

## REGULAR MEETING OF COUNCIL AGENDA

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**DATE:** October 16, 2023  
**TIME:** 4:30 p.m.  
**LOCATION:** Council Chambers, Enderby City Hall

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

*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.*

*The access codes for this meeting are:*

Meeting ID: 813 7603 9530  
Passcode: 573285

*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/](http://www.cityofenderby.com/hearings/)*

**1. LAND ACKNOWLEDGEMENT**

*We respectfully acknowledge that we are on the traditional and unceded territory of the Secwepemc.*

**2. APPROVAL OF AGENDA**

*THAT the October 16, 2023 Council Meeting agenda be approved as circulated.*

**3. ADOPTION OF MINUTES**

**3.1 Meeting Minutes of October 3, 2023**

*THAT the October 3, 2023 Council Meeting minutes be adopted as circulated.*

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**4. DELEGATIONS**

**4.1 Innomergence Solutions**

Heat Emergency Plan Presentation

**5. DEVELOPMENT MATTERS AND RELATED BYLAWS**

**5.1 Zoning Text Amendment #0013-23-ZTA-END**

Legal: i) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088, ii) LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET, iii) THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211

Page 11

EXCEPT PLAN 18088, iv) PARCEL A (PLAN B7280) OF LOT 25  
DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS)  
DIVISION YALE DISTRICT PLAN 211

Address: 904 Maud Street, Enderby BC

Applicants: Inger Drescher

Owners: Herman Drescher

*THAT Council does NOT give First Reading to City of Enderby Zoning Bylaw No. 1779, 2023 which proposes to amend the City of Enderby Zoning Bylaw No. 1550, 2014 to include 'Churches' as a permitted use within the General Commercial (C.1) zone for the properties located at 904 Maud Street, Enderby BC and legally described as, i) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088, ii) LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET, iii) THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT PLAN 18088, iv) PARCEL A (PLAN B7280) OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211.*

## **6. CONTINUING BUSINESS AND BUSINESS ARISING FROM COMMITTEES AND DELEGATIONS**

## **7. BYLAWS**

- 7.1 City of Enderby Parks, Recreation, and Culture Fees Imposition Bylaw No. 1693, 2023 Page 25

*THAT Council gives three readings to the City of Enderby Parks, Recreation, and Culture Fees Imposition Bylaw No. 1693, 2023.*

- 7.2 City of Enderby 2024-2027 Tax Exemption Bylaw No. 1778, 2023 Page 27

*THAT Council adopts City of Enderby 2024-2027 Tax Exemption Bylaw No. 1778, 2023.*

- 7.3 Consent for the Adoption of RDNO North Okanagan Fire Dispatch Service Establishment Amendment Bylaw No. 2969, 2023 Page 30

Memo prepared by Chief Administrative Officer dated September 29, 2023

*THAT Council consents to the adoption of North Okanagan Fire Dispatch Service Establishment Bylaw No. 2969, 2023 by the Board of the Regional District of North Okanagan.*

- 7.4 City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1780, 2023 – Downtown Designated Parking Area and Shipping Container Regulations Page 33

Memo prepared by Planner dated October 12, 2023

*THAT Council gives First and Second Reading to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1780, 2023 and forwards it to a Public Hearing;*

*AND THAT Council adopts the amended Shipping Container Health and Safety Policy.*

## **8. REPORTS**

- 8.1 Mayor and Council Reports

8.2 Area F Director Report

8.3 Chief Administrative Officer Report

8.3.1 Council Inquiries

8.4 RDNO Building Permit Report – September 2023

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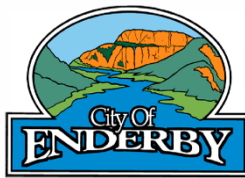
*THAT the RDNO Building Permit Report – September 2023 be received and filed.*

**9. PUBLIC QUESTION PERIOD**

**10. CLOSED MEETING RESOLUTION**

*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) (e) of the Community Charter*

**11. ADJOURNMENT**



## THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Tuesday, October 3, 2023 at 4:30 p.m. in Council Chambers.

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

Absent: 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

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### **LAND ACKNOWLEDGEMENT**

We respectfully acknowledge that we are on the traditional and unceded territory of the Secwepemc.

### **APPROVAL OF AGENDA**

Moved by Councillor Schreiner, seconded by Councillor Ramey  
*“THAT the October 3, 2023 Council Meeting agenda be approved as circulated.”*

CARRIED

### **ADOPTION OF MINUTES**

Meeting Minutes of September 5, 2023

Moved by Councillor Ramey, seconded by Councillor Shishido  
*“THAT the September 5, 2023 Council Meeting minutes be adopted as circulated.”*

CARRIED

### **BYLAWS**

Business License and Regulation Bylaw No. 1558, 2014 Amendment Bylaw No. 1776, 2023 and Fees and Charges Bylaw No. 1479, 2010 Amendment Bylaw No. 1777, 2023

Moved by Councillor Shishido, seconded by Councillor Baird



*“THAT Council adopts City of Enderby Business License and Regulation Bylaw No. 1558, 2014 Amendment Bylaw No. 1776, 2023 and City of Enderby Fees and Charges Bylaw No. 1479, 2010 Amendment Bylaw No. 1777, 2023.*

CARRIED  
OPPOSED Councillor Shishido

City of Enderby 2024-2027 Tax Exemption Bylaw No. 1778, 2023

Moved by Councillor Shishido, seconded by Councillor Ramey  
*“THAT Council gives three readings to the City of Enderby 2024-2027 Tax Exemption Bylaw No. 1778, 2023.”*

CARRIED

**REPORTS**

Mayor and Council Reports

Councillor Schreiner

Attended the anniversary celebration for the Museum.

Attended a lane housing tour and a meeting with a senior housing representative at UBCM.

Reported that the Regional District of North Okanagan has a three-year plan for transit that will see busses travelling to Enderby on a more regular schedule and will add a later evening bus to Enderby to help serve residents commuting by transit for work.

Attended the most recent Enderby & District Services Commission meeting.

Councillor Ramey

Attended UBCM and learned lots at the conference. Attended a meeting about the decriminalization of some illicit substances in BC.

Asked if there is a way to discuss the history of issues before UBCM to help inform Council's approach when addressing senior government.

Chief Administrative Officer suggested that there could be an informal meeting held next year once topics are chosen for UBCM meetings, where Council could ask any questions they have about the history of the topics.

Councillor Ramey attended the National Day of Truth and Reconciliation Walk hosted by Splat-sin.

Councillor Baird

Attended the Legion Golf Tournament.

Attended the National Day of Truth and Reconciliation Walk hosted by Splat-sin.

Reported that the most recent Enderby & District Services Commission meeting was productive.

Halloween planning is ongoing and Christmas planning is starting with December 1-2 scheduled for community Christmas events.

Attended UBCM and noted that wildfires were a common topic of discussion among those present.

Reported that traffic entering and exiting the Askews parking lot at the access closest to the George Street and Stanley Avenue intersection has been problematic.

#### Councillor Davyduke

Attended the National Day of Truth and Reconciliation Walk hosted by SplatSin.

The Legion has requested that Council help run the December 16 meat draw.

Attended the most recent Enderby & District Services Commission meeting and thanked Councillors Baird and Shishido for representing Council.

Attended an Interagency meeting on September 27<sup>th</sup>. The lab in Enderby is now running Monday to Friday. Baby Talk parenting classes are up and running at the Enderby Health Centre. There is also a new drop-in program on Thursdays related to mental health and substance abuse.

There is a StrongerBC Future Skills grant available to cover up to \$3500 toward eligible short-term skills training.

Attended UBCM and reported that it was very educational. Noted that there may be an opportunity to meet with Ministers virtually throughout the year. Attended the talk about decriminalization of certain illicit substances.

#### Councillor Shishido

Attended the anniversary celebration for the Museum and reported that it was a great event.

Attended talks at UBCM on artificial intelligence fairness and illegal drug decriminalization.

Reported that the Enderby & District Services Commission meeting went well and that the Electoral Area F Director is exploring the renewal of baseball diamonds in Area F.

Attended the SplatSin Development Corporation golf tournament and connected with a group from the Enderby and District Credit Union who are getting involved in the community, with a focus on sports opportunities. Requested that the Credit Union general manager be invited to present to Council on their approach and accomplishments in engaging the community.

#### Mayor Galbraith

Attended the National Day of Truth and Reconciliation Walk hosted by SplatSin.

Attended the recent Enderby & District Services Commission meeting.

Attended UBCM.

Attended the Business After 5 event, reported that there was a great turn-out by the business community.

#### Chief Administrative Officer

Marketing for the community radon program will begin shortly, with a public information session held on November 2. The distribution week will be November 3-10. The collection week will be February 20-23. The program will be available to residents of both the City of Enderby and Area F. Distribution will occur from City Hall.

The campground regular season is wrapping up. Over \$261,000 was collected this year in campground site fees, which is \$12,000 over the revenue target. Winter camping and some shoulder season revenues will continue to be collected over the remainder of 2023.

