

CITY OF ENDERBY
REZONING/ZONING TEXT AMENDMENT APPLICATION

AGENDA

File No.: 0003-22-RZ-END

December 14, 2022

APPLICANT/OWNER: Shaun Landry and Cindy Nelson

LEGAL DESCRIPTION: PARCEL A, PLAN KAP12866, DISTRICT LOT 226, KAMLOOPS DIV OF YALE LAND DISTRICT, (KE30747) OF LOT 1

P.I.D: 017-330-637

CIVIC ADDRESS: 99 Bass Avenue, Enderby BC

PROPERTY SIZE: 1,827 m² (0.45 acres)

PRESENT ZONING: Residential Single Family (R.1)

PROPOSED ZONING: Residential Single Family with Detached Suite (R.1-B)

O.C.P DESIGNATION: Residential Low Density

PROPOSED TEXT AMENDMENT Amend the City of Enderby Zoning Bylaw No. 1550, 2014 to permit a detached secondary suite to be located on the second storey level of an accessory residential building

PROPOSAL: Construct a detached secondary suite on the second storey level of an existing accessory residential building (detached shop/garage)

RECOMMENDATION:

THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1758, 2022 which proposes to:

1. Rezone the property legally described as PARCEL A, PLAN KAP12866, DISTRICT LOT 226, KAMLOOPS DIV OF YALE LAND DISTRICT, (KE30747) OF LOT 1, and located at 99 Bass Avenue, Enderby BC, from the Residential Single Family (R.1) zone to the Residential Single Family with Detached Suite (R.1-B) zone; and
2. Amend the text of the City of Enderby Zoning Bylaw No. 1550, 2014 to permit a detached secondary suite to be located on the second storey level of an accessory residential building, with the siting of the building to be in accordance with Section 308.4 of the Bylaw, for the property legally described as PARCEL A, PLAN KAP12866, DISTRICT LOT 226, KAMLOOPS DIV OF YALE LAND DISTRICT, (KE30747) OF LOT 1 and located at 99 Bass Avenue, Enderby BC,

be given First and Second Reading and forwarded to a Public Hearing.

BACKGROUND:

This report relates to an application to rezone the property located at 99 Bass Avenue, Enderby BC from the Residential Single Family (R.1) zone to the Residential Single Family with Detached Secondary Suite (R.1-B) zone, and to amend the text of the City of Enderby Zoning Bylaw No. 1550, 2014 to permit a detached secondary suite to be located on the second storey level of an accessory residential building. The applicant is proposing to construct a detached secondary suite above an existing accessory residential building (detached shop/garage), while also obtaining flexibility to be able to construct a detached secondary suite that is separate from the existing detached shop/garage, should that be the preferred option.

Site Context

The property is 1,827 m² (0.45 acres) in area and is located on the northern side of Bass Avenue, which is identified in Schedule 'C' of the City's Official Community Plan as a 'local road'. Access to the property is gained via a gravelled driveway off of Bass Avenue. A single family dwelling built in 1991 is located in the central portion of the lot and a detached shop/garage is located in the northeast portion of the lot. The property is flat with the boundary of the 1:200 year floodplain running through it.

The subject and surrounding properties are zoned Residential Single Family (R.1/R.1-A) and are designated in the Official Community Plan (OCP) as Residential Low Density.

The following map shows the zoning designation of the subject and surrounding properties:

