

CITY OF ENDERBY
OFFICIAL COMMUNITY PLAN AMENDMENT, REZONING AND ZONING
AMENDMENT APPLICATION

AGENDA

File No: 0014-23-OR-END
July 13, 2023

APPLICANT: James Kay

OWNER(S): Teri Robson and Andrew Kivari

LEGAL DESCRIPTION(S): LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332

LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094

PID #: 011-838-612
011-838-621

LOCATION(S): 902 Regent Avenue, Enderby BC (Lot 1)
906 Regent Avenue, Enderby BC (Lot 2)

PROPERTY SIZE(S): 902 Regent Avenue – 353.1 m² (3,801 square feet)
906 Regent Avenue – 613.2 m² (6,600 square feet)

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

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

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

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

**PROPOSED TEXT
AMENDMENT:** Reduce the minimum lot area for three-family dwelling from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet); Increase the maximum permitted gross density from 41 units/hectare to 42 units/hectare

PROPOSAL: Construct a three-family dwelling

RECOMMENDATION:

THAT City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1773, 2023 which proposes to change the future land use designation for a 722.4 m² (7,775.8 square foot) portion of the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC, shown as Lot B on Schedule 'A' attached to and forming part of Bylaw No. 1773, from *Residential Low Density* to *Residential Medium Density*, be given First Reading;

AND THAT after First Reading of City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1773, 2023 and in accordance with Sections 473 (2.1) and 477 of the *Local Government Act*, Bylaw No. 1773 be considered in conjunction with the City's Housing Needs Assessment Report, Financial Plan, and Regional Solid Waste Management Plan;

AND THAT after considering City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1773, 2023 in conjunction with the City's Housing Needs Assessment Report, Financial Plan, and Regional Solid Waste Management Plan, Bylaw No. 1773 be given Second Reading and forwarded to a Public Hearing;

AND THAT the referral process which requests that various authorities and organizations review the amendments proposed by City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1773, 2023, as outlined in this Staff Report, be considered appropriate consultation for the purposes of Sections 475 and 476 of the *Local Government Act*;

AND THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1774, 2023 which proposes the following for a 722.4 m² (7,775.8 square foot) portion of the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC, shown as Lot B on Schedule 'A' attached to and forming part of Bylaw No. 1773:

1. Rezone the land from the *Residential Single Family (R.1-A)* zone to the *Residential Multi-Family Low Intensity (R.3-A)* zone;
2. Reduce the minimum lot area for three-family dwellings from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet); and
3. Increase the maximum permitted gross density from 41 units per hectare (16.59 units per acre) to 42 units per hectare (17 units per acre),

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

BACKGROUND:

This report relates to a Joint Official Community Plan Amendment, Rezoning and Zoning Text Amendment Application for the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC. The properties are currently subject to a boundary lot adjustment which would see the two subject parcels, along with the two parcels directly to the west, consolidated into two larger parcels (proposed Lots A and B), as shown on the attached Schedule 'A'. The applicant is proposing to rezone proposed Lot B from the *Residential Single Family (R.1-A)* zone to the *Residential Multi-Family Low Intensity (R.3-A)* zone and to change the Official Community Plan (OCP) designation of the property from *Residential Low Density* to *Residential Medium Density*. The applicant is also proposing to amend the text of the City of Enderby Zoning Bylaw No. 1550, 2014 to reduce the minimum lot area for three-family dwellings on proposed Lot B from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet), and increase the maximum permitted gross density for Lot B from 41 units per hectare (16.59 units per acre) to 42 units per hectare (17 units per acre). The purpose of the Joint Official Community Plan Amendment, Rezoning and Zoning Text Amendment Application is to enable the construction of a three-family dwelling on the proposed Lot B.

Site Context

Lot 1 (902 Regent Avenue) is 353.1 m² in area and fronts both High Street and the unconstructed portion of Regent Avenue, while Lot 2 (906 Regent Avenue) is 613.2 m² in area and only fronts the unconstructed portion of Regent Avenue. Both lots slope steeply from west to east, with no driveway accesses to either of the lots. Lot 1 does not have any improvements on it. Lot 2 has a single-family dwelling that straddles the shared lot line with the adjacent property to the west.

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, as shown on the following figures:

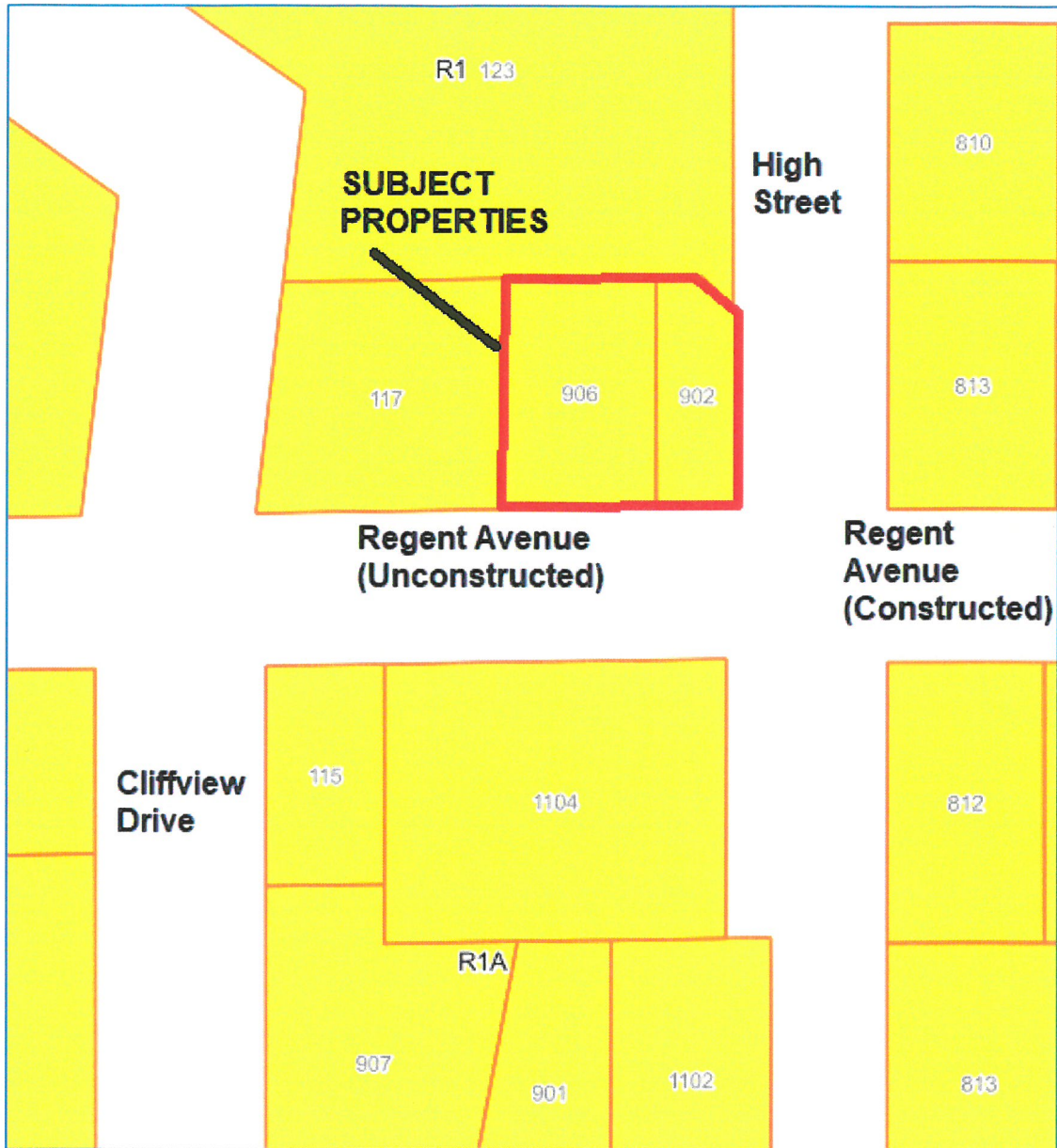


Figure 1: Zoning Map

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

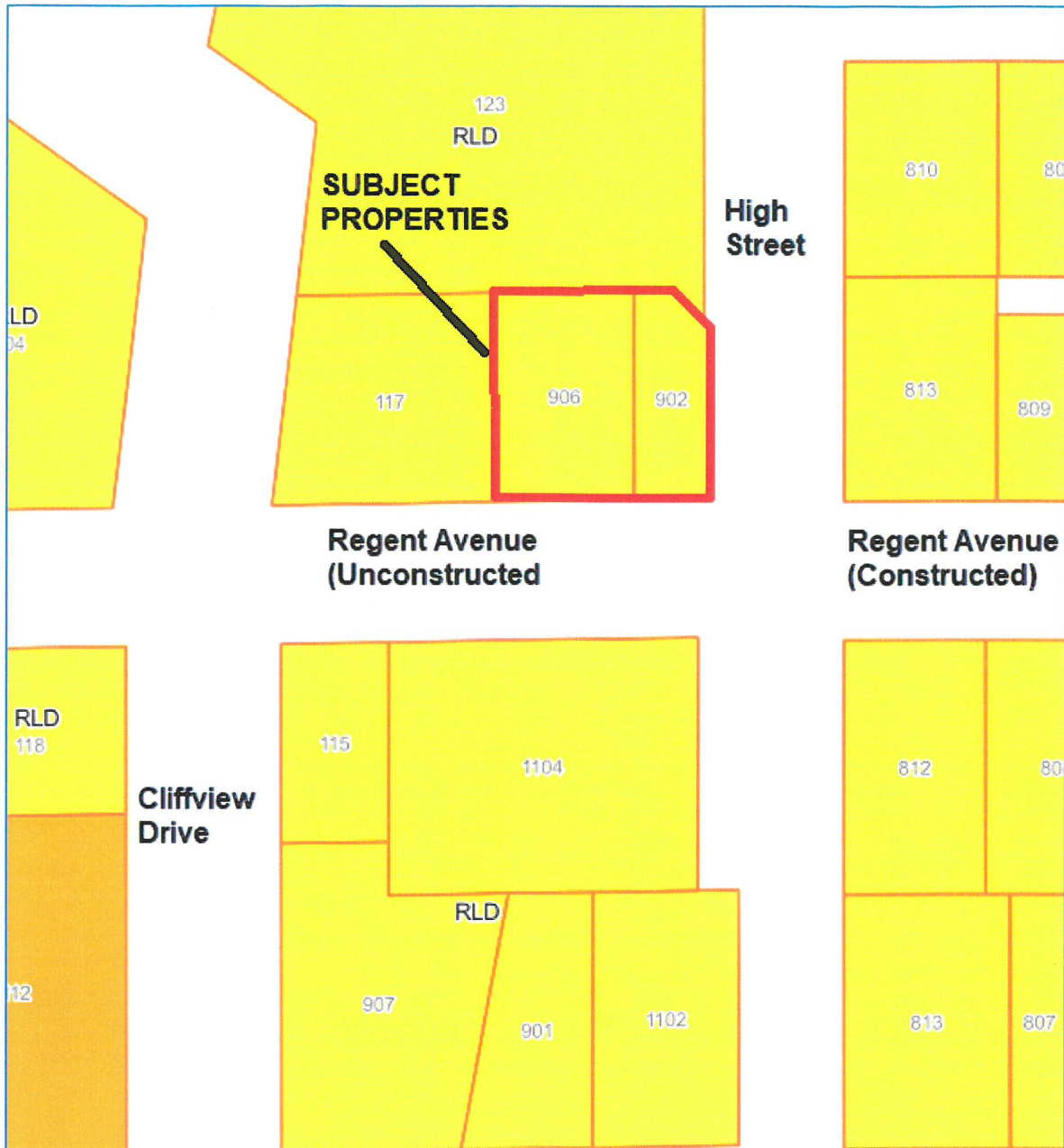


Figure 2: OCP Future Land Use Designations

Yellow – Residential Low Density
 Brown – Country Residential

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



Figure 3: Orthophoto

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

The Proposal

The applicant is proposing a boundary lot adjustment subdivision which would see the two subject parcels, along with the two parcels directly to the west (which together form 117 Cliffview Drive), consolidated into two larger parcels; proposed Lot A would be 1,130 m² (0.28 acres) in area and proposed Lot B would be 722.4 m² (0.18 acres) in area, as shown on the attached Schedule 'A'. The proposed boundary lot adjustment subdivision is intended to remedy an issue whereby an existing single-family dwelling straddles the shared lot line between Lot 2 and the neighbouring lot directly to

