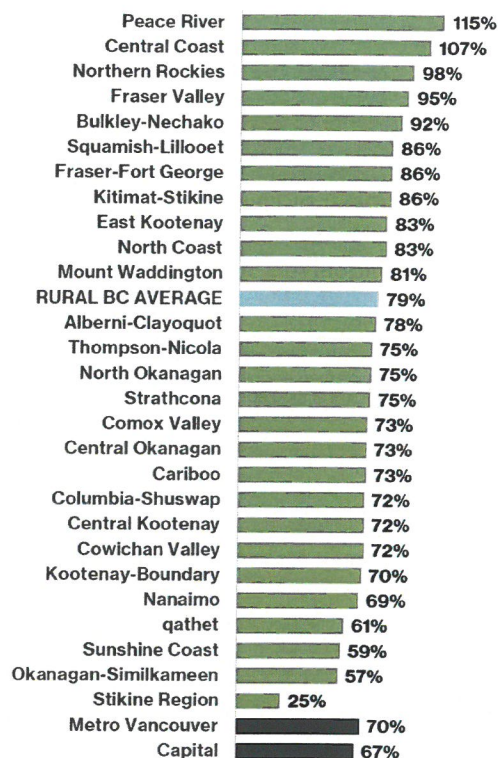
Ideally, a community will have enough elementary-age children to replace the population currently in its 50s. The ratios shown below are not destiny, but provide an early indication of which regions have a built-in replacement cohort for aging workers, and which need to rely on migration to sustain and grow the local workforce.

LABOUR REPLACEMENT

With labour shortages a present and growing challenge, the labour replacement ratio

REPLACEMENT RATIO OF AGE 5-14 POPULATION TO AGE 50-59 POPULATION

2021 Census



The rural BC average of 79% is higher than the metro areas, which average 69%. The metro areas do have the advantage of attracting most of BC's international migrants to supplement the native-born workforce. Many rural regions also rely on migrants, some international but often from elsewhere in Canada and BC, to ensure a healthy labour force.

Every rural regional district showed an improvement in this ratio from 2016 to 2021, in part due to the baby boomers almost entirely moving out of their 50s. Only the Stikine region, which has less than 1,000 residents in total, had a falling ratio.

CREDITS

This bulletin was prepared by Vann Struth Consulting Group Inc.



Community Futures British Columbia is part of the Western Canada Business Service Network, supported by Pacific Economic Development Canada.



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THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

MEMO

To: Tate Bengtson, CAO
From: Jennifer Bellamy, CFO
Date: November 9, 2022
Subject: 2023 Elected Officials Seminar – SILGA Region

RECOMMENDATION

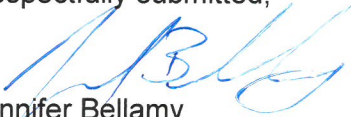
THAT Council approves the use of \$14,000 from prior years surplus for the Elected Officials Seminar in 2023.

BACKGROUND

The City has historically funded the Elected Officials Seminar that takes place subsequent to the Local General Elections. The next Elected Officials Seminar is on March 1 – 3, 2023 in Kelowna. Registration for the event is \$450.00 per person. With accommodations and expenses, the total cost per person is approximately \$2,000. For all elected officials to attend, \$14,000 would be needed, which would be funded out of prior years surplus.

The full \$14,000 can be approved now so that registrations and accommodations can be booked. If there are elected officials that do not wish to attend, the funds won't be used.

Respectfully submitted,


Jennifer Bellamy
Chief Financial Officer

Upcoming Events

List View **Calendar View**

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March 1 - 3, 2023

8:00 am - 4:00 pm PST

2023 Elected Officials Seminar - SILGA Region

[Local Government Leadership Academy](#)

Local Government Leadership Academy

SILGA Region

2023 Elected Officials Seminar

Delta Grand Hotel

Kelowna, BC

The Local Government Leadership Academy (LGLA) is hosting the 2023 Elected Officials Seminars following the BC local government elections. These seminars are designed for both newly and returning elected officials. Senior management staff are also invited to attend these seminars along with their elected officials.

The seminar will include plenary sessions for all elected officials attending as well as concurrent sessions to meet the specific needs of newly and returning elected officials.

Contact

Gabi Vindisch

250-514-9237

gvindisch@ubcm.ca

[View Event Website](#)

REGISTER NOW

THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

MEMO

To: Tate Bengtson, Chief Administrative Officer
From: Kurt Inglis, Planner
Date: November 17, 2022
Subject: Extreme Heat Risk Mapping, Assessment, and Planning Process - Award of Contract

RECOMMENDATION

THAT Council awards the contract for undertaking an Extreme Heat Risk Mapping, Assessment, and Planning process for the City of Enderby to Innomergence in the amount of \$25,500 (including PST).

BACKGROUND

The Community Emergency Preparedness Fund is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by Union of BC Municipalities. One of the recently added funding streams is *Extreme Heat Risk Mapping, Assessment, and Planning*. This funding stream is aimed at better positioning communities to ensure they have accurate knowledge of the risks associated with extreme heat, and develop effective response plans and strategies to prepare, mitigate, and adapt to those risks. This funding stream contributes 100% of the cost of eligible activities to a maximum of \$30,000.00.

The City submitted a grant application under the *Extreme Heat Risk Mapping, Assessment, and Planning* funding stream of the Community Emergency Preparedness Fund in order to undertake the following activities:

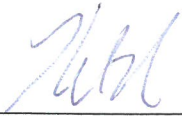
- Undertake an extreme heat risk mapping exercise;
- Undertake an extreme heat risk assessment; and
- Develop an Extreme Heat Response Plan.

The City received confirmation that it was successful in receiving a grant in the amount of \$30,000.

Staff have recently put out a Request for Qualifications seeking a consultant to undertake the Extreme Heat Risk Mapping, Assessment, and Planning process. The City received 3 submissions which were ranked based on the criteria of cost, experience, local knowledge and proximity; the top ranking submission was from Innomergence, owned and operated by Steve Newton who is the former Regional Manager of Emergency Management British Columbia.

Staff are recommending that Council awards the contract for the Extreme Heat Risk Mapping, Assessment, and Planning process to Innomergence in the amount of \$25,500. The additional \$4,500 available in grant funding will cover the incremental staff costs associated with project coordination, oversight and administration.

Respectfully Submitted,



Kurt Inglis
Planner