The campground website is now hosted through the City's web host. The website was converted to contemporary software and can now be registered with Google Analytics to improve our business information. We will save about \$400 per year in server hosting costs, in addition to the other benefits.

The new Parks and Public Works employees are now both on the team and getting oriented into daily routines and our safety programs.

The Public Works backhoe control valve has been replaced and is now back in action. A problem has been discovered with our loader, but we are able to safely postpone the work until next fiscal year.

Reported that the gardens and grounds contractor will be removing hanging baskets this week. Irrigation systems are in the process of being winterized. Gave kudos to the gardens and grounds contractor for their work this season, including tackling some bigger items. Strategizing has begun for next year and the contractor has some new ideas.

The cemetery maintenance contract is currently out for bid, with a site meeting for interested proponents scheduled for October 11 at 11am.

Attended BC Rivers Day. Attendance at the event was poor. Suggested that there is a need to find some creative ways to engage the public better in the future.

#### Council Inquiries

Councillor Davyduke noted that she has received great feedback about the digital billboard. Asked how often the messages on the board at the arena are changed.

Chief Administrative Officer responded that the board at the arena is changed less frequently because it is manual and a time-consuming process.

#### RDNO Building Permit Report – August 2023

Moved by Councillor Baird, seconded by Councillor Davyduke  
*"THAT the RDNO Building Permit Report – August 2023 be received and filed."*

CARRIED

Bylaw Enforcement Statistics for Second Period of 2023 (May-Aug)

Moved by Councillor Baird, seconded by Councillor Schreiner  
*“THAT Council receives the Bylaw Enforcement Statistics for Second Period of 2023 (May-Aug) memorandum for information.”*

CARRIED

**NEW BUSINESS**Proposed Date and Time for 2023 Business Walk

Moved by Councillor Baird, seconded by Councillor Ramey  
*“THAT the 2023 Business Walk will take place on October 17, 2023 from 10:00 am – 12:00 pm.”*

CARRIED

Inventory of Existing Food Security Initiatives

Moved by Councillor Baird, seconded by Councillor Ramey  
*“THAT Council receives and files the Inventory of Existing Food Security Initiatives memorandum dated September 20, 2023.”*

CARRIED

Enderby Farmers Market – Road Closure Application to Extend 2023 Market Season

Moved by Councillor Shishido, seconded by Councillor Baird  
*“THAT Council approves the Road Closure Application from the Enderby Farmers Market for the closure of Cliff Avenue from Highway 97A to Belvedere Street on October 20, October 27, November 3, and November 10, 2023 from 7:00 am – 2:00 pm, with the approval being subject to the following conditions:*

- 1. The road closure shall be in general accordance with the Road Closure Application attached to this memorandum as Schedule ‘A’;*
- 2. The road closure cannot begin until snow clearing along Cliff Avenue is complete, and in cases where the road closure is delayed due to snow clearing occurring, the Market organizers shall take the necessary steps to ensure that vendors are not staging downtown in a manner that negatively impacts other snow clearing operations or the regular flow of traffic;*
- 3. The Market shall be responsible for setting up and removing traffic control devices, emptying municipal garbage receptacles, and immediately cleaning up any litter from the road closure area;*
- 4. The Market shall ensure that porta-potties are properly maintained and are removed at the end of each market event;*
- 5. The Market shall ensure that the road closure area is re-opened to traffic no later than the end time located in the application;*
- 6. The Market shall provide proof of Comprehensive Public Liability and Property Damage Insurance for \$2,000,000 inclusive, with the City of Enderby as additional insured, which shall include, i) a cross liability clause, ii) a waiver of subrogation clause, and iii) a requirement that the policy cannot be cancelled, lapsed or materially changed without at*

*least thirty (30) days written notice to the City of Enderby, delivered to the Corporate Officer; and*

7. *The Market Board shall pass a resolution to:*
  - a. *confirm that the City of Enderby is indemnified, saved harmless, and released in all respects arising from the proposed road closure and use of the adjacent sidewalks and walkways, including legal fees;*
  - b. *expressly acknowledge the risks associated with the proposed road closure and that they have sought independent advice on this matter, prior to considering this resolution;*
  - c. *acknowledge that they are responsible for any additional snow and ice clearing that exceeds the City's bylaw requirements and it's Snow and Ice Clearing Policy; and*
  - d. *confirm that when a road closure is delayed due to snow clearing occurring, the Market will take the necessary steps to ensure that vendors are not staging downtown in a manner that negatively impacts other snow clearing operations or the regular flow of traffic"*

CARRIED

#### Christmas Parade and Festivities 2023 – Road Closure Applications

Moved by Councillor Baird, seconded by Councillor Davyduke  
*"THAT Council receives the City of Enderby Event Coordinator's road closure applications for the 2023 Christmas Parade and Traditional Christmas Festivities for information."*

CARRIED

#### Snow and Ice Control Policy

Moved by Councillor Shishido, seconded by Councillor Davyduke  
*"THAT Council adopts the Snow and Ice Control Policy, replacing the Snow/Ice Removal Policy adopted in 2004."*

CARRIED

### **CORRESPONDENCE AND INFORMATION ITEMS**

#### Amendment to Decriminalization of Illicit Substances

Moved by Councillor Baird, seconded by Councillor Schreiner  
*"THAT Council receives and files the September 14, 2023 Media Release from the British Columbia Association of Chiefs of Police and the September 18, 2023 media release from the Province of B.C."*

CARRIED

### **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) (e) of the Community Charter"*

CARRIED

### **ADJOURNMENT**

Moved by Councillor Baird, seconded by Councillor Ramey  
*“THAT the regular meeting of October 3, 2023 adjourn at 6:39 p.m.”*

CARRIED

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**MAYOR**

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**CORPORATE OFFICER**

**CITY OF ENDERBY**  
**ZONING TEXT AMENDMENT APPLICATION**

**AGENDA**

**File No.: 0013-23-ZTA-END**

**October 12, 2023**

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**APPLICANT:** Inger Drescher

**OWNER:** Herman Drescher

**LEGAL DESCRIPTIONS:** LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088

LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET

THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT PLAN 18088

PARCEL A (PLAN B7280) OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211

**P.I.D #s:** 012-454-699  
008-315-388  
012-454-591  
012-454-729

**CIVIC ADDRESS:** 904 Maud Street, Enderby BC

**PROPERTY SIZE:** 752 m<sup>2</sup> (0.19 acres) combined

**ZONING:** General Commercial (C.1)

**O.C.P DESIGNATION:** General Commercial

**PROPOSED TEXT AMENDMENT:** Include 'churches' as a permitted use in the General Commercial (C.1) zone for the property

**RECOMMENDATION:**

THAT Council does NOT give First Reading to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1779, 2023 which proposes to amend the City of Enderby Zoning Bylaw No. 1550, 2014 to

include 'Churches' as a permitted use within the General Commercial (C.1) zone for the properties located at 904 Maud Street, Enderby BC and legally described as, i) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088, ii) LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET, iii) THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT PLAN 18088, and iv) PARCEL A (PLAN B7280) OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211.

**ALTERNATE RECOMMENDATION:**

THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1779, 2023 which proposes to amend the City of Enderby Zoning Bylaw No. 1550, 2014 to include 'Churches' as a permitted use within the General Commercial (C.1) zone for the properties located at 904 Maud Street, Enderby BC and legally described as, i) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088, ii) LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET, iii) THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT PLAN 18088, and iv) PARCEL A (PLAN B7280) OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211, be given First and Second Reading and forwarded to a Public Hearing.

**BACKGROUND:**

This report relates to an application to amend the City of Enderby Zoning Bylaw No. 1550, 2014 to include 'churches' as a permitted use in the General Commercial (C.1) zone for the properties located at 904 Maud Street, Enderby BC and legally described as, i) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088, ii) LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET, iii) THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT PLAN 18088, and iv) PARCEL A (PLAN B7280) OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 (hereafter referred to as "**the Property**"). The proposed Zoning amendment would permit a church to operate on the Property.

Site Context:

The Property is 752 m<sup>2</sup> (0.19 acres) in size and is located on the west side of Maud Street while also fronting an unconstructed lane to the north and Speers Lane to the south. A 744.2 m<sup>2</sup> (8,010 square feet) commercial building is located on the Property, with almost full lot coverage and nearly zero setbacks from the property lines. The building consists of four commercial units, three of which are occupied and one is vacant. The occupied commercial units include Cosmic Creations & Tattooing, WorkBC Enderby, and Denzel's Hot Sauce. The vacant unit is proposed to be used as a church.



The subject property and properties to the north, south and west are zoned General Commercial (C.1) and are designated in the Official Community Plan as General Commercial. The properties to the east (Maud Street parking lot) are zoned Assembly, Civic and Public Service Use (S.1) and are designated as General Commercial in the Official Community Plan.

