



AGENDA

THE CORPORATION OF THE CITY OF ENDERBY

Report of a **Public Hearing** held on January 16, 2023 at 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

Mayor Galbraith read the rules of procedures for public hearings and introduced the following bylaw:

City of Enderby Zoning Bylaw No 1550, 2014 Amendment Bylaw No. 1758, 2022

The Planner provided an overview of the background information related to the bylaw and a list of participants were noted in the following order:

1. Raquel Knust, 134 Riverdale Drive, Enderby BC
2. Shaun Landry, 99 Bass Avenue, Enderby BC

Raquel Knust, 134 Riverdale Drive, Enderby BC

- Asked if detached secondary suites must be located entirely behind the principal single-family dwelling.
- Asked about the layout of the proposed secondary suite.
- Concerns about privacy of her backyard.
- Thinks this kind of development is a great idea overall.

Planner responded that a detached secondary suite must not be any closer to the side lot line than the single family dwelling, and that the proposed zoning text amendment addresses this requirement.

Shaun Landry, 99 Bass Avenue, Enderby BC

- Explained that the planned layout will have the bathroom and bedroom towards the rear of the lot, with the kitchen and living room facing toward the front of the lot.

Councillor Shishido asked if the applicant has spoken with the neighbouring property to which the proposed suite would be closest.

Mr. Landry responded that he has had a conversation with the owners of 97 Bass Avenue, and that they have no concerns with the proposed suite. Explained that he does not plan to put large windows on the side of the suite facing the neighbouring property.

There were no written submissions.

Councillor Shishido asked if the applicant's preference would be to build a suite on top of the existing garage, or to build a separate detached secondary suite.

Mr. Landry responded that he would prefer to convert the space that is currently the garage into a suite, but that he will base the decision on feedback from Council.

Councillor Baird asked if it will be difficult to bring the existing garage up to BC Building Code requirements to convert it into a dwelling.

Mr. Landry responded that he has consulted with a number of building professionals who are of the opinion that it would be a relatively simple conversion.

Councillor Shishido asked if the proposed bylaw would accommodate this.

Planner responded that the rezoning would allow an accessory building to be converted to a secondary suite, but that because of the distance from the existing accessory building to the side lot line, the owner would need to apply for a variance.

Mayor Galbraith made his closing statement and declared the Public Hearing closed at 4:54p.m.

Pursuant to Section 465 (6) of the *Local Government Act*, I, Tate Bengtson, Corporate Officer, hereby certify this to be a fair and accurate report of the Public Hearing held on January 16, 2023.



Signature

Feb 2/23

Date