the west; after the proposed boundary lot adjustment subdivision is complete, the dwelling would become entirely located on proposed Lot A.

The applicant is proposing to construct a three-family dwelling on proposed Lot B, as shown on the conceptual plan attached to this Report as Schedule 'B'. It should be noted that at this point in the development process, the attached plan is purely conceptual, and if a rezoning and zoning text amendment were to be approved, the applicant would not be tied to this proposed use or layout of the property. Although the applicant may intend to develop the property in accordance with the attached conceptual plan, it is important to note that the property could develop in any manner that is consistent with regulations of the Zoning Bylaw and respects any charges registered against the title of the property (Section 219 covenant, statutory building scheme, etc.). Furthermore, it should be noted that the conceptual plan shows certain elements of the development being located within the High Street road dedication, such as the parking area; this is due to the fact that when the applicant developed the conceptual plan, they were pursuing a road closure and purchase for half of the adjacent High Street dedication and half of the adjacent unconstructed Regent Avenue dedication. During preliminary conversations between Staff and the applicant, Staff advised that closure of the adjacent portion of High Street was unlikely to receive a favourable Staff recommendation for a number of reasons; in response, the applicant revised their request to only include the unconstructed portion of Regent Avenue. Should that road closure and purchase process for the unconstructed portion of Regent Avenue be completed, and the road area is consolidated with the adjacent Lot B, it is anticipated that the conceptual plan would be reconfigured to reflect the additional lot area (i.e. access, parking).

The applicant has now submitted a Joint Official Community Plan Amendment, Rezoning and Zoning Text Amendment Application which proposes the following in order to enable the construction of a three family dwelling on proposed Lot B:

1. Change the future land use designation for proposed Lot B from *Residential Low Density* to *Residential Medium Density*;
2. Rezone proposed Lot B from the Residential Single Family (R.1-A) zone to the Residential Multi-Family Low Intensity (R.3-A) zone;
3. Reduce the minimum lot area for three-family dwellings on proposed Lot B from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet); and
4. Increase the maximum permitted gross density for proposed Lot B from 41 units per hectare (16.59 units per acre) to 42 units per hectare (17 units per acre).

Development History

As part of the boundary lot adjustment subdivision process, the applicant previously applied to Council requesting to vary the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum rear yard setback for an existing single-family dwelling on proposed Lot A from 6 m (19.68 feet) to 1.2 m (3.94 feet), and to vary the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by, i) not requiring the portions of High Street and Regent Avenue adjacent to the proposed lots to be constructed to the centreline of the road in accordance with the Local Road standards, ii) not requiring

the portion of Cliffview Drive adjacent to the proposed lots to be constructed to the centreline of the road in accordance with the Collector Road standards, iii) not requiring the provision of ornamental street lighting, and iv) not requiring the provision of underground wiring for power, telephone and cablevision. Council approved the variance requests.

The applicant also previously submitted a request to purchase the unconstructed portion of Regent Avenue between High Street and Cliffview Drive for the purposes of consolidating it with proposed Lot B, with the intent being to increase the lot area such that it would provide the proposed lot with additional flexibility for future development; Council resolved to accept the offer, subject to a number of conditions.

It should be noted that Council's previous decisions with respect to the variance requests and road purchase have not resulted in any expressed or implied commitment to the approval of this Joint OCP Amendment, Rezoning and Zoning Text Amendment application. If this application is approved, it would facilitate the development of a three-family dwelling on the proposed Lot B; if not approved, proposed Lot B could only develop in accordance with its current Residential Single-Family (R.1-A) zoning designation (i.e. single-family dwelling, with or without an attached secondary suite).

ZONING BYLAW:

The property is zoned Residential Single Family (R.1-A) 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
- Restricted agricultural use.

Uses within the proposed Residential Multi-Family Low Intensity (R.3-A) 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
- Bed and breakfasts
- Civic and public service use

The Residential Multi-Family Low Intensity (R.3-A) zone specifies a maximum permitted gross density of 41 units per hectare (16.59 units per acre); given proposed Lot B's lot area of 722.4 m² (0.1785 acres), the maximum number of dwelling units currently permitted on the property is 2. In order to accommodate the development of a three-family dwelling on proposed Lot B, the applicant is requesting an amendment to the Zoning Bylaw to increase the maximum permitted gross density from 41 units per hectare (16.59 units per acre) to 42 units per hectare (17 units per acre), which would increase the maximum number of dwelling units on the property to 3.

The minimum lot area requirements within the R.3-A zone are as follows:

- Single-family dwellings = 350 m² (3,767 square feet)
- Two-family dwellings = 700 m² (7,535 square feet)
- Three-family dwellings = 1,000 m² (10,764 square feet)
- Four-family dwellings = 1,300 m² (13,993 square feet)
- Row housing unit = 220 m² (2,368 square feet) for inside units
330 m² (3,552 square feet) for end units

Given proposed Lot B's lot area of 722.4 m² (7,775.8 square feet), the only types of residential uses that are currently permitted on the property would be a single-family dwelling or a two-family dwelling. Given this, the applicant is proposing to reduce the minimum lot area for a three-family dwelling on proposed Lot B from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet).