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



Figure 1: Zoning Map

Pink – General Commercial (C.1)  
Teal - Assembly, Civic and Public Service (S.1)  
Purple – Transportation Corridor (S.2)



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



Figure 2: Orthophoto

#### The Proposal

The applicant is seeking to use the vacant unit in the existing commercial building for the purposes of a church. Under the General Commercial (C.1) zone, 'churches' are not a permitted use. The applicant is applying to amend the City of Enderby Zoning Bylaw No. 1550, 2014 to include 'churches' as a permitted use in the General Commercial (C.1) zone for the Property.

#### **ZONING BYLAW:**

The property is zoned General Commercial (C.1) and uses permitted within this zone include:

- Accessory buildings and structures;
- Accommodation including dwelling units, hotels and motels;
- Civic use;
- Auditoriums, youth centres, and social halls
- Educational facilities and professional studios;
- Entertainment and recreation facilities;
- Food service;
- Cannabis-Related Business;
- Office and commerce facilities;
- Public service use;
- Retail sales;
- Service and repair; and
- Transportation facilities.

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

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

Policy 5.3.b - Council will review land use bylaws and policy in support of mixed uses in commercial, industrial and growth areas aimed at strengthening the existing business sector and attracting new business and industry.

Policy 12.3.c - Council encourages and supports creative and innovative infilling, development, redevelopment and renovation of existing buildings in order to maintain a strong focus on commercial activity in commercial areas.

#### **REFERRAL COMMENTS:**

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

The City's Chief Financial Officer provided the following comments:

*The property located at 904 Maud street is assessed as a commercial property and in 2023, contributed \$10,415 to property taxes. If the amendments are approved, the portion of the property used for public worship would be eligible for a permissive tax exemption. Based on the proposed use, and if a permissive tax exemption is granted, 44.7% of the property taxes would be exempt, the value of which would need to be made up by the remaining taxpayers. Note that the amendment could also impact future tax exemptions. If ownership were to change to an organization that provides the public worship directly, a statutory (not optional) tax exemption must be provided. The permissive tax exemption eligibility only applies if it is the tenant providing the service, and not an organization as an owner. If the occupancy of the building changes in the future and 100% of the property is used for public worship, 100% of the property*

*would be provided a statutory tax exemption and the remaining taxpayers would see a 0.5% increase to taxation to make up for the exemption.*

*The City does not have a large commercial tax base and as such, most of the property tax burden is borne by residential taxpayers. This amendment would potentially increase that burden.*

The Ministry of Transportation advised that they have provided preliminary approval for City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1779, 2023.

No other comments were received in response to the referral.

#### **PLANNING ANALYSIS:**

The City of Enderby Planner has concerns with the applicant's request to amend the City of Enderby Zoning Bylaw No. 1550, 2014 to include 'churches' as a permitted use in the General Commercial (C.1) zone for the Property, and is recommending that Council NOT give First Reading to the associated City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1779, 2023 for the following reasons:

- Commercial development provides numerous benefits to the community including local jobs, economic stimulus, and increased business assessment value which helps to reduce the residential tax burden.
- Permitting a church to operate on the subject property would result in a loss of commercial floor space and would reduce future economic development opportunities.
- A critical mass of commercial floor space at the ground level is important to the success of the downtown in the long-term. While there are some undeveloped or vacant commercial lots/units at this time, as economic conditions shift, it is vital that these spaces in the commercial core remain available for continued growth of the economy.
- As discussed by the City's Chief Financial Officer in her referral comments, the proposal could potentially result in a financial impact to the City of Enderby, which would largely be borne by the City's residential tax base, should Council approve a permissive tax exemption for the portion of the building that is used for public worship, or if the property were to be sold to an organization that provides the public worship directly, in which case the property would be eligible for a statutory tax exemption (i.e. not discretionary).
- Parking is not able to be provided on-site given that the existing commercial building almost entirely covers the Property. A church would be entirely reliant on public parking lots and on-street parking in order to meet their parking demands, which would have an impact upon off-site parking inventory in the area. With respect to the potential parking impacts, Staff note the following points:
  - Although church peak demand may occur outside of peak commercial hours, the proposed Zoning amendment does not limit the kind of worship, and other faiths or denominations may worship during peak commercial hours;
  - A church would heavily rely on the adjacent Maud Street parking lot to meet their parking demands and typically a church creates a parking demand much higher than



other commercial purposes. It should be noted that the Maud Street parking lot is important to community events and accommodating tourist traffic, which, if displaced, will add pressure to other parking areas. Furthermore, there are nearby community programs related to food security and recreation that are developing and expected to place increased demand on the Maud Street parking lot; and

- Many churches are broadening community engagement beyond worshipping on a single day per week; while this is a good thing in many ways, it has caused the conventional planning wisdom over parking requirements for church uses to evolve considerably.
- Although Official Community Plan policy 5.3.b supports mixed uses in commercial areas, it states that these mixed uses should be aimed at strengthening the existing business sector and attracting new business and industry; the proposal would result in the loss of commercial floor space, which in turn would reduce the potential for further economic development opportunities, and thus the proposal is not consistent with this policy.
- Official Community Plan policy 12.3.c states that Council encourages and supports creative and innovative infilling, development, redevelopment and renovation of existing buildings in order to maintain a strong focus on commercial activity in commercial areas; the proposal would result in the loss of commercial floor space, which in turn would limit commercial activity on the Property, thus the proposal is not consistent with this policy.

## SUMMARY

This is an application to amend the City of Enderby Zoning Bylaw No. 1550, 2014 to include 'churches' as a permitted use in the General Commercial (C.1) zone for the properties located at 904 Maud Street, Enderby BC and legally described as, i) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088, ii) LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET, iii) THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT PLAN 18088, and iv) PARCEL A (PLAN B7280) OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 ("the Property"). The proposed Zoning amendment would permit a church to operate on the Property.

The City of Enderby Planner is recommending that Council not support the application.

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**Prepared By:**



Kurt Inglis, MCIP, RPP  
Planner

**Reviewed By:**



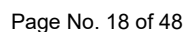
Tate Bengtson  
Chief Administrative Officer

**File:** 0015-23-OR-END

**Applicant:** Inger Drescher

**Owner:** Herman Drescher

**Location:** 904 Maud Street Enderby BC



**ATTACHMENTS TO:**

**APPLICATION FOR JOINT OFFICIAL COMMUNITY PLAN AMENDMENT AND ZONING AMENDMENT FOR LOT 25, DL 150, KAMLOOPS DIVISION YALE DISTRICT PLAN 211, PARCEL A (PLAN 7280) OF LOT 25, DL 150, PLAN 211, LOT 1, DL 150 AND KAMLOOPS DIVISION YALE DISTRICT PLAN 18088, THE WEST 12 FEET OF NORTH 50 FT OF LOT 25, DL150, KDYD, EXCEPT PLAN 18088**

**Herman and Inger Drescher**

**4. Property Information**

**f. Description of Existing Use/Development**

Since purchasing the building known as 904 Maud Street, Enderby in 2005, my husband and I have accommodated several tenants by building and renovating to suit their needs within the walls of the existing building. Throughout the several architect drawn blueprints used for building permit application, the size of the building has not increased, nor has the floor space. Each unit was built to code as a fire celled, separate unit.

At present we have three tenants: Amber Stadfeld, Tattoo Artist doing business as Cosmic Creations in Unit 1; Nexus BC, operating the employment resource centre for Work BC in Unit 2; and Denzel Sandberg, award winning hot sauce maker occupying the rear of the building. Denzel's unit does not have frontage on Maud Street but has access from 510 Mill Avenue as well as from 502 Speers Lane.

Presently there is a 2820 square foot unit with Maud Street frontage that has remained unoccupied since we purchased the building in 2005. This fourth unit is situated at the north end of the building known as 904 Maud Street. There is an additional 802 square feet on a second level which has access from Mill Avenue but also adjoins the unoccupied northerly space which has Maud Street frontage.

**4. Property Information**

**g. Description of Proposed Use/Development**

Over the past 18 years, various prospective tenants showed interest in leasing the unoccupied premises but there were no firm commitments, until recently when we considered a four year lease agreement with Grace Church of Salmon Arm. The agreement is for Grace Church to lease the two unoccupied adjoining spaces as one unit. This decision to lease to Grace Church was made due to misunderstanding that Zone C1 still included churches. At time of purchase C1 did include churches under the title "Assembly." We had a feasibility study conducted by an architectural firm in 2019. The study indicated that the existing upper level and main floor could be considered one unit and classified as Group A, Division 2. We feel that Grace Church will be a suitable tenant if the Application for Joint Official Plan Amendment and Zoning Amendment for 904 Maud Street is approved.