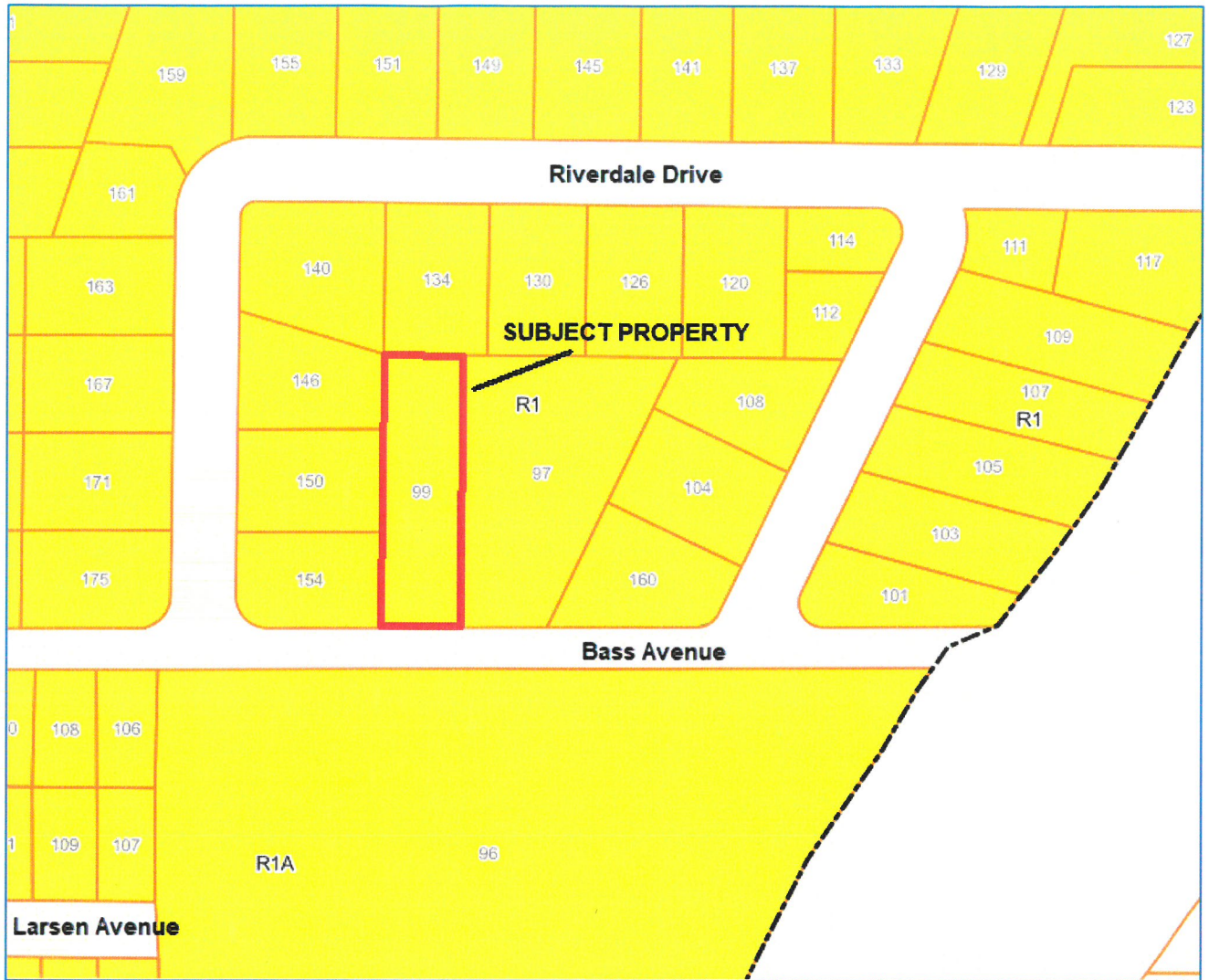


Figure 1: Zoning Map

Yellow - Residential Single Family (R.1/R.1-A)

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 to construct a detached secondary suite on the second storey level of the existing detached shop/garage located in the northeast corner of the property; a site plan showing the siting of existing buildings on the property is attached to this Report as Schedule 'A'. Given that detached suites are not permitted on the second storey level of accessory residential buildings, the applicant is proposing to amend the text of the City of Enderby Zoning Bylaw No. 1550 to allow for this type of use to occur on the property, with the building to be sited in accordance with Section 308.4 of the Zoning Bylaw [Accessory Residential Buildings and Structures in Residential Zones]; the implications for having a

detached secondary suite sited in accordance with Section 308.4 of the Zoning Bylaw are discussed in the section below.

To provide flexibility should they wish to construct a detached secondary suite that is *separate* from the existing detached shop/garage, the applicant is proposing to rezone the property from the Residential Single Family (R.1) zone to the Residential Single Family with Detached Suite (R.1-B) zone; if approved, this would permit the construction of a standalone detached secondary suite. It should be noted that if both the rezoning and zoning text amendment are approved by Council, the applicant could only develop **one** detached secondary suite on the property, either a standalone detached secondary suite (sited in accordance with the R.1-B regulations, unless otherwise varied) or a detached secondary suite on the second storey of the existing detached shop/garage (sited in accordance with Section 308.4 of the Zoning Bylaw).