OFFICIAL COMMUNITY PLAN:

Policies contained within the OCP which apply to this development include:

- Policy 3.3.c - Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.
- Policy 3.3.h - Council will utilize the development approval process, including Phased Development Agreements, to secure an adequate supply of quality affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.
- Policy 4.4.c - Council will encourage and support a spectrum of housing choices throughout the community, including secondary suites, in order to meet the diverse housing needs of residents.
- Policy 5.3.f - Council will develop strategies and tools to encourage and facilitate infill and redevelopment within existing developed areas of the community.
- Policy 8.3.h - Council will support infill and redevelopment within the community.
- Policy 8.3.i - Council will employ Smart Growth principles in future development.

- Policy 9.3.f - Council will develop a robust strategy to support infill, redevelopment, and brownfield reclamation that utilizes existing infrastructure, revitalizes the community, and enhances the use of underutilized lands.
- Policy 20.3.f - Council will encourage infill, redevelopment and brownfield strategies that focus growth towards areas with existing infrastructure.
- Policy 20.3.g - Council will support innovative options that will assist in maintaining appropriate levels of infrastructure and service delivery in a fiscally responsible manner.

HOUSING NEEDS REPORT

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

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

An overview of how the proposal relates to the outcomes of the Housing Needs Assessment Report is provided in the Planning Analysis section of this report.

REFERRAL COMMENTS:

The application was referred to the following individuals/agencies:

- City of Enderby Public Works Manager;
- City of Enderby Chief Financial Officer;
- Building Inspector;
- Fire Chief;
- Regional District of North Okanagan Solid Waste Department; and
- Ministry of Transportation and Infrastructure.

The Development Services Officer with Ministry of Transportation advised that City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1774, 2023 had received preliminary approval.

The Chief Financial Officer provided the following comments:

The application will have no material impact to our Financial Plan.

No other comments were received in response to the referral.

PLANNING ANALYSIS:

The City of Enderby Planner raises no objections to the Joint Official Community Plan Amendment, Rezoning and Zoning Text Amendment Application which proposes the following as part of the proposed construction of a three-family dwelling on proposed Lot B:

1. Change the future land use designation for proposed Lot B from *Residential Low Density* to *Residential Medium Density*;
2. Rezone proposed Lot B from the *Residential Single Family (R.1-A)* zone to the *Residential Multi-Family Low Intensity (R.3-A)* zone;
3. Reduce the minimum lot area for three-family dwellings on proposed Lot B from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet); and
4. Increase the maximum permitted gross density for proposed Lot B from 41 units per hectare (16.59 units per acre) to 42 units per hectare (17 units per acre).

Upon consideration of input received at a Public Hearing, it is recommended that Council approve the application for the following reasons:

- The proposal would only result in the maximum number of dwelling units permitted on the lot being increased from two (single-family dwelling with attached secondary suite) to three (three-family dwelling);
- The proposal would facilitate infill development, which is a key element of Smart Growth development and is supported in the OCP, and provides the following community benefits:
 - More efficient use of land by increasing the ratio of improvement-to-land values;
 - Reducing pressures related to greenfield development and boundary expansion which 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 areas.
- The proposed development of the property to a more intensive residential land use would result in additional housing within the community, while broadening the spectrum of housing choices (i.e. smaller dwellings, rental housing), both of which are key elements of Smart Growth.
- The proposal would increase the yield of dwelling units that could be accommodated on the subject property (i.e. single-family dwelling with attached secondary suite vs. a three-family dwelling), which would work towards achieving objectives within the City of Enderby Housing Needs Assessment Report related to increasing the availability of housing within the community. Furthermore, the proposal would broaden the spectrum of housing choices (i.e. smaller dwellings, rental housing) in the community, which would work towards achieving the Report's objectives related to increasing housing types and rental inventory.
- Although the subject property has significant grades which may affect access and constructability for a three-family dwelling, the proposed development is still required to be in accordance with all local bylaws; if the applicant is not able to construct a three-family dwelling

in accordance with local bylaws, they would be required to submit a Development Variance Permit application and Council could consider the merits of the proposed development at that time.

- Although the proposed development would be a departure from the existing scale of development in the neighbourhood, which is almost entirely single-family, the proposed development only represents a slight increase in total density for the site (i.e. increase in maximum number of dwellings units from two to three); given this, it is not anticipated that the proposed development would result in traffic that exceeds the capacity of the adjacent road network nor negatively impact the form, character or use of the broader neighbourhood.

Notwithstanding the above, it should be noted that if the road closure and purchase process for the unconstructed portion of Regent Avenue is completed, and the road closure area is consolidated with proposed Lot B, Lot B's area would be increased to from 722.4 m² (7,775.8 square feet) to approximately 1,162 m² (12,508 square feet). Under that scenario, the proposed increase to the maximum permitted gross density of Lot B would result in the maximum number of dwelling units on the property being increased from three to four. Having said that, proposed Lot B would still not have sufficient area to accommodate a four-family dwelling, nor a row housing (i.e. four unit block) once you factor in the road dedication that would be required in order to service the row housing development with a rear lane pursuant to Section 604.a.11.d of the Zoning Bylaw; given this, even if the road closure and purchase process for the unconstructed portion of Regent Avenue is completed, and the road closure area is consolidated with proposed Lot B, the maximum number of dwelling units that could be developed on the property is three, unless the applicant was successful in a subsequent Zoning Text Amendment application which reduced the minimum lot size for four-family dwellings or row housing.

