



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Tuesday, April 2, 2024 at 4:30 p.m. in Council Chambers.

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

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

Other: Press and Public

LAND ACKNOWLEDGEMENT

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

APPROVAL OF AGENDA

Moved by Councillor Davyduke, seconded by Councillor Yerhoff
“THAT the April 2, 2024 Council Meeting agenda be approved as circulated.”

CARRIED

ADOPTION OF MINUTES

Meeting Minutes of March 18, 2024

Moved by Councillor Shishido, seconded by Councillor Baird
“THAT the March 18, 2024 Council Meeting minutes be adopted as circulated.”

CARRIED

DEVELOPMENT MATTERS AND RELATED BYLAWS

Zoning Text Amendment #0014-24-DVP-END

The Planner gave an overview of the application and read out the written submissions.

Claude Legare and Linda Taylor, 706 Cliff Avenue

- Concerns about not having enough time to respond to the adjacent land owner letter.
- Concerns that the proposed units are too small.
- Concerns about parking and snow removal.
- Suggested that a triplex would be a better fit.

Patsy and Tony Vetter, Vetter Plaza

- Concerns about parking in the Plaza being used by this development.
- Concerns about snow removal and storage.

The applicant, Matthew Isabelle spoke to the application. He believes that parking will not be an issue at this development.

Mayor Galbraith asked about snow storage on the property and removal.

Mr. Isabelle responded that snow will be hauled from the site each time it is plowed.

Councillor Shishido explained that the current zoning of this lot would allow the developer to build a three-story commercial building and that he believes this development is less intrusive and will fit well with the character of the neighbourhood.

Moved by Councillor Ramey, seconded by Councillor Schreiner

“THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1786, 2024 which proposes to amend the text of City of Enderby Zoning Bylaw No. 1550, 2014 to increase the maximum permitted gross density for the property legally described as LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN EPP115678 and located at 704 Cliff Avenue, Enderby BC, from 60 units per hectare (24.28 units per acre) to 71.63 units per hectare (28.99 units per acre), in order to increase the number of permitted residential dwelling units for the property from 3 to 4, be given Three Readings and Adoption;

AND FURTHER THAT should Council give Three Readings and Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1786, 2024, such Adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.”

CARRIED

Development Variance Permit #0067-24-DVP-END

The Planner gave an overview of the application and the housing agreement required as a condition of issuance of the Development Variance Permit.

The Planner read out the written submissions.

Mike Amies, 711 Cliff Avenue

- Concerns about the number of variances requested.
- Concerns about parking.
- Concerns about snow removal.
- Concerns about small maneuvering aisles.

Claude Legare and Linda Taylor, 706 Cliff Avenue

- Concerns about not having enough time to respond to the adjacent land owner letter.
- Concerns that the proposed units are too small.
- Concerns about parking and snow removal.
- Suggested that a triplex would be a better fit.

Patsy and Tony Vetter, Vetter Plaza

- Concerns about parking in the Plaza being used by this development.
- Concerns about snow removal and storage.

Mayor Galbraith invited members of the gallery and those attending the meeting electronically to speak to the application.

Ariella Taylor, 712 Cliff Avenue

- Concerns about parking.
- Concerns about where a dumpster will be located on site.
- Concerns about small maneuvering aisles and that this may cause more idling of vehicles.

The Planner explained that the reduction in size of maneuvering aisles is minor and that he does not anticipate this will cause issues considering that the housing agreement recommended as a condition of this permit would limit the size and type of vehicles being parked on site.

Councillor Ramey stated he believes this development is in line with the housing needs of the community.

