

**REGULAR MEETING OF COUNCIL  
AGENDA**

---

**DATE:** November 17, 2025  
**TIME:** 4:30 p.m.  
**LOCATION:** Council Chambers, Enderby City Hall

---

*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: 875 8622 5483  
Passcode: 170408*

*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 November 17, 2025 Council Meeting agenda be approved as circulated.*

**3. ADOPTION OF MINUTES**

**3.1 Meeting Minutes of November 3, 2025**

Page 5

*THAT the November 3, 2025 Council Meeting minutes be adopted as circulated.*

**4. DEVELOPMENT MATTERS AND RELATED BYLAWS**

**4.1 Development Variance Permit Application #0086-25-DVP-END**

Page 14

**Legal:** STRATA LOT 5 DISTRICT LOT 150 KAMLOOPS  
(FORMERLY OSOYOOS) DIVISION YALE DISTRICT  
STRATA PLAN KAS2006 TOGETHER WITH AN  
INTEREST IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT OF THE  
STRATA LOT AS SHOWN ON FORM 1

**Address:** 5-201 Kildonan Avenue, Enderby BC

**Applicants/Owners:** Wendy Pigeon  
Susan Brosseau

**4.1.1 Public Input – Development Variance Permit #0086-25-DVP-END**

- 4.1.2 Permit Issuance – Development Variance Permit #0086-25-DVP-END  
*THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as STRATA LOT 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT STRATA PLAN KAS2006 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, and located at 5-201 Kildonan Avenue, Enderby BC, to permit a variance to Section 604.10.b.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback for a single-family dwelling from 6 m (19.68 feet) to 4.58 m (15.03 feet).*

4.2 Zoning Amendment Application #0007-24-RZ-END

Page 23

Legal: That Part of the SE1/4 of Sec 27, Lying East of the West Boundary of the City of Enderby as shown on Plan B1956, Twp 18, R9, W6M, KDYD, Except Plan KAP55286, EPP63512, and EPP65553

Address: 1450 Johnston Avenue, Enderby BC

Applicant: Brandon Mazur

Owner: Sleepy Hollow Land Ltd. Inc. No. BC1042925

*THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025, which proposes to change the zoning of the property legally described as That Part of the SE1/4 of Sec 27, Lying East of the West Boundary of the City of Enderby as shown on Plan B1956, Twp 18, R9, W6M, KDYD, Except Plan KAP55286, EPP63512, and EPP65553 and located at 1450 Johnston Avenue from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1-A) zone, be given Three Readings and Adoption;*

*AND THAT, should Council give Three Readings and Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025, such Adoption shall come into force and effect upon:*

1. *The Ministry of Transportation and Transit endorsing Bylaw No. 1807, 2025.*
2. *The applicant registering on the title of the property a covenant that prohibits fee-simple or strata subdivision of the property until such time as the following requirements have been met:*
  - a. *Parkland is dedicated on the property in keeping with the policies, objectives, and maps of the City of Enderby Official Community Plan.*
  - b. *A storm water management plan has been accepted by the City of Enderby that is consistent with City of Enderby Subdivision and Servicing Bylaw.*
  - c. *The recommendations of the accepted storm water management plan are addressed as a condition of subdividing the property.*
  - d. *The City of Enderby confirms that its community water system is able to service the property.*

5. **CONTINUING BUSINESS AND BUSINESS ARISING FROM COMMITTEES**

## AND DELEGATIONS

### 6. REPORTS

6.1 Mayor and Council Reports

6.2 Area F Director Report

6.3 Chief Administrative Officer Report

6.3.1 Council Inquiries

6.4 RDNO Building Permit Report – October 2025 Page 42  
*THAT the RDNO Building Permit Report – October 2025 be received and filed.*

### 7. NEW BUSINESS

7.1 2025 Business Walk Results Page 43  
Staff Report prepared by Manager of Strategic Priorities and Community Services  
*THAT Council receives the 2025 Business Walk Results Staff Report for information.*

7.2 Infrastructure Capacity Challenges Response Page 49  
Staff Report prepared by Chief Administrative Officer dated November 12, 2025  
*THAT Council receives and files the correspondence from the Regional District of North Okanagan's Regional Growth Management Advisory Committee, dated October 30, 2025, with the subject "Infrastructure Capacity Challenges – Minister of Housing and Municipal Affairs letter dated October 8, 2025, for Council Consideration";*

*AND THAT Council directs staff to provide the Committee with details of the Provincial grant funds received by the City of Enderby as described in the Minister's correspondence, as well as infrastructure capacity challenges that are foreseeably necessary to support the Province's mandated residential densities.*