**See also, letter from Grace Church attached outlining proposed use.**

**ATTACHMENTS TO:**

**APPLICATION FOR JOINT OFFICIAL COMMUNITY PLAN AMENDMENT AND ZONING AMENDMENT FOR LOT 25, DL 150, KAMLOOPS DIVISION YALE DISTRICT PLAN 211, PARCEL A (PLAN 7280) OF LOT 25, DL 150, PLAN 211, LOT 1, DL 150 AND KAMLOOPS DIVISION YALE DISTRICT PLAN 18088, THE WEST 12 FEET OF NORTH 50 FT OF LOT 25, DL150, KDYD, EXCEPT PLAN 18088**

**Herman and Inger Drescher**

**5. Reasons in Support of Application:**

1. One 8100 sq ft building covers the entire footprint of the property (4 lots), as it did at time of purchase in 2005.
2. The existing unoccupied unit is spacious with its 14 foot ceiling on the main level but there is no designated loading/unloading area in front of the building on Maud Street. The short, narrow, unpaved, dead end city lane leading to the side door off Mill Avenue is not suitable for larger trucks to access or deliver pallets to the unit. This makes the space undesirable to some.
3. Not having off street parking was permitted for the building at time of purchase as long as floor space was not increased. Floor space has not been increased to date and there is no plan with the prospective tenant's leasehold improvements to increase floor space.
4. Fronting Maud Street, Grace Church plans to have a large foyer at one entrance to welcome the public, an office, and a secondary fire exit. There is a third entrance/exit route from the unit leading to the City lane off Mill Avenue.
5. Grace Church has full knowledge there is no off street parking available on site. They meet on Sunday when parking lots and street parking spots are more accessible than other days.
6. Grace Church will bring an added presence for community support and an increase in people who will support existing and future local business.
7. The three other leased spaces within the same building total more than 55% of the property and will remain available for General Commercial C1 use.
8. All units are fire celled and individually serviced for utilities. Tenants are responsible for removing garbage and recycling from their individual units.





Grace Church  
1981 9th Ave NE  
Salmon Arm, BC V1E 2L2  
September 13, 2023

619 Cliff Avenue  
P.O. Box 400  
Enderby, BC V0E 1V0

Dear Enderby Mayor and City Councillors,

As you may have heard, Grace Church – Salmon Arm is working at opening an Enderby church campus. The goal of Grace Church – Salmon Arm is to, within a few years, have a healthy independant sister church in the community of Enderby.

We believe that a healthy community minded church benefits the town that they are in. We also believe that a community is stronger when people (who are inclined) attend a place of worship within the community that they reside. It is our goal to have Grace Church – Enderby be a healthy and welcoming church that is engaged in the community of Enderby.

Grace Church – Salmon Arm is a congregation that is over twelve years old. In Salmon Arm, we are involved with Second Harvest Food Bank. This involvement is in the form of providing volunteers, food drives, and donations. We have also raised donations and funds for the SAFE Society Transition House. It would be our intent to encourage the individuals of Grace Church – Enderby to be engaged in existing community programs (FED, EDCRC, et cetera). We have no plans to start any additional community services. All of our programming would be consistent with that of a church and will be done in a responsible and safe manner.

Like many churches, we plan to run youth programming. We believe that engagement with youth and having youth activities also enhances the local community.

Grace Church – Salmon Arm is in the process of developing a marriage mentoring program where couples who have been married for a longer period and are working on having a healthy marriage are trained in the skills of walking with a younger married couple. Once this program is up and running in Salmon Arm, we would look at making it a part of the Enderby church.

We are also in the process of starting a Freedom Session program in Enderby. Freedom Sessions is a small group based 12-step Christian program of healing and discipleship.

It addresses issues such as addictions, past hurts, interpersonal conflict, and negative habits.

We have been working with Inger and Herman Drescher to secure a long term lease at 4-904 Maud Street. It is our goal to be part of the long term fabric of Enderby. The people who are to be involved in Grace Church – Enderby are aware that there is no parking on site and no designated off street parking. We do not require outdoor space on site.

Grace Church – Salmon Arm has been praying and talking about coming to Enderby for the last two years. The pastor that would serve this congregation was raised in Enderby and loves the city. We hope that you will see the benefits of having Grace Church – Enderby be part of the community.

Thank you for your consideration.

Sincerely,

Mark Cox - Lead-Pastor

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1779

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

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WHEREAS pursuant to Section 479 of the *Local Government Act*, Council of the City of Enderby may, by bylaw, divide the whole or part of the City of Enderby into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS Council has created zones, named each zone, established boundaries for those zones and regulated uses within those zones by Bylaw No. 1550, cited as "The Corporation of the City of Enderby Zoning Bylaw No. 1550, 2014";

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. 1779, 2023".
2. DIVISION FOUR – COMMERCIAL ZONES is amended by including Section 401.11.i as follows:
  - i. Notwithstanding the permitted uses outlined in Section 401.1 of this Bylaw, 'churches' is a permitted use for the properties legally described as, i) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 18088, ii) LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT: (1) THE NORTH 50 FEET (2) THE SOUTH 10 FEET, iii) THE WEST 12 FEET OF NORTH 50 FEET OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211 EXCEPT PLAN 18088, and iv) PARCEL A (PLAN B7280) OF LOT 25 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211, and located at 904 Maud Street, Enderby, BC.

READ a FIRST time this day of , 2023.

READ a SECOND time this day of , 2023.

Public notice provided in an edition of the local/regional print newspaper on the day of , 2023 and posted on the City of Enderby website on 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

# THE CORPORATON OF THE CITY OF ENDERBY BYLAW No. 1775

A bylaw to amend Parks, Recreation and Culture Fees Imposition Bylaw No. 1693, 2020

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**WHEREAS** The Council of the Corporation of the City of Enderby has adopted "The Corporation of the City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1693, 2020";

**AND WHEREAS** Council wishes to amend the fees;

**NOW THEREFORE** the Council of the Corporation of the City of Enderby, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "The Corporation of the City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1693, 2020 Amendment Bylaw No. 1775, 2023".
2. Schedule "B" of "The Corporation of the City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1693, 2020" is deleted and Schedule "B" attached to and forming part of this bylaw is substituted therefore.

READ a FIRST time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a SECOND time this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ a THIRD time this \_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor

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Corporate Officer

## **SCHEDULE "B" – ARENA FEES**

	<b>2023/24*</b>
<b>Ice (per hour unless otherwise indicated)</b>	
Adult	
- Prime	164.40
- Non-prime	82.20
- Statutory Holiday	200.80
Youth and Preschool	
- Prime	90.50
- Non-prime	45.80
- Statutory Holiday	126.95
Family	
- Prime	97.80
- Non-prime	48.90
- Statutory Holiday	134.20
Senior	
- Prime	118.60
- Non-prime	59.30
- Statutory Holiday	155.00
Shinny Hockey – Drop-In	
- Youth or Parent & Tot	2.00
- Adult	5.00
SD #83	JOINT USE AGREEMENT
ALF Hockey Academy	JOINT USE AGREEMENT
Public Skate	FREE
Summer Ice	\$10,379** / week
<b>Dry Floor (per hour unless otherwise indicated)</b>	
	<b>2024*</b>
Organized Recreational Leagues***	
- Adult	67.00
- Senior	49.00
- Youth	33.50
Private Rentals***	67.00
Non-Profit (per day)	670.00
Commercial (per day)	1,340.00
SD #83	JOINT USE AGREEMENT

\*All rental fees are to be increased by 2% at the beginning of each season. For clarity, this excludes drop-in rates and rentals under a joint use agreement. Rental times are subject to staffing availability.

\*\* The Summer Ice fee is based on continuous usage to the regular season. For rentals that are not continuous with the regular season, additional costs for installing and removing the ice will be added to the fee. If the arena is to be open for more than eight hours a day, or open for non-consecutive periods in a day, renter will be responsible for additional costs incurred. Summer Ice rentals are subject to availability and staffing resources. Two weeks advance notice must be provided.

\*\*\*Dry floor rentals are to be rented for a minimum of three hours.

## THE CORPORATION OF THE CITY OF ENDERBY

### **BYLAW NO. 1778**

A bylaw of the Corporation of the City of Enderby to exempt certain properties from taxation for the years 2024 to 2027.

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**WHEREAS** Section 224 of the Community Charter provides that Council may by bylaw grant exemption from taxation of certain land or improvements or both;

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

1. That the following properties, or portions of properties, shall be exempt from taxation for the years 2024 to 2027:

Charitable, Philanthropic or other Not for Profit Organization – 224(2)(a)

- a. **Folio 208.0017.000** - Lot 30, Plan KAP211, DL 150 [PID 012-454-842] [909 Belvedere Street]. Registered Owner and Occupier - **Royal Canadian Legion Branch #98**. Class 8 portion of property to be 100% exempt.
- b. **Folio 208.0020.000** - Lot 1, Plan KAP67159, DL 150 [PID 024-819-310] [1104 Belvedere Street]. Registered Owner and Occupier – **Turning Points Collaborative Society**.
- c. **Folio 208.0023.022** - Lot A, Plan KAP54361, DL 150 [PID 023-025-930] [606 Stanley Avenue]. Registered Owner and Occupier - **Enderby & District Senior Citizens Complex**.
- d. **Folio 208.0270.000** - Lot 2, Block 14, Plan KAP211A, DL 150, KDYD, REFERENCE POSTING PLAN KAP37747 Lot 3, Block 14, Plan KAP211A, DL 150, KDYD, EXCEPT THE EASTERLY 30.3 FT [PID 012-593-877 & PID 012-593-842] [903 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier – **Enderby & District Community Museum Society**.
- e. **Folio 208.0294.000** - Lot 3, Block 16, Plan KAP211A, DL 150, KDYD, Except Plan B5857 Lot 2, Block 16, Plan KAP211A, DL 150, KDYD [PID 012-594-059 & PID 012-594-067] [1101 George Street]. Registered Owner and Occupier - **Enderby & District Senior Citizens Complex**.
- f. **Folio 208.0492.000** - Lot 1, Block 3, Plan KAP920, DL 150 [PID 009-974-148] [208 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier – **Enderby Drill Hall Committee** (Drill Hall).
- g. **Folio 208.0493.000** - Lot 2, Block 3, Plan KAP920, DL 150 [PID 009-974-164] [206 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier – **Enderby Drill Hall Committee** (Drill Hall Parking Lot).