Moved by Councillor Baird, seconded by Councillor Davyduke

“THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN EPP115678, and located at 704 Cliff Avenue, Enderby BC, to permit variances to the following sections of the City of Enderby Zoning Bylaw No. 1550, 2014:

- *Section 309.3.a.i by not requiring a 2 m (6.562 foot) landscaped buffer area along the southern property boundary where it abuts a residential lot, as shown on the attached Schedule ‘A’;*
- *Section 401.2 by increasing the maximum number of principal buildings on the lot from 1 to 2, as shown on the attached Schedule ‘A’;*
- *Section 401.3 by reducing the minimum floor area for a two-bedroom dwelling unit from 45 m² (484.4 square feet) to 44.59 m² (480 square feet), as shown on the attached Schedule ‘A’;*
- *Section 401.3 by permitting the gross floor area of dwelling units located on the first storey level and entirely behind the commercial use to exceed the gross floor area of the commercial use on the first storey level, as shown on the attached Schedule ‘A’;*
- *Section 401.10.c by reducing the minimum rear yard setback from 6 m (19.68 feet) to 1.5 m (4.92 feet), as shown on the attached Schedule ‘A’;*

- *Section 401.11.d.iii by permitting dwelling units to be located in a standalone building, as shown on the attached Schedule 'A';*
- *Section 901.2.a by reducing the minimum length for an off-street parking space from 6 m (19.68 feet) to 5.5 m (18.04 feet), as shown on the attached Schedule 'A'; and*
- *Section 901.2.b by reducing the minimum width of an unobstructed maneuvering aisle for right angle parking from 8 m (26.25 feet) to 7 m (22.97 feet), as shown on the attached Schedule 'A'.*

AND THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN EPP115678, and located at 704 Cliff Avenue, Enderby BC, to permit a variance to Section 901.3 of the City of Enderby Zoning Bylaw No. 1550, 2014 to reduce the minimum number of off-street parking spaces from 11 to 9, as shown on the attached Schedule 'A', subject to the property owner registering a housing agreement by covenant on the title of the property, satisfactory to the City, which requires that the parking demands associated with the residential portion of the development are contained on-site and which shall be a material term of any tenancy agreement.”

CARRIED

CONTINUING BUSINESS AND BUSINESS ARISING FROM COMMITTEES AND DELEGATIONS

Committee of the Whole (April 2, 2024)

2024 Budget

Moved by Councillor Shishido, seconded by Councillor Ramey

“THAT Council makes the following amendments to the draft 2024 budget:

- *THAT Council does not fund the attendance of two Council members at an annual golf fundraising event.*
- *THAT Council limits the number of Councillors attending UBCM to 4.*
- *THAT Council postpones consideration of a remuneration review to 2025 budget deliberations.*
- *THAT Council transfers \$374,700 from prior years' surplus to fully repay the internal borrowing for the 2019 reconstruction of Reservoir Road.*
- *THAT Council increases the honorarium value for Captains at the Enderby & District Fire Department by an additional \$200 per Captain.*
- *THAT Council increases its contribution to the Enderby & District Fire Department reserves by \$6,500 in preparation for renewing SCBA.*
- *THAT Council increases the contribution to asset management for Water Services by an additional 2.0% increase to water frontage tax.*
- *THAT Council increases user fees for Water Services by 2.0% to fund special projects and phase in future operating cost increases for the Water Treatment Plant expansion.*

- *THAT the allocation from the Growing Communities Fund for Reservoir 1 be increased by \$360,000.*
- *THAT Council increases the contribution to asset management reserves by \$12,000 to bring the total combined increase to general taxes and utilities to 4.9%.*

AND THAT Council approves the draft budget as amended;

AND FURTHER THAT Council directs staff to prepare the requisite bylaws for public input on April 15, 2024, based on the approved budget.”

CARRIED

BYLAWS

Development Applications Procedures Bylaw No. 1586, 2016 Amendment Bylaw No. 1787, 2024

Moved by Councillor Baird, seconded by Councillor Schreiner
“THAT Council adopts The Corporation of the City of Enderby Development Applications Procedures Bylaw No. 1586, 2016 Amendment Bylaw No. 1787, 2024.”