7.3 Regulating Off Premise Signs Page 68  
Staff Report prepared by Manager of Planning, Community Safety and Bylaw Compliance  
*THAT Council directs Staff to prepare an amendment to the City of Enderby Zoning Bylaw No. 1550, 2014 in order to:*

- i. amend the definition of 'Off Premise Sign' to remove the exemption portion of the definition which allows for signs to advertise a product, service, place, activity, person, institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located; and*
- ii. remove Section 310.3.a.i which limits the extent to which a sign may advertise a product, service, place, activity, person, institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located.*

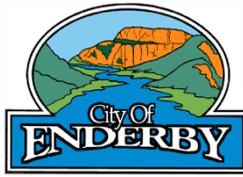
### 8. PUBLIC QUESTION PERIOD

### 9. 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) (k) of the Community Charter.*

**10. ADJOURNMENT**



## THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Monday, November 3, 2025 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

Absent: Councillor Sarah Yerhoff

Staff: Chief Administrative Officer – Tate Bengtson  
Chief Financial Officer – Jennifer Bellamy  
Manager of Planning, Community Safety and Bylaw Compliance – Kurt Inglis  
Manager of Strategic Priorities and Community Services – Kelsey Campbell  
Clerk-Secretary – Andraya Imrich

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 Ramey  
*THAT the November 3, 2025 Council Meeting agenda be approved as circulated.*

CARRIED

### **ADOPTION OF MINUTES**

Meeting Minutes of October 20, 2025

Moved by Councillor Shishido, seconded by Councillor Baird  
*THAT the October 20, 2025 Council Meeting minutes be adopted as circulated.*

CARRIED

### **DELEGATIONS**

Jody Fowler, President, Enderby & District Chamber of Commerce

Ms. Fowler gave an update on the operations of the Chamber of Commerce. Highlighted projects such as the First Impressions Project, where the Chamber has partnered with chambers in 6 other communities to visit each others' communities and evaluate them on first impressions from the point of view of different demographics.

A grant application has been submitted for REDIP that, if received, will allow them to conduct some studies with the business community in Enderby. The Chamber will find out in April if they have received this grant.

The Chamber website has been revamped and will be live shortly. This will allow members to sign up and make payments online.

There are currently 75 members of the Enderby & District Chamber of Commerce and there is a goal to reach 100 members in 2025.

The Chamber of Commerce AGM and Business Excellence Awards are upcoming.

The Chamber is looking forward to seeing results from the Business Walk.

Councillor Ramey asked how many businesses there are in the Enderby area.

Ms. Fowler responded that according to a list that the Chamber has there are approximately 200 businesses, but they are not sure how accurate this number is.

Councillor Baird asked if nominations for the business awards have been released.

Ms. Fowler responded that they will be released along with ticket information to the awards gala this week.

Councillor Shishido asked if the Chamber actively recruits members.

Ms. Fowler responded that they have a varied approach to recruiting members where they do visit new businesses in town with welcome packages and invite them to join the Chamber when they can, but businesses also often come to them.

Councillor Davyduke asked if the Chamber has any Lunch & Learn events coming up.

Ms. Fowler responded that on November 18<sup>th</sup> there is an event with Accelerate Okanagan that provides support for entrepreneurs. There is also a program called Export Navigators that will be taking place on November 14<sup>th</sup>.

Mayor Galbraith thanked Ms. Fowler for her presentation.

## **REPORTS**

### **Mayor and Council Reports**

#### **Councillor Shishido**

Attended a ball user group meeting on October 23<sup>rd</sup>. Reported that there are desires to increase the amount of storage available for ball user groups. There was also great feedback for the Grindrod ball diamond.

#### Councillor Baird

Planning for Christmas events is in full swing with the Christmas Committee. The parade and light-up are scheduled for December 5<sup>th</sup>. The Christmas Committee is meeting with a lighting consultant this week to create a 5-year vision for lighting up the downtown.

Attended the Business Walk.

Reported that Halloween events in Enderby including the Witches Dance and RV Park Tent or Treat were very well attended.

Attended the Business After 5 event at Elevate Day Spa.

Attended the Splatsin Sculpture Unveiling Ceremony on the Rail Trail and reported that it was well attended.

Asked which members of Council plan to attend the Remembrance Day Ceremony.

All Councillors in attendance at this meeting will attend the Ceremony and Mayor Galbraith will lay a wreath on behalf of the City.

#### Councillor Davyduke

Attended the Business Walk and reported that it went very well and that there was great feedback received from the business community.