- h. **Folio 208.0494.000** - Lot 3, Block 3, Plan KAP920, DL 150 [PID 009-974-083] [204 George Street]. Registered Owner - **The Corporation of the City of Enderby**. Occupier - **Enderby Drill Hall Committee** (Drill Hall Parking Lot).
- i. **Folio 208.0590.500** - Lot 5, Plan KAP6406, DL 150 [PID 010-101-578] [507 Mill Avenue]. Registered Owner and Occupier - **Enderby Fraternal Hall Society**.
- j. **Folio 208.0607.007** - Lot 1, Plan KAP77756, DL 150, [PID 026-240-319] [708 Granville Avenue]. Registered Owner – **Provincial Rental Housing Corp.** Occupier – **Enderby Seniors Housing Society**. Phase 2 improvements to be 100% exempt only.

Property for Public Worship – 224(2)(f)

- k. **Folio 208.0018.000** - Lot 31, Plan KAP211, DL 150 [PID 005-363-187] [1110 Belvedere Street]. Registered Owner and Occupier - **St Andrew's United Church**.
- l. **Folio 208.0113.100** - Lot Z, Block 6, DL 150, Plan KAP211A [PID 012-591-904] [706 Mill Avenue]. Registered Owner and Occupier - **Enderby Evangelical Chapel**.
- m. **Folio 208.0298.000** - Lot 5, Block 16, Plan KAP211A, DL 150 [PID 005-363-195] [606 Regent Avenue]. Registered Owner and Occupier - **St Andrew's United Church**.
- n. **Folio 208.0356.000** - Lot 2, Plan KAP20377, Section 26, Township 18, Range 9, Meridian W6 [PID 003-932-150] [608 Knight Avenue]. Registered Owner and Occupier – **Synod of the Diocese of Kootenay**.
- o. **Folio 208.0358.004** - Lot 1, Plan KAP27530, DL 150 [PID 004-825-683] [602 Knight Avenue]. Registered Owner and Occupier – **Synod of the Diocese of Kootenay**.
- p. **Folio 208.0607.100** - Lot 1, Plan KAP10055, DL 150 [PID 009-593-764] [115 George Street]. Registered Owner and Occupier - **Trustees of the Enderby Congregation of Jehovah's Witnesses**.
- q. **Folio 208.0618.200** - Lot 1, Plan KAP12491, DL 150 [PID 009-422-323] [1406 George Street]. Registered Owner and Occupier - **Roman Catholic Bishop of Kamloops**.

Occupied by a Religious Organization as a Licensee for Public Worship – 224(2)(g)

- r. **Folio 208.0212.000** - Lot 9, Block 11, Plan KAP211A, DL 150 KDYD Lot 8, Block 11, Plan KAP211A, DL149-150, KDYD [PID 012-453-463 & PID 012-453-447] [703 Old Vernon Street]. Registered Owner – **Crown Provincial**. Occupier - **Seventh-day Adventist Church (BC Conference)**. 50% of the land to be exempt and 70% of improvements to be exempt.



Held by a Municipality – 224(2)(b)

- s. **Folio 208.0269.100** - Lot 4, Block 14, Plan KAP211A, DL 150 [PID 009-553-479 & PID 012-593-851] [907 George Street]. Registered Owner - **172965 Canada Limited**. Occupier - **The Corporation of the City of Enderby** (Parking lot behind City Hall).
2. This bylaw may be cited as the “**City of Enderby 2024-2027 Tax Exemption Bylaw No. 1778, 2023**”.
3. “**City of Enderby 2020-2023 Tax Exemption Bylaw No. 1685, 2019**” is hereby repealed.

**READ A FIRST TIME** this 3rd day of October, 2023;

**READ A SECOND TIME** this 3rd day of October, 2023;

**READ A THIRD TIME** this 3rd day of October, 2023;

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**THE CORPORATION OF THE CITY OF ENDERBY**

**MEMO**

To: Mayor and Council  
From: Tate Bengtson, CAO  
Date: September 29, 2023  
Subject: Consent for the Adoption of RDNO North Okanagan Fire Dispatch Service Establishment Amendment Bylaw No. 2969, 2023

---

**RECOMMENDATION**

THAT Council consents to the adoption of North Okanagan Fire Dispatch Service Establishment Amendment Bylaw No. 2969, 2023 by the Board of the Regional District of North Okanagan.

**BACKGROUND**

The Regional District of North Okanagan is seeking participant consent for the adoption of North Okanagan Fire Dispatch Bylaw No. 2969, 2023.

The reason for the amendment is a five-parcel expansion of the Lumby & District Fire Department's protection area, which triggers a matching expansion of the fire dispatch service area.

The North Okanagan Fire Dispatch Service Establishment Amendment Bylaw No. 2969, 2023 ensures that the newly benefitting parcels are paying their fair share of the costs of the fire dispatch service.

Respectfully submitted,



Tate Bengtson  
Chief Administrative Officer

# REGIONAL DISTRICT OF NORTH OKANAGAN

## BYLAW No. 2969

## A bylaw to amend the boundary of the North Okanagan Fire Dispatch Service Area

**WHEREAS** the Board of the Regional District of North Okanagan has, by Bylaw No. 1663, 2000, established the *North Okanagan Fire Dispatch Service*;

**AND WHEREAS** the Board wishes to amend Bylaw No. 1663, 2000 by amending the service area;

**AND WHEREAS** the Board has obtained the required consent of the majority of the participants of the service, in accordance with Section 349 of the *Local Government Act*;

**NOW THEREFORE** the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS:**

## CITATION

1. This Bylaw may be cited as ***“North Okanagan Fire Dispatch Service Establishment Amendment Bylaw No. 2969, 2023”***.

## AMENDMENTS

2. *North Okanagan Fire Dispatch Service Establishment Bylaw No. 1663, 2000* is amended by replacing Schedule "C" with Schedule "A" attached to and forming part of this Bylaw.

**Read a First, Second and THIRD Time**                      this      27th      day of      September, 2023

**Consent provided by the participants** this                      day of                      , 2023

**ADOPTED** this day of , 2023

Chair  
Kevin Acton

Deputy Corporate Officer  
Ashley Bevan



Schedule "A"  
North Okanagan Fire Dispatch Service  
Establishment Amendment Bylaw No. 2969, 2023