SUMMARY

This report relates to a Joint Official Community Plan Amendment, Rezoning and Zoning Text Amendment Application for the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC. The properties are currently subject to a boundary lot adjustment which would see the two subject parcels, along with the two parcels directly to the west, consolidated into two larger parcels (proposed Lots A and B), as shown on the attached Schedule 'A'. The applicant is proposing to rezone proposed Lot B from the *Residential Single Family (R.1-A)* zone to the *Residential Multi-Family Low Intensity (R.3-A)* zone and to change the Official Community Plan (OCP) designation of the property from *Residential Low Density* to *Residential Medium Density*. The applicant is also proposing to amend the text of the City of Enderby Zoning Bylaw No. 1550, 2014 to reduce the minimum lot area for three-family dwellings on proposed Lot B from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet), and increase the maximum permitted gross density for Lot B from 41 units per hectare (16.59 units per acre) to 42 units per hectare (17 units per acre). The purpose of the Joint Official Community Plan Amendment, Rezoning and Zoning Text Amendment Application is to enable the construction of a three-family dwelling on the proposed Lot B.

The City of Enderby Planner is supportive of the application.

Prepared By:



Kurt Inglis, MCIP, RPP
Planner

Reviewed By:



Tate Bengtson
Chief Administrative Officer

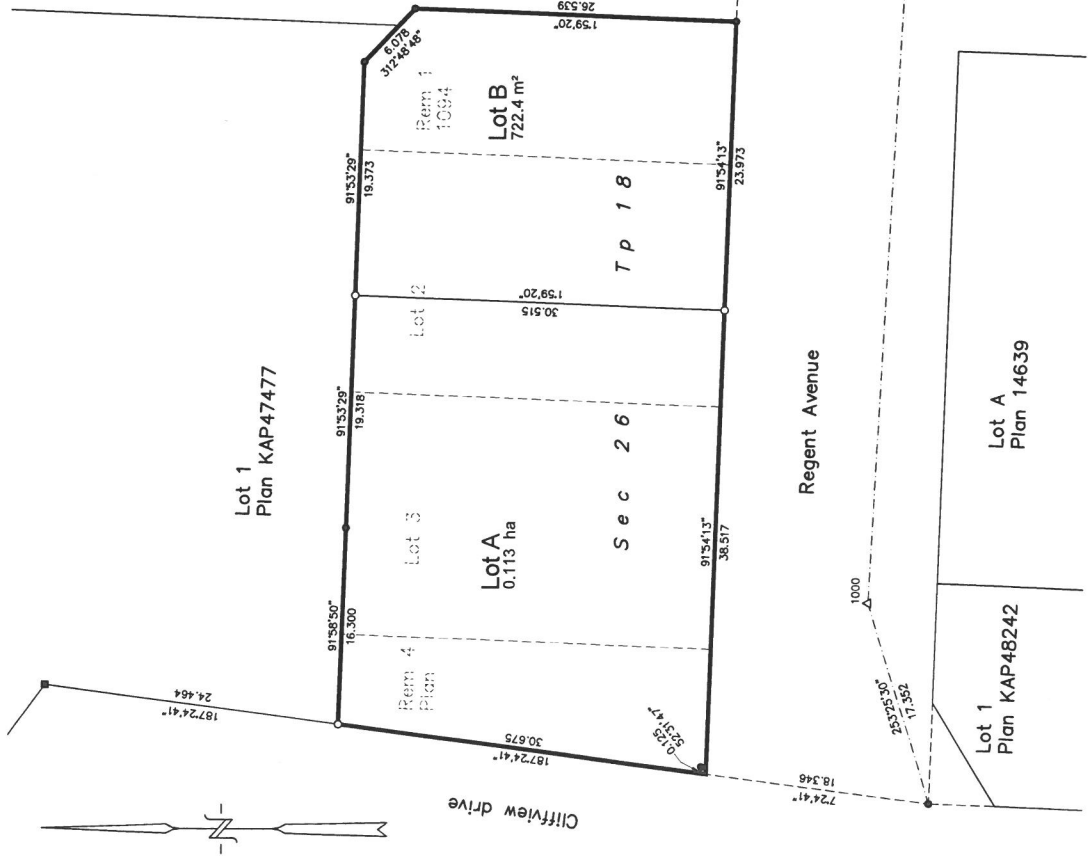
Schedule 'A'

SUBDIVISION PLAN OF LOT 1, EXCEPT PLAN M13332, LOT 2, LOT 3, AND LOT 4, EXCEPT PLAN M8147; ALL OF BLOCK 1, SEC 26, TP 18, R9, W6M, KDYD, PLAN 1094.

BCGS 82L.055



All distances are horizontal ground level, in metres and decimals thereof. THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C size) WHEN PLOTTED AT A SCALE OF 1:300



LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES DOWNHOLE FROM POST FOUND
- DENOTES STAKE/IRON FROM POST FOUND
- DENOTES STANDARD IRON POST FOUND
- △ DENOTES TRAVERSE HUB SET

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL CARRIER PHASE GNSS SURVEYING AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11 NORTH.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE PROVIDED USING THE GNSS DUAL FREQUENCY OBSERVATIONS AND POST PROCESSED USING THE CANADIAN ONLINE PROCESSING PROVIDED BY NATURAL RESOURCES CANADA.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE NOTED. THE AVERAGE COMBINED FACTOR OF 0.998226 AND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.998226. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 353 METRES.