Attended an Interagency meeting and reported that the round table meeting at the Senior Centre had 59 attendees and that there was a guest speaker from Alzheimer's Society of BC at the meeting who was very informative.

Reported that the Enderby Public Health Nurse has been busy and that Baby Talk classes are ongoing at the Health Centre.

#### Councillor Ramey

Attended the Business Walk and felt that it was a valuable opportunity to hear from business owners. Noted that there is much excitement about the Rail Trail among the business community.

Reported that he has heard from community members about fireworks effects on wildlife and pets and suggested that it may be worthwhile to investigate a drone show as an alternative to fireworks.

Suggested that a privacy screen should be explored for the plexi-glass in the bathrooms at Riverside Park.

Reported that there is an art show at the Arts Centre where members of the community can submit art to be displayed.

Councillor Schreiner

Attended the Business Walk.

Attended the Business After 5 event at Elevate Day Spa.

There is a Rail Trail meeting next week. Work will be resuming on construction of the trail after the recent Agricultural Land Commission decision.

Mayor Galbraith

Will be attending the Remembrance Day Ceremony and Christmas Events.

Area F Director

Director Hopkins reported that there was a good turn out for the Splatsin Sculpture Unveiling Ceremony.

Will be attending the Rail Trail meeting next week.

Will be attending the Splatsin Remembrance Day Ceremony on November 10th.

Chief Administrative Officer

Reported that pool construction is proceeding. In addition to the fast work on the basin assembly, the building walls have also gone up quickly given that they are precast. Work on the roof structure is among the next major components of the construction. The general intention is to get as far along on the pool as possible, and then shift resources to working on the building once winter temperatures set in. Staff are currently in discussions around the sequencing of King Avenue road works.

Lower reservoir construction is continuing. The leak test of the second cell was successful and the first cell is now being retested to ensure that it is water-tight. There has been a delay in obtaining certain specialized valves associated with the mixing system, which will result in a project delay. As a result, the reservoir is expected to be commissioned in mid-December. Plans are in place to deal with any issues associated with cold weather. The existing bypass configuration is working well and can easily keep up with winter demands.

Hydrant servicing by the contractor has been completed and Public Works is now addressing repairs that are out of scope of that contract.

The gardens/landscape contract is now over for the season, except for work at Cenotaph Park prior to Remembrance Day.

Thanked staff, the Events Coordinator, and Recreation Services for their efforts in making another successful Halloween event. The treat trail saw a record-breaking number of participants. Thanked the Fire Department and fireworks supervisor Cliff Vetter for putting on a great fireworks show for Halloween once again.

Thanked Public Works and the contractors who helped with response to the Cliffview Drive water break.

Regional District of North Okanagan is undertaking a broad review of its parks development cost charges. As part of this review, it is taking some steps to address the Fortune Parks DCC bylaw, which has projects inside of it that are no longer in-scope, since the governance review that came into effect in 2020. As part of this process, the intention is to replace the DCC bylaw with an Amenity Cost Contribution bylaw, which better reflects the future needs of the shared services. The first step in this process is to give three readings to a DCC bylaw amendment to reduce the charge to zero. This bylaw will be sent to the Ministry of Municipal Affairs for feedback. While that is occurring, work will progress at a high level on the replacement ACC bylaw, with the expectation that the DCC bylaw amendment is not adopted until the ACC bylaw is ready.

Councillor Shishido reported that he spoke with a staff member from Logan Lake who advised him that Logan Lake had received a large grant for improvements to their municipal campground.

Mayor Galbraith asked if there is any update on the attempt to contact the School District to discuss community use of the theatre at A.L. Fortune.

Chief Administrative Officer responded that there is a meeting set up between himself and staff from the School District this week to discuss.

Vernon North Okanagan Detachment: 3<sup>rd</sup> Quarter (July to September) 2025

Moved by Councillor Schreiner, seconded by Councillor Baird  
*THAT Council receives and files the report titled Vernon North Okanagan Detachment: 3<sup>rd</sup> Quarter (July to September) 2025.*

CARRIED

**NEW BUSINESS**

Acting Mayor and Succession Schedule 2026

Moved by Councillor Schreiner, seconded by Councillor Ramey  
*THAT Council adopts the Acting Mayor and Succession Schedule for 2026.*

CARRIED

Regular Meeting Schedule 2026

Moved by Councillor Schreiner, seconded by Councillor Baird  
*THAT Council approves the Notice of 2026 Regular Council Meetings;*