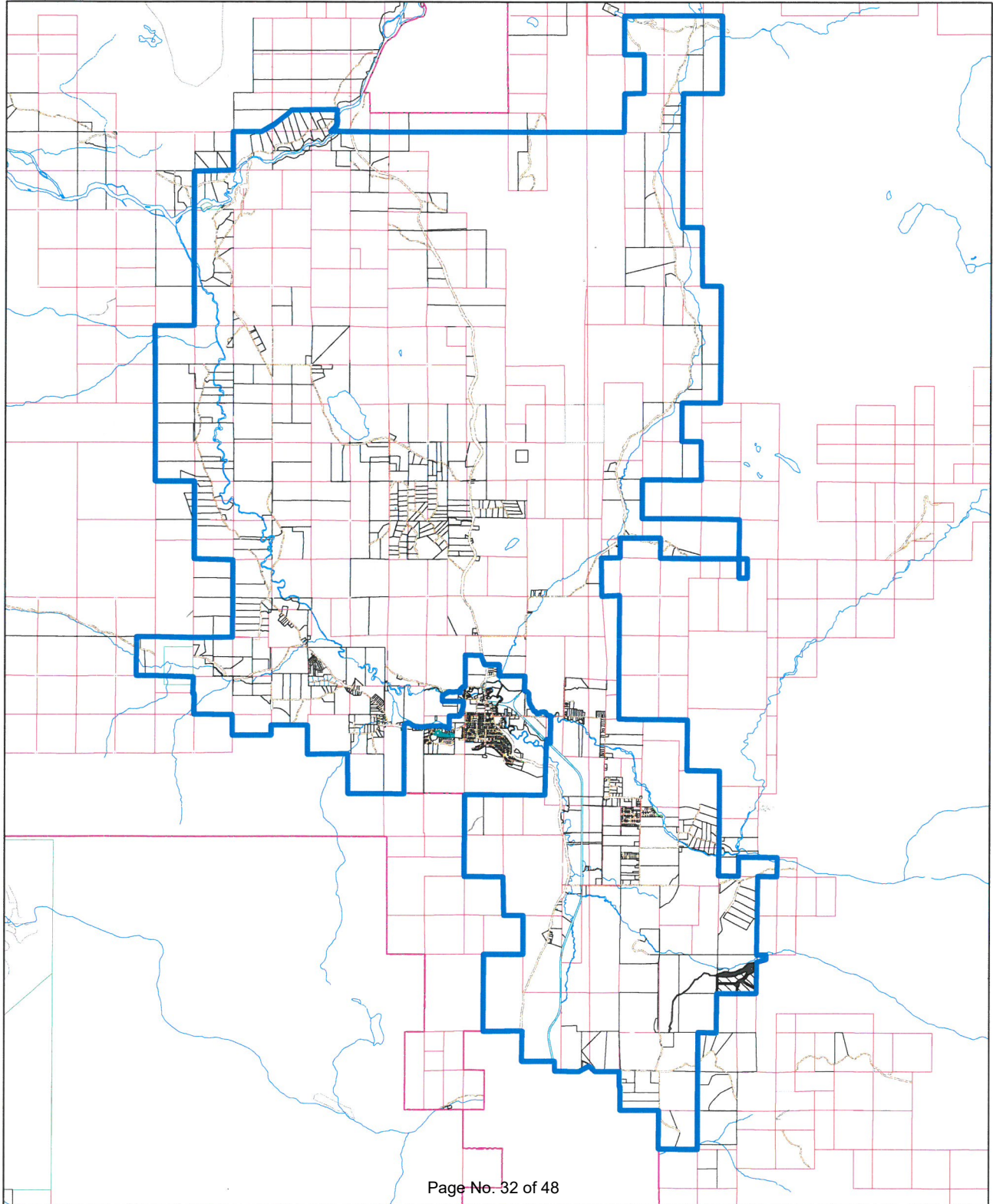
### Legend



I hereby certify this to be a true and correct  
copy of Schedule "A" attached to and forming part of  
"North Okanagan Fire Dispatch Service  
Establishment Amendment Bylaw No. 2969, 2023"

Dated at Coldstream, B.C. this \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Deputy Corporate Officer



# THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

## MEMO

To: Tate Bengtson, Chief Administrative Officer

From: Kurt Inglis, Planner

Date: October 12, 2023

Subject: City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1780, 2023 – Downtown Designated Parking Area and Shipping Container Regulations

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### RECOMMENDATION

THAT Council gives First and Second Reading to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1780, 2023 and forwards it to a Public Hearing;

AND THAT Council adopts the amended *Shipping Container Health and Safety Policy*.

### BACKGROUND

At its Regular Meeting of September 5, 2023, Council directed Staff to prepare an amendment to the City of Enderby Zoning Bylaw in order to remove the City's zoning regulations related to:

- i. the \$3,500 fee for reducing the minimum number of required off-street parking spaces for properties in the Downtown Designated Parking Area; and
- ii. prohibiting the storage of flammable and combustible liquids or gases in shipping containers.

Furthermore, Council directed Staff to update the *Shipping Containers Health and Safety Policy* in order to mirror the health and safety specifications related to the storage of flammable and combustible liquids and gases in shipping containers, as described in the Fire Chiefs' Association of British Columbia's *Position Paper: Intermodal Shipping Container Fire Safety*.

The rationale for the removal of the zoning regulations and the update to the *Shipping Containers Health and Safety Policy* is outlined in the Staff memorandum dated August 30, 2023, which is attached to this memorandum as Schedule 'A'.

Staff are advancing City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1780, 2023 for First and Second Reading and then a Public Hearing, and the updated *Shipping Containers Health and Safety Policy* for adoption. It should be noted that Bylaw No. 1780, 2023 also addresses several housekeeping matters within the Zoning Bylaw (i.e. numbering duplications, grammatical errors).

Respectfully Submitted,



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Kurt Inglis  
Planner



THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1780

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

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WHEREAS pursuant to Section 479 of the *Local Government Act*, Council of the City of Enderby may, by bylaw, divide the whole or part of the City of Enderby into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS Council has created zones, named each zone, established boundaries for those zones and regulated uses within those zones by Bylaw No. 1550, cited as "The Corporation of the City of Enderby Zoning Bylaw No. 1550, 2014";

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. 1780, 2023".
2. DIVISION THREE – GENERAL REGULATIONS is amended by renumbering Section 307 in its entirety.
3. DIVISION THREE – GENERAL REGULATIONS is amended by renumbering Section 307 in its entirety, renumbering Section 307.2.a.viii to 307.2.a.ix, combining Sections 314.4.f and 314.4.g, replacing all references to 'marihuana' with 'cannabis' in Section 316, renumbering Section 316.8 to 316.6, removing Section 314.4.h, and renumbering the subsections of the Bylaw accordingly.
4. DIVISION FOUR – COMMERCIAL ZONES is amended by replacing Sections 401.9, 402.9 and 403.9 as follows:

"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 all lots shall be determined by the use or uses being carried out on such lots from time to time except as provided in section 901.5 of this bylaw."

5. DIVISION SIX – RESIDENTIAL ZONES is amended by renumbering the subsections of Section 604.11 to remove duplications.
6. DIVISION TEN – OFF-STREET LOADING is amended by replacing the first clause of Section 1001 as follows:

"Subject to the provisions of Section 1001.1. of this Bylaw,"

READ a FIRST time this    day of    , 2023.

READ a SECOND time this    day of    , 2023.

Public notice provided in an edition of the local/regional print newspaper on the    day of    , 2023 and posted on the City of Enderby website on 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.

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MAYOR

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CORPORATE OFFICER

Policy Title	Shipping Container Health and Safety Policy
Policy Number	

Effective Date	Adopted by	Replaces
October 16, 2023	Council	Shipping Container Health and Safety Policy (August 16, 2021)

**PURPOSE:** To adopt a policy that will provide more prescriptive health and safety requirements for the siting and use of shipping containers in the City of Enderby.

**POLICY:** Interpretation

1. Shipping container uses and siting must conform to this policy and all land use regulations, as well as the BC Building Code, BC Fire Code, and any other relevant health and safety enactment.
2. This policy is intended to be read in conjunction with section 314 of the City of Enderby Zoning Bylaw No. 1550, 2014.
3. A shipping container is a “building” as defined by both the BC Building Code and the BC Fire Code: “**Building** means any structure used or intended for supporting or sheltering any use or occupancy.”

#### Requirements

4. Institutional, Commercial, and Industrial properties must submit a revised pre-incident plan **and if deemed necessary, Fire Safety Plan**, prior to adding a permanent shipping container to their property, except in emergency circumstances when it must be submitted as soon as reasonably practicable thereafter.
5. Any material that meets the definition of a hazardous substance, other than a flammable or combustible liquid or gas, must only be stored in a permanent shipping container after:
  - i. The acceptance of a Fire Safety Plan and Pre-Incident Plan by the Enderby & District Fire Department;
  - ii. Placards describing the hazardous substances are posted on the two container sides most visible to emergency responders and



indicating the name of the company/person responsible for the storage and an emergency telephone contact number marked in lettering visible from 10 metres.

6. No material that meets the definition of a hazardous substance, including a flammable or combustible liquid or gas, may be stored in a shipping container used for temporary purposes.
7. Shipping containers shall not be sited within 3 metres of power lines.
8. Shipping containers must be sited such that no combustible materials are placed near the container.
9. Permanent shipping containers must have the following safety features in place:
  - One (1) ventilation opening must be added within 150mm of the floor in the container door primarily used for opening.
  - One (1) ventilation opening must be added within 150mm from the top of the container on the opposite end from the doors for cross ventilation.
  - The high ventilation opening cannot be directly venting toward a structure.
  - Neither ventilation opening can be obstructed by stored materials at any time and must be kept ~~clean~~ clear of internal and external debris.
  - The ~~additional~~ ventilation openings must be constructed based upon the following minimums:
    - Two (2) 0.3 x 0.3 m openings for containers six metres or less.
    - Two (2) 0.5 x 0.5 m openings for containers over six metres.
    - Both openings must be covered by open grate wire mesh with greater than 50% free area.
    - Higher opening ~~will also~~ must have a wind vent device, such as a wind turbine.