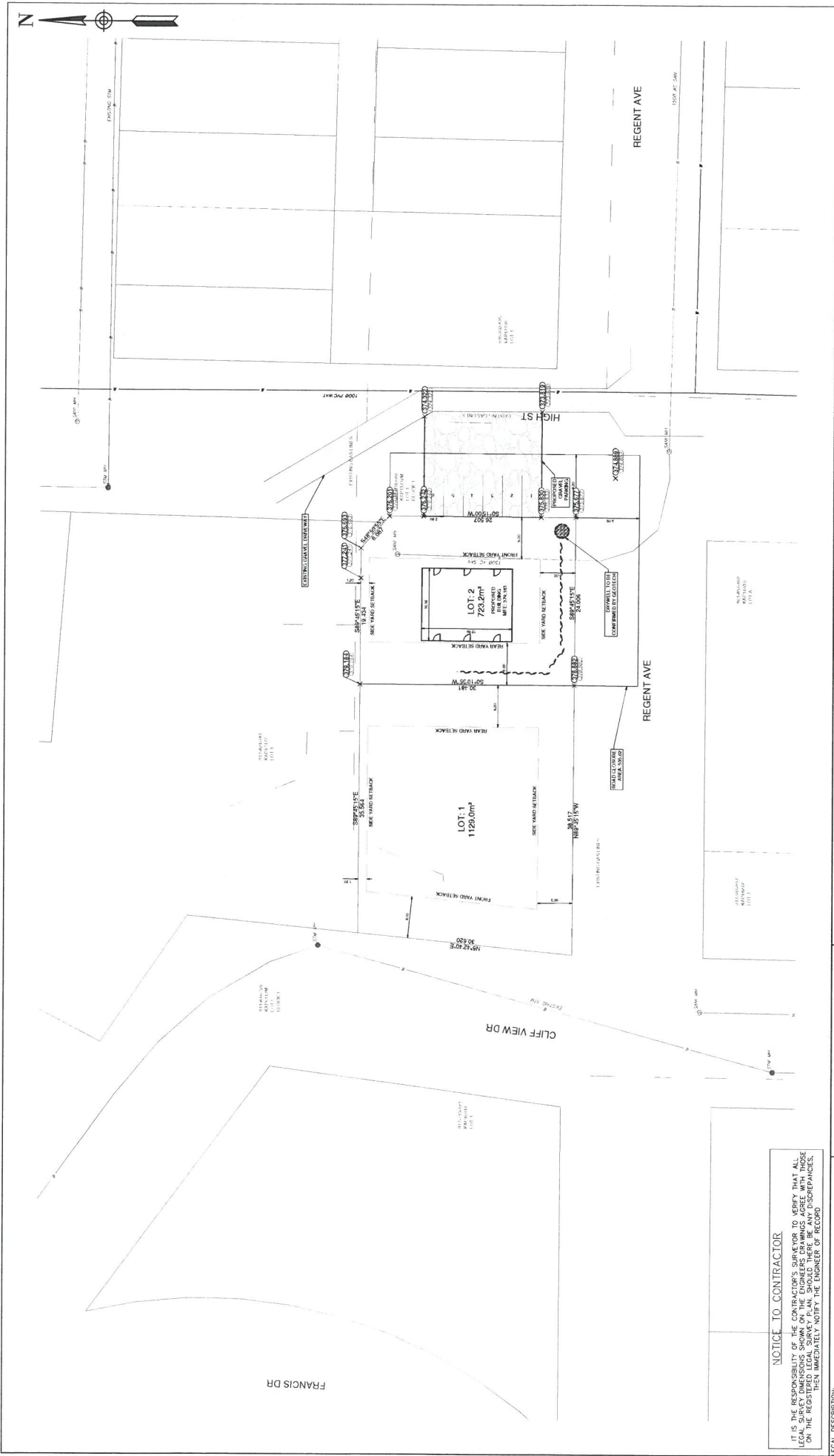
| | |
|-----------------------------|---------------------------------|
| REFERENCE POINT 1000 | 5602288.676 |
| UTM EASTING | 348037.250 |
| DATUM | NAD83 (CSRS)(2002), UTM Zone 11 |
| ESTIMATED ABSOLUTE ACCURACY | IS 0.05m |
| COMBINED FACTOR | IS 0.998226 |
| REFERENCE POINT 1005 | 5602326.357 |
| UTM NORTHING | 348096.371 |
| UTM EASTING | 348096.371 |
| DATUM | NAD83 (CSRS)(2002), UTM Zone 11 |
| ESTIMATED ABSOLUTE ACCURACY | IS 0.05m |
| COMBINED FACTOR | IS 0.998226 |

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF ENDERBY.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN.
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE DAY OF FEBRUARY, 2023.
JASON RUSSELL SHORTT, BCLS # 770

russell shortt
land SURVEYORS
2801-32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545-0511 Email: jasons@rshortt.ca
F.B. File: 27619 ECR # rmdddy

Schedule 'B'



NOTICE TO CONTRACTOR
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERVISOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTRY DRAWING. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

| LEGAL DESCRIPTION | | ELEVATION | |
|-------------------|-------------------------------------|----------------|------|
| B.M. NO. | MONUMENT NO. & STREET & ASSOCIATION | DATE | DATE |
| 1 | NOT FOR ISSUE | DM LK 23-03-13 | ERL |
| 2 | ISSUED FOR APPROVALS | DM LK 23-02-28 | ERL |
| 3 | ISSUED FOR APPROVALS | DM LK 23-03-15 | ERL |

| | | | |
|---|--|--|--|
| CLIENT: ALDER LANDS DEVELOPMENT LTD. #30-2521 MOUNT BALDY DRIVE, KELLOWA, BRITISH COLUMBIA, CANADA V1V 3K4 TEL: (250) 870-8881 | | TITLE: GRADING PLAN - OPTION #2 | |
| PROJECT: REGENT AVE - ENDERBY #30-2521 MOUNT BALDY DRIVE, KELLOWA, BC, V1V 3K4 TEL: (250) 870-8881 | | PROJECT NO: 2022-88 SCALE: 1:250 DATE: MARCH 15, 2023 | |
| DESIGNER: DW DRAWN: DW | | CHECKER: JK APPROVER: ALPINE | |
| ALPINE #30-2521 MOUNT BALDY DRIVE, KELLOWA, BC, V1V 3K4 TEL: (250) 870-8881 WWW.ALPINEENGINEERING.COM | | DRAWING NO.: C-005 REVISION: 2 | |

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1773

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

WHEREAS Council of the City of Enderby has determined to make an amendment to "City of Enderby Official Community Plan Bylaw No. 1549, 2014";

NOW THEREFORE Council of the City of Enderby, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1773, 2023".
2. The future land use designation of a 722.4 m² (7,775.8 square foot) portion of the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC, shown as 'Lot B' on Schedule 'A' attached to and forming part of this Bylaw, is hereby changed from *Residential Low Density* to *Residential Medium Density*.