*AND THAT Council directs staff to post the Notice of 2026 Regular Council Meetings at the Public Notice Posting Place as defined in the City of Enderby Council Procedure Bylaw No. 1732, 2021;*

*AND FURTHER THAT Council directs staff to give notice of the 2026 Regular Council Meetings in accordance with section 127(1) of the Community Charter and the City of Enderby Public Notice Bylaw No. 1770, 2023.*

CARRIED

Proposed 2026 Strategic Planning Date

Moved by Councillor Schreiner, seconded by Councillor Ramey  
*THAT Council approves its next strategic planning session to begin at 4:00pm on January 12, 2026.*

CARRIED

Disclosure of Contracts – Council

Moved by Councillor Shishido, seconded by Councillor Davyduke  
*THAT Council receives the Disclosure of Contracts – Council staff report dated October 27, 2025 for information.*

CARRIED

Community Cards and Call for Submissions from Local Artists

Moved by Councillor Schreiner, seconded by Councillor Shishido  
*THAT Council adopts the following framework for community cards issued by the City of Enderby:*

- a. Community Recognition Cards featuring local artwork – used to welcome new businesses and recognize citizens for community service;*
- b. Event Cards featuring event-specific imagery – used to thank sponsor businesses and volunteers;*
- c. Christmas Cards featuring holiday-themed imagery – used to send holiday wishes to local businesses, not-for-profits, neighbouring local governments, and provincial and federal, elected representatives.*

*AND THAT Council directs staff to place a call for submissions from local artists for two seasonal designs that celebrate the City of Enderby and associated natural features, for Community Recognition Cards.*

CARRIED

Temporary Road Closure for Traditional Christmas Celebrations 2025

Moved by Councillor Baird, seconded by Councillor Schreiner  
*THAT Council receives the City of Enderby Event Coordinator’s Temporary Road Closure for Traditional Christmas Celebrations 2025 for information.*

CARRIED

Christmas Parade 2025 – Road Closure Application and Parade Route Approval

Moved by Councillor Shishido, seconded by Councillor Baird

*THAT Council receives the City of Enderby Event Coordinator’s Road Closure application (Christmas Parade 2025) for information;*

*AND THAT Council approves the adjusted parade route.*

Councillor Shishido voiced a concern that the parade being proposed to move away from the downtown core instead of toward where the rest of the festivities are occurring.

Councillor Schreiner voiced support for the staff recommendation and does not believe that reversing the direction of the parade will have a significant negative impact on the rest of the Christmas events.

Councillor Baird explained that marshalling at the arena has been very difficult in past years and that the new proposed route also helps to better manage for traffic control at the bridge.

Chief Administrative Officer explained that with the proposed route, traffic will only be stopped at the bridge while the parade is blocking the bridge, reducing the amount of time cars are stopped there.

Councillor Ramey asked why the recommendation to reverse the parade route is being brought before Council now.

Chief Administrative Officer responded that the parade route was reversed this year for the Canada Day event and that this arrangement worked very well. Lessons learned from that change have helped to inform this recommendation.

Councillor Ramey voiced that he believes the parade should continue to run north to south. Explained that these issues have been managed for in the past and that the parade should end downtown so that community members can follow the parade to the Christmas event on Cliff Ave.

Manager of Strategic Priorities and Community Services explained that another reason for the recommendation is with respect to serious concerns about the safety of the marshalling at the Arena.

Councillor Ramey responded that he believes the parade should end downtown, and that these concerns have been managed for in previous years without incident.

Councillor Davyduke voiced concerns about communicating changes to the community sufficiently before the event.

Moved by Councillor Baird, seconded by Councillor Shishido  
*THAT Council amends the main motion to state the following:*

*THAT Council receives the City of Enderby Event Coordinator’s Road Closure application (Christmas Parade 2025) for information;*

*AND THAT the parade continues to be routed North to South with staging shifted to the vicinity of Regent Avenue and Brickyard Road.*

CARRIED

**Royal Canadian Legion Branch #98 Road Closure Application – Remembrance Day Ceremony 2025**

Councillor Ramey asked if Staff could reach out to the Enderby Legion to confirm if they have a listing of indigenous veterans that will be read out at the ceremony and who they will be read by.