- Standard existing environmental vents normally built into shipping containers are not acceptable as ventilation openings for land-based storage applications. These were designed for air movement based upon atmospheric weather changes only and do not provide adequate air flow.
  - Alternate engineered solutions for ventilation and explosion protection may be considered at the sole discretion of the City of Enderby, with all review and evaluation costs to be borne by the requesting party.
10. Where flammable or combustible liquids are stored in a permanent shipping container, combustible construction shall be removed, provisions for spill containment installed, and the container shall be grounded. Where 1A flammable liquids in quantities greater than 4 litres are stored in the shipping container then provisions shall be made to comply with the requirements for withstanding an internal explosion as per the BC Fire Code, BC Building Code and NFPA 68.
  11. The dispensing of flammable liquids and the storage of open containers is prohibited in shipping containers.
  12. Compressed gases shall not be stored in the shipping containers. Limited amounts of aerosols shall be stored in the shipping containers and only when stored in metal cabinets.

#### Implementation

13. An authorized person, subject to conditions, may enter on property for the purposes of inspection, in accordance with section 16 of the *Community Charter*, section 3.4(a) of the City of Enderby Fire Protection Bylaw No. 1529, 2014, section 101(1) of the City of Enderby Zoning Bylaw No. 1550, 2014, and section 402(5-6) of the City of Enderby Building Bylaw No. 1582, 2015.
14. The Fire Chief or a person acting under the authority of the Fire Chief may require an owner or occupier of real property to undertake any actions directed by the Fire Chief or Officer for the purpose of removing or reducing anything or condition that the Fire Chief or Officer considers is a fire hazard or increases the danger of fire, in accordance with section 3.4(c) of the City of Enderby Fire Protection Bylaw No. 1529, 2014.
15. A Local Assistant to the Fire Commissioner may enter and inspect a premises at all reasonable hours for conditions that may endanger life or property or otherwise be a fire hazard and, with the Fire

Commissioner's authority, may make an order remedying the dangerous condition or fire hazard, in accordance with sections 21-22 of the Fire Services Act.

16. A Building Official may administer the City of Enderby Building Bylaw No. 1582, 2015, which includes the ability to post "~~No~~ Do Not Occupy" notices, recommend that a Notice on Title be registered against the property, and order the correction of work done in contravention of the Building Bylaw, the Building Code, or any other applicable enactment of local government or the Province of BC.

Schedule 'A'

THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

MEMO

To: Tate Bengtson, Chief Administrative Officer  
From: Kurt Inglis, Planner  
Date: August 30, 2023  
Subject: Proposed Amendments to City of Enderby Zoning Bylaw No. 1550, 2014 – Downtown Designated Parking Area and Shipping Container Regulations

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**RECOMMENDATION**

THAT Council directs Staff to prepare an amendment to the City of Enderby Zoning Bylaw in order to remove the zoning regulations related to, i) the \$3,500 fee for reducing the minimum number of required off-street parking spaces for properties in the Downtown Designated Parking Area, and ii) prohibiting the storage of flammable and combustible liquids or gases in shipping containers;

AND THAT Council directs Staff to update the *Shipping Containers Health and Safety Policy* in order to mirror the health and safety specifications related to the storage of flammable and combustible liquids and gases in shipping containers, as described in the Fire Chiefs' Association of British Columbia's *Position Paper: Intermodal Shipping Container Fire Safety*.

**BACKGROUND**

Staff are recommending that Council directs Staff to prepare an amendment to the City of Enderby Zoning Bylaw in order to remove the City's zoning regulations related to:

- i. the \$3,500 fee for reducing the minimum number of required off-street parking spaces for properties in the Downtown Designated Parking Area; and
- ii. prohibiting the storage of flammable and combustible liquids or gases in shipping containers.

Below is an overview of these zoning regulations and the rationale for their removal.

\$3,500 Fee for Reducing the Minimum Number of Required Off-Street Parking Spaces for Properties in the Downtown Designated Parking Area

The City's Zoning Bylaw has provisions in the General Commercial (C.1), Highway and Tourist Commercial (C.2) and Service Commercial (C.4) zones which state the following:

*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 all lots*



*shall be determined by the use or uses being carried out on such lots from time to time except as provided in section 901.5 of this bylaw.*

*Where section 901.5 does not apply, parking is required to be provided on lots lying within the Downtown Designated Parking Area designated on Schedule "H" this bylaw. The number of spaces required for such use may be reduced by the number of off-street parking spaces for which a fee of \$3,500.00 per parking space is paid to the City.*

The Downtown Designated Parking Area is shown on Schedule 'A' attached to this memorandum. Section 901.5 outlines the trigger points upon which additional parking spaces would be required for existing buildings within the Downtown Designated Parking Area, which are, i) increases in residential density, and ii) floor area increases which are greater than 10%.

When the Downtown Designated Parking Area regulations were originally introduced, the intent was to provide a mechanism enabling commercial developments, at the City's discretion, to reduce the number of required off-street parking spaces for their development by paying a contribution towards new or existing public parking facilities, which would achieve the following objectives:

- i. help to increase commercial floor space density in the downtown by reducing the amount of land used for off-street parking purposes; and
- ii. allow the City to collect funds which would be applied to the acquisition or improvement of public parking areas in the downtown.

However, the context of the downtown has changed considerably since those regulations were introduced. There is now a significant demand for residential density in the downtown which has or will affect parking availability in public parking lots (i.e. Maud Street parking lot, Russell Avenue parking lot, Mill Avenue parking lot northeast of City Hall). Furthermore, there is very little opportunity for the City to purchase additional land for future parking in the downtown. Given these significant changes to the context of parking in the downtown, the last time the City has accepted this fee to reduce the minimum number of off-street parking spaces was 1996.

Notwithstanding the above, there is an ambiguity associated with this provision, such that some have interpreted the wording to mean that it is an applicant's option to reduce the minimum number of off-street parking spaces for their development by simply paying the \$3,500/space fee, without requiring the approval of the City, which is not the intent of the bylaw.

Given all of the above, it is recommended that Council direct Staff to prepare an amendment to Zoning Bylaw No. 1550, 2014 in order to remove the \$3,500 fee for reducing the minimum number of required off-street parking spaces for properties in the Downtown Designated Parking Area. It should be noted that even if this provision is removed from the Zoning Bylaw, applicants would still have the ability to request a reduction in the minimum number of off-street parking spaces for their development through the Development Variance Permit process.

It should be noted that the removal of the aforementioned fee would in no way impact any existing developments within the Downtown Designated Parking Area, so long as they do not trigger Section 901.5 of the Bylaw by increasing residential density or increasing floor area by greater than 10%; should Section 901.5 of the Bylaw be triggered, additional off-street parking spaces would be required for the proposed development and should an applicant wish to not provide the additional number of spaces, they would need to seek the issuance of a Development Variance Permit.

Lastly, it is Staff's intention to bring forward an alternative parking reserve program for Council consideration at the same time the Zoning Bylaw amendment is brought forward, to the extent necessary to remedy any critical gaps, while reflecting the current context and best practices.

#### Prohibiting the Storage of Flammable and Combustible Liquids or Gases in Shipping Containers

In 2014, the City of Enderby completed a major update to its Zoning Bylaw and regulations relating to the use and siting of shipping containers were included.

Since that time, the Fire Chiefs' Association of British Columbia has developed a document titled *Position Paper: Intermodal Shipping Container Fire Safety* which outlines their recommended minimum standards for the use of shipping containers as storage structures. The City has taken many of the health and safety specifications from that document and embedded them within the City's *Shipping Containers Health and Safety Policy* (attached as Schedule 'B').

Recently, Staff have identified an inconsistency between the City's Zoning regulations and the Fire Chiefs' Association of British Columbia's standards for the use of shipping containers as storage buildings; currently, the City's Zoning Bylaw prohibits the storage of flammable and combustible liquids or gases in shipping containers whereas the BC Fire Chiefs Association of British Columbia states that flammable and combustible liquids or gases can be stored in shipping containers, under certain conditions. Given this, it is recommended that Council:

- i. directs Staff to prepare an amendment to the City of Enderby Zoning Bylaw in order to remove the zoning regulation which prohibits the storage of flammable and combustible liquids or gases in shipping containers; and
- ii. directs Staff to update the *Shipping Containers Health and Safety Policy* to mirror the health and safety specifications related to the storage of flammable and combustible liquids and gases in shipping containers, as described in the Fire Chiefs' Association of British Columbia's *Position Paper: Intermodal Shipping Container Fire Safety*.

This approach will also break out the health and safety considerations from the Zoning Bylaw, which is a land use document, and place these requirements more squarely within the ambit of the City's Fire Protection Bylaw and the Province's Fire Services Act, which is the enabling statute for Local Assistants to the Fire Commissioner.

### Conclusion

Staff are recommending that Council directs Staff to prepare an amendment to the City of Enderby Zoning Bylaw in order to address the matters described above. It should be noted that once Council directs Staff to prepare the amendment bylaw, it is considered a 'bylaw in preparation' and the City has the ability to withhold the issuance of a building permit or business license which may conflict with that bylaw in preparation, in accordance with Section 463 of the *Local Government Act*.