READ a FIRST time this day of , 2023.

READ a SECOND time this day of , 2023.

Advertised on the day of , 2023 and the day of , 2023, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2023.

READ a THIRD time this day of , 2023.

ADOPTED this day of , 2023.

MAYOR

CORPORATE OFFICER

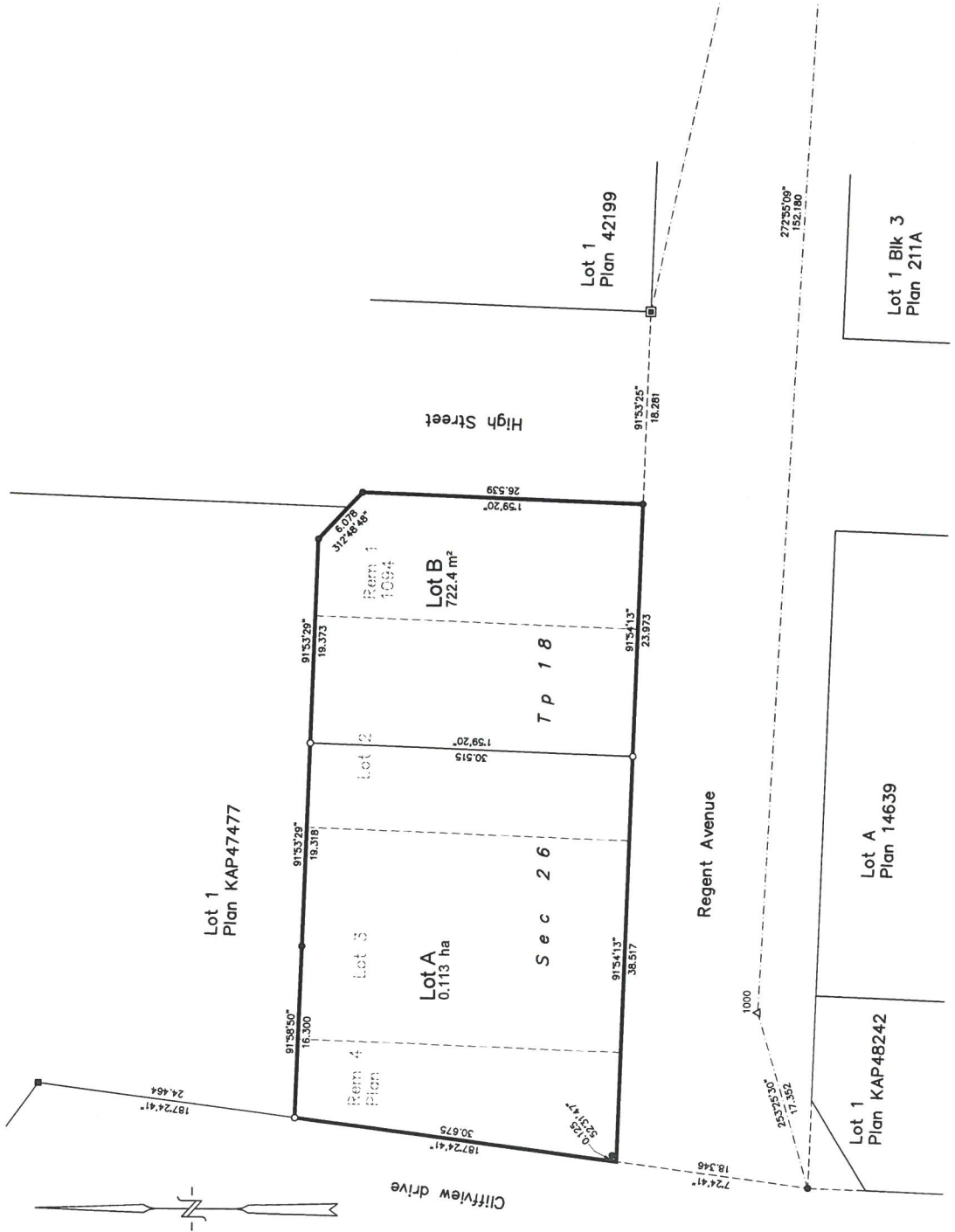
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BCGS 82L.055



All distances are horizontal ground level, in metres and decimals thereof. THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C size) WHEN PLOTTED AT A SCALE OF 1:300



PLAN EPP

LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES DOMINION IRON POST FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- △ DENOTES TRAVERSE HUB SET

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF. GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL CARRIER PHASE GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11 NORTH.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED USING 3 HOURS OF GNSS DUAL FREQUENCY OBSERVATIONS AND POST-PROCESSING USING THE CORS APP ONLINE PROCESSING PROVIDED BY NATURAL RESOURCES CANADA.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE CORRECTION FACTOR. THE CORRECTION FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 353 METRES.

| | |
|--------------------------------------|-------------|
| REFERENCE POINT 1000 | 5602299.676 |
| UTM NORTHING | 346098.371 |
| UTM EASTING | 440983.371 |
| ESTIMATED ABSOLUTE ACCURACY IS 0.05m | |
| COMBINED FACTOR IS 0.9998262 | |

| | |
|--------------------------------------|-------------|
| REFERENCE POINT 1005 | 5602299.676 |
| UTM NORTHING | 346098.371 |
| UTM EASTING | 440983.371 |
| ESTIMATED ABSOLUTE ACCURACY IS 0.05m | |
| COMBINED FACTOR IS 0.9998262 | |

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF ENDEBRY.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE DAY OF FEBRUARY, 2023. JASON RUSSELL SHORTT, BCLS # 770

russell shortt
 land SURVEYORS
 2801-32nd Street, Vernon, B.C. V1T 5L8
 Phone: (250)545-0511 Email: jason@rshortt.ca
 F.B. File: 27619 ECR # mmdddy