ZONING BYLAW:

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

Section 317.3 of the Zoning Bylaw does not permit detached secondary suites to be located on the second storey of an existing accessory residential building.

It should be noted that the Zoning Bylaw's siting requirements for detached secondary suites differs from that of accessory residential buildings, such as detached shops or garages. For example, detached secondary suites are required to be at least 2 m (6.56 feet) from a side lot line and must be sited equal to or farther from the side lot line than the principal single family dwelling on the property, whereas accessory residential buildings are only required to be 1.5 m (4.9 feet) from the side lot line and can be closer to the lot line than the principal single family dwelling. Given this, the applicant is requesting that, as part of the zoning text amendment that for their property, an accessory residential building with a detached suite on the second storey level is permitted to be sited in the same manner as a typical accessory residential building (i.e. one without a suite on the second storey), consistent with Section 308.4 of the Zoning Bylaw [Accessory Residential Buildings and Structures in Residential Zones]; this would have the effect of allowing a detached secondary suite on the second storey of an accessory residential building to be closer to rear and side lot lines than if it was a standalone detached secondary suite.

It should also be noted that the applicant has not developed construction drawings for the proposed development at this time, as the land use approvals are not in place. The applicant will be required to submit these drawings at the time of Building Permit application, should the proposed rezoning/zoning text amendment be approved. Furthermore, the applicant is not tied to their current proposal to construct a detached secondary suite on the second storey of the existing detached shop/garage; should the rezoning portion of the application be supported, the applicant would have the ability to construct a standalone detached secondary suite (i.e. not above the existing detached shop/garage), in accordance

with the siting and sizing regulations of the City's Zoning Bylaw, unless otherwise varied by Council; these regulations are attached to this Report as Schedule 'B'.

OFFICIAL COMMUNITY PLAN:

The following policies from the City of Enderby Official Community Plan relate to this development:

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.

REFERRAL COMMENTS:

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

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

PLANNING ANALYSIS:

As the applicant is applying to both rezone the property from the Residential Single Family (R.1) zone to the Residential Single Family with Detached Suite (R.1-B) zone, and to amend the text of the Zoning Bylaw to permit a detached secondary suite to be located on the second storey level of an accessory residential,

this presents two distinct pathways in which a detached secondary suite could be developed on the property; below is an analysis of each:

Rezoning from R.1 to R.1-B (Permit the Construction of a *Standalone* Detached Secondary Suite Which is Separate From the Existing Residential Accessory Building)

The City of Enderby Planner raises no objections to the applicant's request to rezone the property located at 99 Bass Avenue from Residential Single Family (R.1) to Residential Single Family with Detached Secondary Suite (R.1-B), and upon consideration of input received at a Public Hearing, recommends that Council approve the application for the following reasons:

- Given the property's relatively large size of 1,827 m² (0.45 acres) with ~ 24 m (78.7 feet) of frontage, the property significantly exceeds the minimum lot sizing requirements for the R.1-B zone (650 m² lot area, 18 m of frontage);
- The proposed rezoning would facilitate infill development, which is a key element of Smart Growth development and is supported in the OCP, and provides the following community benefits:
 - More efficient use of land by increasing the ratio of improvement-to-land values;
 - Reducing pressures related to greenfield development and boundary expansion which in turn facilitates urban containment and rural protection;
 - Focusing future growth within developed areas of the community in order to maximize the value of existing infrastructure; and
 - Adding residential capacity without encroaching upon rural or environmentally sensitive areas.
- The proposed rezoning of the property would enable the construction of an additional rental unit within the community, and a form of dwelling unit which is not particularly prevalent throughout the community; this will help to support the provision of additional rental housing while broadening the spectrum of housing choices, which achieves objectives in the City of Enderby Housing Needs Assessment Report;
- Given that the property is long and narrow, it does not have significant potential for redevelopment to a more intensive residential land use (i.e. multi-family), therefore the proposed rezoning is unlikely to diminish the development potential of the site; and
- It is not anticipated that the proposed rezoning would result in any development which detracts from the form and character of the subject property or broader neighbourhood.