CARRIED

REPORTS

Area F Director

Area F Director Hopkins reported that the Area F Master Parks Plan includes upgrading a ball diamond at Grindrod Park so that it is able to be used again. Area F is asking for a contribution from the City of Enderby towards the construction and ongoing maintenance of this ball diamond.

Chief Administrative Officer explained that the initial cost estimate for refurbishing the ball diamond is \$300,000 and that RDNO’s opening ask is for a 50/50 cost share for the construction. The ask for a contribution to operating expenses is yet unknown. Chief Administrative Officer is looking for direction from Council on whether they would like Staff to proceed with negotiating a contribution in support of the Grindrod Diamond with RDNO.

Councillor Baird asked if there is a timeline for when the ball diamond would be ready for use.

Director Hopkins responded that the timeline depends on a number of factors including negotiations with the City of Enderby.

Councillor Shishido asked the Chief Administrative Officer for a history of the City of Enderby working with RDNO on parks in Area F.

Chief Administrative Officer responded that at one time, the City and RDNO partnered on the administration of all parks both within the City of Enderby and Area F, including a number of hand launches along the river and boat launch. In 2020 the scope of the Commission was narrowed to include only shared facilities including Riverside Park, Barnes Park, and the Enderby & District Arena. Area F Parks was created to manage the facilities in Area F. At that time, a memorandum of agreement was signed. If the City would like to contribute to the

diamond at Grindrod Park, they could do so either by making a financial contribution from the City of Enderby or exploring if the scope of the Enderby & District Services Commission should be changed to include this diamond.

Councillor Ramey expressed that the cost is higher than he expected and is uncomfortable with providing such a large contribution to the project.

Councillor Shishido explained that the Commission has been looking at adding more ball diamonds for many years. Ball is very important to many members of the community and engages youth. Explained that the cost of building or refurbishing an existing ball diamond will not go down and that he believes this is an opportunity worth exploring.

Councillor Baird asked if this will be a strain on staff capacity.

Chief Administrative Officer explained that although staff capacity is in short supply, the capacity it will take up front to engage in these negotiations will be small in comparison to the capacity that would be needed for construction of a new ball diamond within City limits.

Councillor Schreiner suggested that RDNO should also reach out to Splatsin to see if they would like to be a partner in this project.

Moved by Councillor Davyduke, seconded by Councillor Baird
“THAT Council directs Staff to engage with the Regional District of North Okanagan to explore the possibility of contributing financially to the Grindrod Park Ball Diamond.”

CARRIED

Mayor and Council Reports

Councillor Shishido

Attended the Hockeyville rally event at the arena. Thanked the people of Enderby and surrounding communities for their support. Reported that it was great to see how engaged our community is and how this event brought people together.

Councillor Davyduke

Reported that it was great to see so much of the community engaged in Hockeyville and has had people reach out since asking how they can continue to support the arena.

Attended the Easter event and reported that there were many people in attendance from neighbouring communities.

The first pitches of entrepreneurs competing in the Enterprize Challenge hosted by Community Futures are happening this week.

Asked whether the “edible landscape” initiative in the Breezeway would continue this season.

Chief Administrative Officer responded that he has been working with the librarian, who has championed the initiative, on a plan to plant vegetables in the Breezeway more strategically this year. Noted that the garden and grounds contractor will start work in town on April 15th, but that

they have already taken some steps toward replenishing soil in planters around the community. Planting will occur after the May long weekend.

Councillor Yerhoff

Attended the Easter event and reported that it was very well attended.

Attended the Hockeyville rally event.

Attended a FACT meeting and reported that things are going well at the Food Bank and with the Good Food Box.

Councillor Schreiner

Reported that construction is underway on the rest of the Shuswap North Okanagan Rail Trail.

Councillor Ramey

Reported that it was great to be involved in the Hockeyville event.

Attended the Easter event and reported that it was great.

Reported that the street banner committee met and have selected winners which will be announced soon. All submissions will be displayed at the Arts Centre.

There is also a Lilliputian exhibit currently at the Arts Centre.