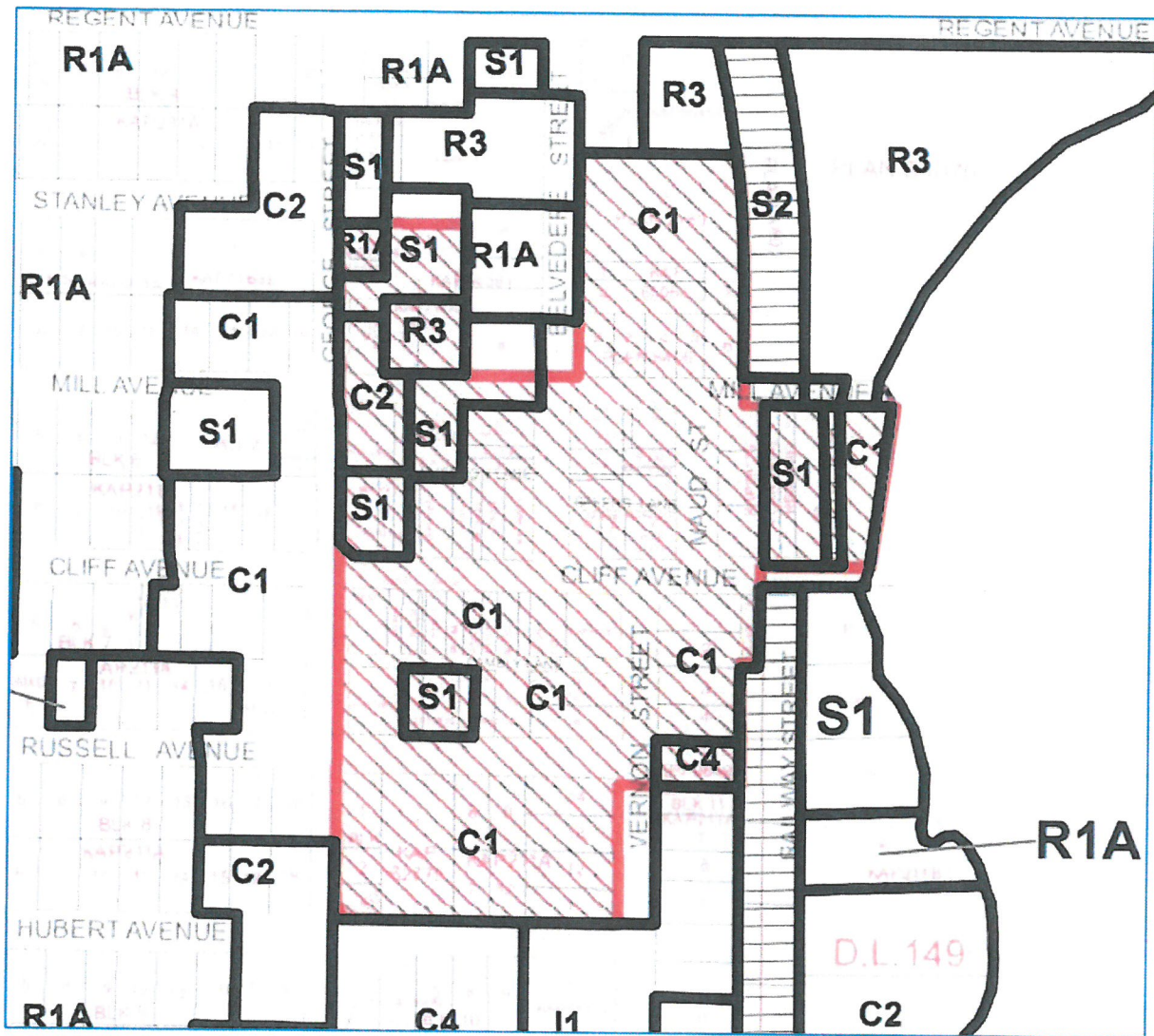
Respectfully Submitted,



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Kurt Inglis  
Planner

# **SCHEDULE 'A'**



**Crosshatch = Downtown Designated Parking Area**



# Schedule 'B'

Policy Title	Shipping Container Health and Safety Policy
Policy Number	

Effective Date	Adopted by Council	Replaces N/A
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**PURPOSE:** To adopt a policy that will provide more prescriptive health and safety requirements for the siting and use of shipping containers in the City of Enderby.

**POLICY:** Interpretation

Shipping container uses and siting must conform to this policy and all land use regulations, as well as the BC Building Code, BC Fire Code, and any other relevant health and safety enactment.

This policy is intended to be read in conjunction with section 314 of the City of Enderby Zoning Bylaw No. 1550, 2014.

A shipping container is a “building” as defined by both the BC Building Code and the BC Fire Code: “**Building** means any structure used or intended for supporting or sheltering any use or occupancy.”

Requirements

Institutional, Commercial, and Industrial properties must submit a revised pre-incident plan prior to adding a permanent shipping container to their property, except in emergency circumstances when it must be submitted as soon as reasonably practicable thereafter.

Any material that meets the definition of a hazardous substance, other than a flammable or combustible liquid or gas, must only be stored in a permanent shipping container after:

1. The acceptance of a Fire Safety Plan and Pre-Incident Plan by the Enderby & District Fire Department;
2. Placards describing the hazardous substances are posted on the two container sides most visible to emergency responders and indicating the name of the company/person responsible for the storage and an

emergency telephone contact number marked in lettering visible from 10 metres.

No material that meets the definition of a hazardous substance, including a flammable or combustible liquid or gas, may be stored in a shipping container used for temporary purposes.

Shipping containers shall not be sited within 3 metres of power lines.

Shipping containers must be sited such that no combustible materials are placed near the container.

Permanent shipping containers must have the following safety features in place:

- One (1) ventilation opening must be added within 150mm of the floor in the container door primarily used for opening.
- One (1) ventilation opening must be added within 150mm from the top of the container on the opposite end from the doors for cross ventilation.
- The high ventilation opening cannot be directly venting toward a structure.
- Neither ventilation opening can be obstructed by stored materials at any time and must be kept clean of internal and external debris.
- The additional ventilation openings must be constructed based upon the following minimums:
  - Two (2) 0.3 x 0.3 m openings for containers six metres or less.
  - Two (2) 0.5 x 0.5 m openings for containers over six metres.
  - Both openings must be covered by open grate wire mesh with greater than 50% free area.
  - Higher opening will also have a wind vent device, such as a wind turbine.

Standard existing environmental vents normally built into shipping containers are not acceptable as ventilation openings for land-based storage applications. These were designed for air movement based upon atmospheric weather changes only and do not provide adequate air flow.

#### Implementation

An authorized person, subject to conditions, may enter on property for the purposes of inspection, in accordance with section 16 of the *Community Charter*, section 3.4(a) of the City of Enderby Fire Protection Bylaw No. 1529,

2014, section 101(1) of the City of Enderby Zoning Bylaw No. 1550, 2014, and section 402(5-6) of the City of Enderby Building Bylaw No. 1582, 2015.

The Fire Chief or a person acting under the authority of the Fire Chief may require an owner or occupier of real property to undertake any actions directed by the Fire Chief or Officer for the purpose of removing or reducing anything or condition that the Fire Chief or Officer considers is a fire hazard or increases the danger of fire, in accordance with section 3.4(c) of the City of Enderby Fire Protection Bylaw No. 1529, 2014.

A Local Assistant to the Fire Commissioner may enter and inspect a premises at all reasonable hours for conditions that may endanger life or property or otherwise be a fire hazard and, with the Fire Commissioner's authority, may make an order remedying the dangerous condition or fire hazard, in accordance with sections 21-22 of the Fire Services Act.

A Building Official may administer the City of Enderby Building Bylaw No. 1582, 2015, which includes the ability to post "No Not Occupy" notices, recommend that a Notice on Title be registered against the property, and order the correction of work done in contravention of the Building Bylaw, the Building Code, or any other applicable enactment of local government or the Province of BC.

Area: CITY OF ENDERBY

Category: BUILDING PERMITS

Year: 2023 Month: 09

Folder Type	2023 / 09		2022 / 09		2023 to 09		2022 to 09	
	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	0	0	1	0
END - ACCESSORY BUILDING	0	0	0	0	0	8,259	5	0
END - COMMERCIAL BUILDING	0	0	0	1	0	100,000	1	0
END - DEMOLITION	0	0	0	2	0	28,500	1	0
END - INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0
END - MANUFACTURED HOME	0	0	0	0	0	0	0	0
END - MODULAR HOME	0	0	0	0	0	0	0	0
END - MULTI FAMILY DWELLING	1	4	1,300,000	0	0	0	0	0
END - PLUMBING	0	0	0	0	0	1,300,000	1	2
END - RETAINING WALL	0	0	0	0	0	50,000	1	0
END - SFD W/SUITE	0	0	0	0	0	90,000	1	0
END - SIGN	0	0	0	0	0	2,511,000	0	0
END - SINGLE FAMILY DWELLING	1	0	12,800	1	0	37,360	0	0
INDUSTRIAL BUILDING	0	0	0	0	0	2,661,000	12	4
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	2	4	1,312,800	1	0	150,000	33	22
						6,786,119	23	6
								3,114,320

AGENDA