Zoning Text Amendment to Permit Detached Secondary Suite Above Accessory Residential Building (Permit the Construction of a Detached Secondary Suite Above the Existing Detached Shop/Garage)

The City of Enderby Planner raises no objections to the applicant's request to amend the text of the City of Enderby Zoning Bylaw No. 1550, 2014 to permit a detached secondary suite to be located on the second storey level of an accessory residential building at 99 Bass Avenue, with the siting of the building to be in accordance with Section 308.4 of the Zoning Bylaw [*Accessory Residential Buildings and Structures in*

Residential Zones], and upon consideration of input received at a Public Hearing, recommends that Council approve the application for the following reasons:

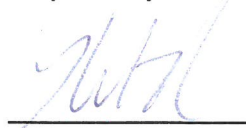
- Permitting a detached secondary suite on the second storey level of an accessory residential building would result in the same broad community benefits described above related to infill development, additional rental housing, and broadening the spectrum of housing choices within the community, which may counterbalance the potential impacts to adjacent properties with respect to a reduction in privacy;
- Allowing for a detached secondary suite on the second storey of an accessory building to be sited in the same manner as a typical accessory residential building will only result in the detached secondary suite being slightly closer to the rear and side lot line of the property (i.e. an additional 0.5 m/1.7 feet) as compared to if its siting was regulated in the same manner as a standalone detached secondary suite; and
- Permitting a detached secondary suite on the second storey of an existing accessory residential building will help to minimize lot coverage on the property, thus helping to preserve permeable surfaces on the property.

SUMMARY

This is an application to rezone the property located at 99 Bass Avenue, Enderby BC from the Residential Single Family (R.1) zone to the Residential Single Family with Detached Secondary Suite (R.1-B) zone, and to amend the text of the City of Enderby Zoning Bylaw No. 1550, 2014 to permit a detached secondary suite to be located on the second storey level of an accessory residential building. The applicant is proposing to construct a detached secondary suite above an existing accessory residential building (detached shop/garage), while also obtaining flexibility to be able to construct a detached secondary suite that is separate from the existing detached shop/garage, should that be the preferred option.

It is recommended that Zoning Bylaw Amendment Bylaw No. 1758, 2022 be given First and Second Reading and forwarded to a Public Hearing.

Prepared By:



Kurt Inglis, MCIP, RPP
Planner

Reviewed By:



Tate Bengtson
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY
REZONING/ZONING TEXT AMENDMENT APPLICATION
SUBJECT PROPERTY MAP

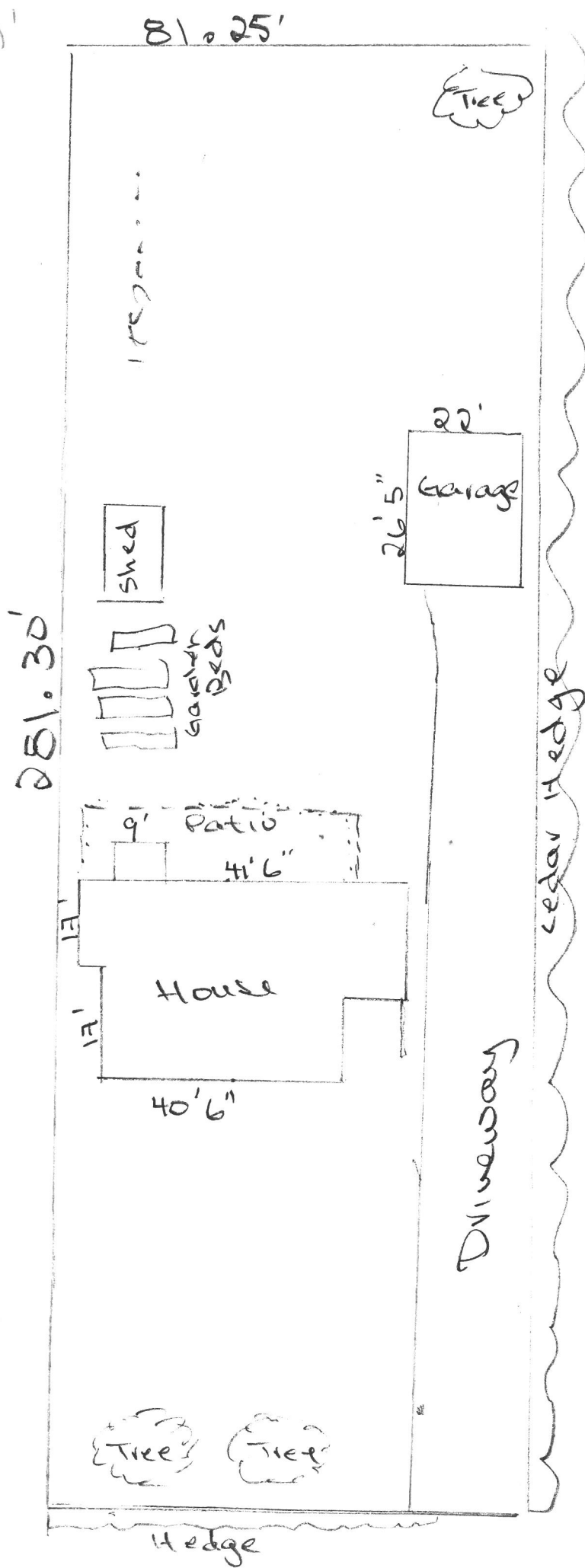
File: 0003-22-RZ-END (Landry/Nelson)