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1774

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. 1774, 2023".
2. The zoning designation of a 722.4 m² (7,775.8 square foot) portion of the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC, shown as 'Lot B' on Schedule 'A' attached to and forming part of this Bylaw, is hereby changed from the *Residential Single Family (R.1-A)* zone to the *Residential Multi-Family Low Intensity (R.3-A)* zone.
3. The minimum lot area for three-family dwellings on the 722.4 m² (7,775.8 square foot) portion of the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC, shown as 'Lot B' on Schedule 'A' attached to and forming part of this Bylaw, is hereby reduced from 1,000 m² (10,764 square feet) to 700 m² (7,535 square feet).
4. The maximum permitted gross density for three-family dwellings on the 722.4 m² (7,775.8 square foot) portion of the properties legally described as, i) LOT 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332 and located at 902 Regent Avenue, Enderby BC, and ii) LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 906 Regent Avenue, Enderby BC, shown as 'Lot B' on

Schedule 'A' attached to and forming part of this Bylaw, is hereby increased from 41 units per hectare (16.59 units per acre) to 42 units per hectare (17 units per acre)

READ a FIRST time this day of , 2023.

READ a SECOND time this day of , 2023.

Advertised on the day of , 2023 and the day of , 2023, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2023.

READ a THIRD time this day of , 2023.

APPROVED pursuant to Section 52(3)(a) of the Transportation Act this day of , 2023.

Development Officer
Ministry of Transportation and Infrastructure

ADOPTED this day of , 2023.

MAYOR

CORPORATE OFFICER

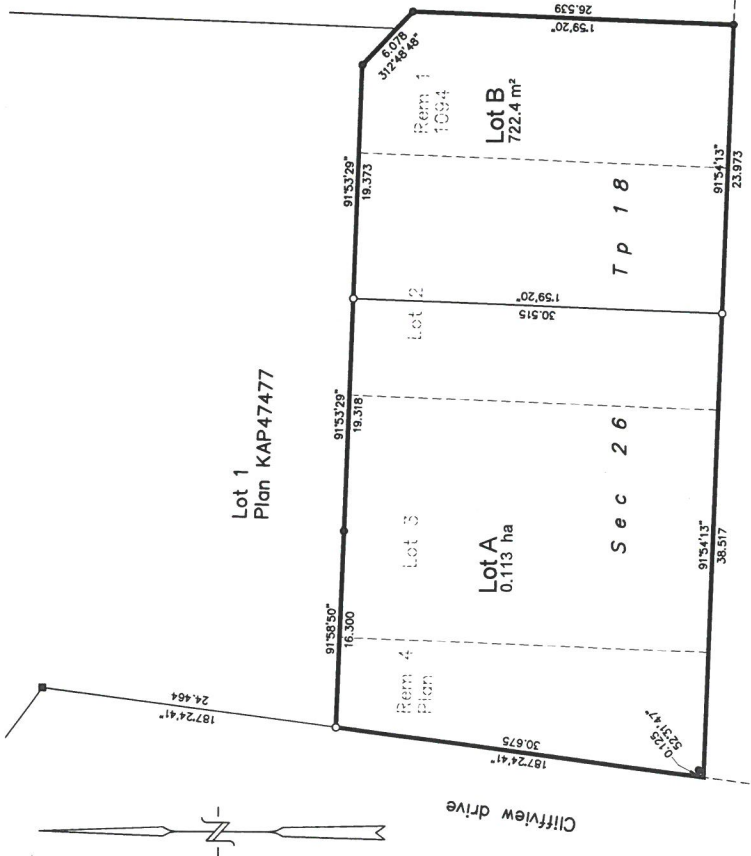
Schedule 'A'

SUBDIVISION PLAN OF LOT 1, EXCEPT PLAN M13332, LOT 2, LOT 3, AND LOT 4, EXCEPT PLAN M8147; ALL OF BLOCK 1, SEC 26, TP 18, R9, W6M, KDYD, PLAN 1094.

BCGS 82L.055



All distances are horizontal ground level, in metres and decimals thereof. THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C size) WHEN PLOTTED AT A SCALE OF 1:300



Regent Avenue

High Street

Cliffview Drive

Lot 1
Plan KAP48242

Lot A
Plan 14639

Lot 1 Blk 3
Plan 211A

Lot 1
Plan 42199

LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES DOMINION IRON POST FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- △ DENOTES TRANSVERSE HUB SET

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL CARRIER PHASE GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11 NORTH.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED BY THIS SURVEY USING GNSS DATA FREQUENCY OBSERVATIONS AND POST PROCESSED USING THE GSA/BCPP ONLINE PROCESSING PROVIDED BY NATURAL RESOURCES CANADA.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. VERTICAL DISTANCES ARE HORIZONTAL LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9998279. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 353 METRES.

| | |
|-----------------------------|---------------------------------|
| REFERENCE POINT 1000 | 5602288.676 |
| UTM NORTHING | 348037.250 |
| UTM EASTING | 348037.250 |
| DATUM | AM083 (GSR5)(2002), UTM Zone 11 |
| ESTIMATED ABSOLUTE ACCURACY | IS 0.05m |
| COMBINED FACTOR | IS 0.9998262 |
| REFERENCE POINT 1005 | 5602326.357 |
| UTM NORTHING | 348066.371 |
| UTM EASTING | 348066.371 |
| DATUM | AM083 (GSR5)(2002), UTM Zone 11 |
| ESTIMATED ABSOLUTE ACCURACY | IS 0.05m |
| COMBINED FACTOR | IS 0.9998266 |

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF ENDEBURY.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE _____ DAY OF FEBRUARY, 2023.
JASON RUSSELL SHORTT, BCLs # 770

russell shortt
land SURVEYORS

2801-32nd Street, Vernon, B.C. V1T 5L8
F.B. (250)545-0511 Email: jason@rshortt.ca
EOR # mraday

File: 27819