Reported that he has started work on a Music by the River event.

Councillor Baird

Was a part of the committee that selected the street banner winners.

Attended the Easter event and reported that it went well.

Attended the Hockeyville rally event.

Mayor Galbraith

Attended the Hockeyville rally event and thanked Recreation Services for their hard work during the Hockeyville campaign. Reported that people have been reaching out about potential fundraising opportunities for the Arena.

Attended the Spring Winds Festival at the Splatsin Cultural Centre.

Chief Administrative Officer

Street sweeping was only partially completed on March 29th due to rain saturating the road debris. A second date will be announced as soon as our contractor schedules it.

Line painting will occur after street sweeping is done. Provided schedules work, there may be some crack sealing done between sweeping and painting.

There are a few changes to road signs and lines that are being proposed for this year, barring any concern from Council. They are:

- At Cliff Avenue, westbound, change the “No Left Turn” sign to a “Right Turn Only” sign as the visibility issue is the same for left turns and straight through.
- At Woods Lane and Regent Avenue, implement a stop sign for southbound traffic, as right now there is no stop on a 90 degree corner with limited visibility.
- Install some signs along Belvedere Street, southbound, encouraging truck traffic to proceed to George Street via Mill Avenue rather than travel through the City centre.
- In front of the pharmacy, reinstate a handicap spot, with a sign underneath stating that large vehicles must park at rear of building. Staff have engaged with the pharmacy, both the business and the property owner, about converting one of the stalls in their parking lot to support their customers’ mobility needs, as this could be properly sized, but have not yet heard back. Research indicates that other types of signs restricting use may lead to more conflict between competing users, while the handicap sign has a strict set of requirements around when an individual may use it, including physician certification.

Spring pruning curbside pickup is planned for Sunday, April 21st.

Design development stage for the new pool is proceeding. The Class D Cost Estimate is expected this week, which will inform next steps.

The gazebo concession services contract for 2024 has been awarded to Mel’s Pizza.

The command/utility fire truck quote opportunity closed and has been awarded to Bannister GM.

The new fire apparatus was on display at both Hockeyville and Easter. It was also busy on Monday, as was the Fire Department, responding to both a rope rescue incident and a hedge fire that touched several structures.

Thanked Public Works, Parks staff and inside staff for their behind the scenes support for both Hockeyville and Easter.

Also thanked the Events Coordinator and Recreation Services for their leadership around, respectively, Easter and Hockeyville.

Councillor Davyduke asked if the arena will be up and running for September.

Chief Administrative Officer responded that the plan is to have the arena running for September, barring any surprises that are discovered when pressure testing begins next week.

CORRESPONDENCE AND INFORMATION ITEMS

Moved by Councillor Baird, seconded by Councillor Shishido

“THAT Council receives and files the correspondence and information items titled:

- *Town of Osoyoos, Support for Resolution [Legislative Changes – Personal and Defamatory Attacks on Municipal Leaders] dated February 29, 2024.”*

CARRIED

PUBLIC QUESTION PERIOD

Area F Director Hopkins gave kudos to the community and staff for their work on Hockeyville and the Easter event. Also noted that the Area F Master Parks Plan has been released and the RDNO is collecting feedback.

CLOSED MEETING RESOLUTION

Moved by Councillor Ramey, 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 (2) (b) of the Community Charter.”

CARRIED

MATTERS RELEASED FROM IN-CAMERA

Release of Matters Related to the ‘Review of Available Public, Civic and Institutional Lands for Community Amenities’ from In-Camera

Moved by Councillor Baird, seconded by Councillor Yerhoff

“THAT Council releases matters related to the ‘Review of Available Public, Civic and Institutional Lands for Community Amenities’ from in-camera.”

CARRIED

ADJOURNMENT

Moved by Councillor Baird, seconded by Councillor Ramey

“THAT the regular meeting of April 2, 2024 adjourn at 6:42 p.m.”

CARRIED

MAYOR

CORPORATE OFFICER