Applicant/Owner: Shaun Landry and Cindy Nelson

Location: 99 Bass Avenue, Enderby BC



Schedule 'A'



99 Bass Ave
Enderby, BC.
(not to scale)

DIVISION FOUR – COMMERCIAL ZONES

4. ~~No Marihuana-Related Business~~ Cannabis-Related Business (1659) shall be located within 100 meters of any residential zone, daycare facility, preschool, playground, community centre, school, public park, civic or religious institution or any use catering to individuals under the age of 18. (1636)
5. Notwithstanding minimum setback requirements outlined in Section 316.4 of this Bylaw, a Cannabis-Related Business at the property legally described as LOT 1, DISTRICT LOT 150, KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT, PLAN KAP52267, EXCEPT PLAN KAP64137 and located at #4-802 George Street, Enderby BC shall be permitted within 100 meters of a residential zone, daycare facility, preschool, playground, community centre, school, public park, civic or religious institution or any use catering to individuals under the age of 18. (1665)
8. Notwithstanding minimum setback requirements outlined in Section 316.4 of this Bylaw, a Cannabis-Related Business at the property legally described as PARCEL B (DD 179916F) BLOCK 13 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A and located at 612 Cliff Avenue, Enderby BC shall be permitted within 100 meters of a residential zone, daycare facility, preschool, playground, community centre, school, public park, civic or religious institution or any use catering to individuals under the age of 18. (1668)

317 Detached Secondary Suites (1636)

1. A detached secondary suite shall:
 - i. be constructed to meet the requirements of the BC Building Code;
 - ii. be located entirely to the rear of a principal single family dwelling;
 - iii. be sited equal to or farther from the side lot line than the principal single family dwelling;
 - iv. be accessible by a cleared and constructed pathway from the off-street parking stall(s) to the entrance to the suite;
 - v. have sufficient access and be appropriately serviced;
 - vi. be enclosed on all sides not facing directly upon the principal single family dwelling via solid fencing no greater than 2 m (6.562 feet) in height;
 - vii. have a floor area not to exceed 75% of the floor area of the principal single family dwelling; and

DIVISION FOUR – COMMERCIAL ZONES

- viii. only be permitted when at least one (1) of the registered owners of the property resides within the primary single family dwelling. (1636)
 2. In accordance with Schedule "B" of this Bylaw, one (1) off-street parking space must be provided for each detached secondary suite. (1636)
 3. No accessory building or structure shall be used as a dwelling unit except for an approved detached secondary suite. (1636)
 4. Subdivision or stratification of a detached secondary suite is not permitted. (1636)
 5. Notwithstanding Section 317.3 above, a detached secondary suite is permitted on the second storey level of an accessory residential building for the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27938 and located at 145 Gunter Ellison Road, Enderby BC. (1684)
- 318 Backyard Hens (1710)**
1. The regulations outlined in this Section do not apply to the keeping of poultry when considered an intensive agricultural use, limited agricultural use, or restricted agricultural use that is permitted under this Bylaw. (1710)
 2. The keeping of backyard hens shall at all times be consistent with City of Enderby Animal Control Bylaw No. 1735, 2022 and all other municipal and provincial enactments. (1710)
 3. The keeping of no more than five (5) backyard hens is permitted as an ancillary use to a single-family dwelling within the Residential Single Family (R.1), residential Single-Family (R.1-A) and Residential Two-Family (R.2) zones, and the keeping of roosters is expressly prohibited. (1710)
 4. The keeping of backyard hens must be contained entirely to the rear of a single-family dwelling and the area to the rear of the single-family dwelling must be fully enclosed by solid fencing that is at least 1.8 m (5.9 feet) in height. (1710)
 5. Every owner of backyard hens shall provide a coop for the backyard hens, with an outdoor enclosure attached to the coop, which shall meet the following specifications:

DIVISION SIX – RESIDENTIAL ZONES

- vi. **Attached (1636)** Secondary Suites must comply with all relevant City Bylaws, and the BC Building Code; and
- vii. **Attached (1636)** Secondary Suites must be located in a building and on property which is a single family real estate entity. No strata titling will be permitted.

602.a Residential Single Family with Detached Suite Zone (R.1-B) (1636)

1. Permitted Uses of Land, Buildings, and Structures:

The following uses and no others shall be permitted in the Residential Single Family Zone (R.1-B):

- a. **Accessory residential (1636)**
- c. **Single family dwellings (1636)**
- d. **Attached secondary suites subject to the provisions of Section 602.a.12.a. (1636)**
- e. **Detached secondary suites subject to the provisions of Section 317 (1636)**
- f. **Civic and public service use (1636)**

2. Accessory Residential Buildings:

The siting, size, and dimensions of accessory residential buildings (not including detached secondary suites) and structures shall be in accordance with Section 308.4 of this Bylaw. (1636)

3. Maximum Number of Suites:

The number of suites allowed per lot shall be not more than:

- a. **One (1) attached secondary suite; or (1636)**
- b. **One (1) detached secondary suite. (1636)**

4. Buildings Per Lot:

The number of buildings allowed per lot shall be not more than:

- a. **one (1) single family dwelling; and (1636)**
- b. **two (2) accessory residential buildings; or (1636)**

DIVISION SIX – RESIDENTIAL ZONES

- c. one (1) accessory residential building and one (1) detached secondary suite. (1636)

5. Floor Area:

- a. The floor area for a single family dwelling shall be not less than 60 m² (645.8 square feet). (1636)
- b. The floor area for a detached secondary suite shall be not greater 90 m² (968.8 square feet) and not less than 36 m² (387.5 square feet). (1636)
- c. The floor area for an attached secondary suite shall not be less than 36 m² (387.5 square feet). (1636)

6. Height of Buildings and Structures:

- a. The height of single family dwellings shall not exceed the lesser of 9 m (29.53 feet) or two (2) storeys except where the average natural slope of the lot exceeds five percent (5%), in which case the height of residential dwellings on the downhill side of a road shall not exceed a height of 7 m (22.97 feet) above the centre line of the road immediately adjacent to the center of the front of the residence and residential dwellings located on the uphill side of the road shall not exceed a height of 7 m (22.97 feet) above the midpoint of the rear property line on which the residence is located. The average natural slope of the lot shall be measured from the lowest point on the lot to the uppermost point on the lot. (1636)
- b. The height of detached secondary suites shall not exceed 4.5 m (14.76 feet). (1636)

7. Lot Area:

Each lot shall have an area of not less than:

- a. 560 m² if there is lane access or second street frontage; or (1636)
- b. 650 m² if there is not lane access or second street frontage. (1636)

8. Lot Coverage:

- a. Maximum lot coverage shall be not greater than fifty percent (50%) of the lot area for all buildings and structures and together with driveways and parking areas shall not exceed sixty percent (60%). (1636)

DIVISION SIX – RESIDENTIAL ZONES

- b. The maximum combined lot coverage for all accessory buildings and structures, including detached secondary suites, shall not exceed 16%. (1636)
- c. The maximum combined area of all accessory buildings/structures and detached secondary suites (e.g. footprint size) shall not exceed 90 m² (968.8 feet). (1636)

9. Lot Frontage:

Subject to the provisions of Section 1101.1.a., b., and c. of this Bylaw, each lot shall have a minimum lot frontage of:

- a. 15 m (16.40 feet) if there is lane access or second street frontage; or (1636)
- b. 18 m (59.06 feet) if there is not lane access or second street frontage. (1636)

10. Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with the provisions of Schedule "B" of this Bylaw and the number of parking spaces required to be provided on a lot or lots, shall be determined by the use or uses being carried on such lot or lots from time to time. (1636)

11. Setbacks:[Subject to the special building line setback provisions of Section 308.5 of this Bylaw]

a. Exterior Side Yard:

An exterior side yard free of all buildings and structures shall be provided with a depth of not less than 5 m (16.40 feet) where applicable. (1636)

b. Front Yard:

A front yard free of buildings and structures shall be provided with a depth of not less than 6 m (19.68 feet), except that the front yard may be reduced to 4.5 m (14.76 feet) for single family dwellings on lots exceeding twenty percent (20%) average natural slope determined from the uppermost point on the lot to the lowest point on the lot. (1636)

c. Other Buildings:

DIVISION SIX – RESIDENTIAL ZONES

Buildings shall not be sited within 3 m (9.842 feet) of any other building. (1636)

d. Rear Yard:

- i. A rear yard free of buildings and structures shall be provided with a depth of not less than 6 m (19.68 feet) for single family dwellings except that the rear yard may be reduced to 4.5 m (14.76 feet) for single family dwellings on lots exceeding twenty percent (20%) average natural slope determined from the uppermost point on the lot to the lowest point on the lot.
- ii. A rear yard free of buildings and structures shall be provided with a depth of not less than 3 m (9.84 feet) for detached secondary suites. (1636)

e. Side Yards:

- i. Side yards free of buildings and structures shall be provided with a width of not less than 1.2 m (3.94 feet) for single family dwellings.
- ii. Side yards free of buildings and structures shall be provided with a width of not less than 2 m (6.56 feet) for detached secondary suites. (1636)

f. Water Bodies:

Flood Construction Levels and Floodplain Setbacks of building and structures and Riparian Assessment Area setbacks for all development must conform with the provisions of Schedule “G” of this bylaw. (1636)

12. Other Requirements:

- a. All attached secondary suites must comply with the following:
 - i. Attached secondary suites are to be located only in a single family dwelling; and
 - ii. No more than one attached secondary suite shall be permitted within a single family dwelling; and
 - iii. The maximum floor area of an attached secondary suite shall not exceed the lesser of

DIVISION SIX – RESIDENTIAL ZONES

90 m² or 40% of the habitable floor area of the single family dwelling. The minimum floor area of an attached secondary suite shall not be less than 36 m² (387.5 square feet); and

- iv. No portion of a building may be used as an attached secondary suite unless at least one (1) of the registered owners of the building resides within the building; and
 - v. One (1) off-street parking space must be provided for each attached secondary suite; and
 - vi. Attached secondary suites must comply with all relevant City Bylaws, and the BC Building Code; and
 - vii. Attached secondary suites must be located in a building and on property which is a single family real estate entity. No strata titling will be permitted. (1636)
- b. Refer to Section 317 for the General Regulations related to detached secondary suites. (1636)

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1758

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

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 "The Corporation of the 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. 1758, 2022".
2. The zoning designation of the property legally described as PARCEL A, PLAN KAP12866, DISTRICT LOT 226, KAMLOOPS DIV OF YALE LAND DISTRICT, (KE30747) OF LOT 1 and located at 99 Bass Avenue, Enderby BC, is hereby changed from the Residential Single Family (R.1) zone to the Residential Single Family with Detached Suite (R.1-B) zone.
3. DIVISION THREE – GENERAL REGULATIONS is hereby amended by including Section 317.6 as follows:

A detached secondary suite is permitted to be located on the second storey level of an accessory residential building, with the siting of the building to be in accordance with Section 308.4 of this Bylaw, for the property legally described as PARCEL A, PLAN KAP12866, DISTRICT LOT 226, KAMLOOPS DIV OF YALE LAND DISTRICT, (KE30747) OF LOT 1 and located at 99 Bass Avenue, Enderby BC.

READ a FIRST time this day of , .

READ a SECOND time this day of , .

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

READ a THIRD time this day of , .

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

Development Officer
Ministry of Transportation and Infrastructure

ADOPTED this day of , .

MAYOR

CORPORATE OFFICER