Moved by Councillor Ramey, seconded by Councillor Davyduke  
*THAT Council receives and files the Royal Canadian Legion Branch #98's Road Closure application (Remembrance Day Ceremony) for information.*

CARRIED

**Riverside RV Park and Campground Proposed Rate Increase and Revised Administrative Policies**

Moved by Councillor Baird, seconded by Councillor Shishido  
*THAT Council approves the following campsite rates (inclusive of GST) at the Riverside RV Park and Campground for the 2026 camping season:*

<i>Full-Service Pull-Through Site</i>	<i>\$ 47.00</i>
<i>Full-Service Back-In Site</i>	<i>\$ 45.00</i>
<i>Water and Power Site</i>	<i>\$ 42.00</i>
<i>Power Site</i>	<i>\$ 40.00</i>
<i>Unserviced Site</i>	<i>\$ 35.00</i>

*AND THAT Council receives for information administrative policy changes regarding deposits and cancellation fees that will come into effect for the 2026 camping season.*

CARRIED

**CORRESPONDENCE AND INFORMATION ITEMS**

Moved by Councillor Shishido, seconded by Councillor Davyduke  
*THAT Council receives and files the correspondence and information item titled:*

- 2025 CEPF: Volunteer and Composite Fire Departments Equipment and Training – Enderby & District Fire Department SCBA dated October 23, 2025.

CARRIED

**PUBLIC QUESTION PERIOD**

Jackie Pearase of Enderby Rivertalk asked to clarify the time and date of Splatsin's Indigenous Veterans Day Ceremony.

Mayor Galbraith responded that the Ceremony is scheduled for 10 am on November 10<sup>th</sup> at Splatsin Community Centre.

Ms. Pearase asked if she could attend when Council takes the group photo for this years Christmas Cards.

**CLOSED MEETING RESOLUTION**

Moved by Councillor Schreiner, seconded by Councillor Davyduke

*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) (k) and (g) of the Community Charter.*

CARRIED

**ADJOURNMENT**

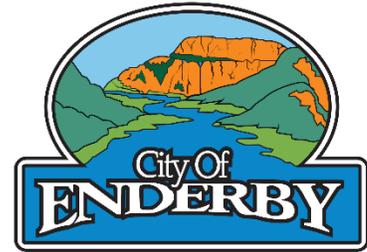
Moved by Councillor Baird, seconded by Councillor Davyduke  
*THAT the regular meeting of November 3, 2025 adjourn at 6:21 p.m.*

CARRIED

\_\_\_\_\_  
MAYOR

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

# Staff Report



Date: November 10, 2025  
To: Chief Administrative Officer  
From: Kurt Inglis, Manager of Planning, Community Safety and Bylaw Compliance  
Subject: Development Variance Permit Application – 0086-25-DVP-END (Pigeon & Brosseau)

---

## RECOMMENDATION

THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as STRATA LOT 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT STRATA PLAN KAS2006 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, and located at 5-201 Kildonan Avenue, Enderby BC, to permit a variance to Section 604.10.b.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback for a single-family dwelling from 6 m (19.68 feet) to 4.58 m (15.03 feet).

## DISCUSSION

### Background

This report relates to a Development Variance Permit application for the property located at 5-201 Kildonan Avenue, Enderby. The applicant is proposing to enclose a cement patio area on the south side of a dwelling located in an adult retirement housing complex, as shown on the attached Schedule 'A'. As part of the proposed development, the applicant is seeking to vary Section 604.10.b.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback for a single-family dwelling from 6 m (19.68 feet) to 4.58 m (15.03 feet).

### Property Information

<b>Applicant/Owner Name</b>	Wendy Pigeon Susan Brosseau
<b>Civic Address</b>	5-201 Kildonan Avenue, Enderby
<b>Legal Description</b>	STRATA LOT 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT STRATA PLAN KAS2006 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

<b>P.I.D. #</b>	024-036-773
<b>Property Size</b>	329 square meters (3,541 square feet)
<b>Zoning Designation</b>	Residential Multi-Family Medium Intensity (R.3)
<b>Official Community Plan Designation</b>	Residential Medium Density

### Site Context

The 329 m<sup>2</sup> (3,541 square foot) strata lot is located in an adult retirement housing complex on the north side of Kildonan Avenue. A single-family dwelling, built in 1998, is located in the central portion of the strata lot; the single-family dwelling is built with a party wall on the eastern lot line. Access to the property is gained via a paved driveway off of the internal strata road.

The subject property and all other properties located within the adult retirement complex, along with the neighbouring property to the west, are zoned Residential Multi-Family Medium Intensity and are designated in the Official Community Plan (OCP) as Residential Medium Density. The properties to the north and east are zoned Residential Single Family (R.1-A) and are designated in the OCP as Residential Low Density. The properties to the south (Riverside Park and Riverside RV Park and Campground) are zoned Assembly, Civic and Public Service (S.1) and are designated in the OCP as Institutional. The following map shows the zoning designation of the subject and surrounding properties:

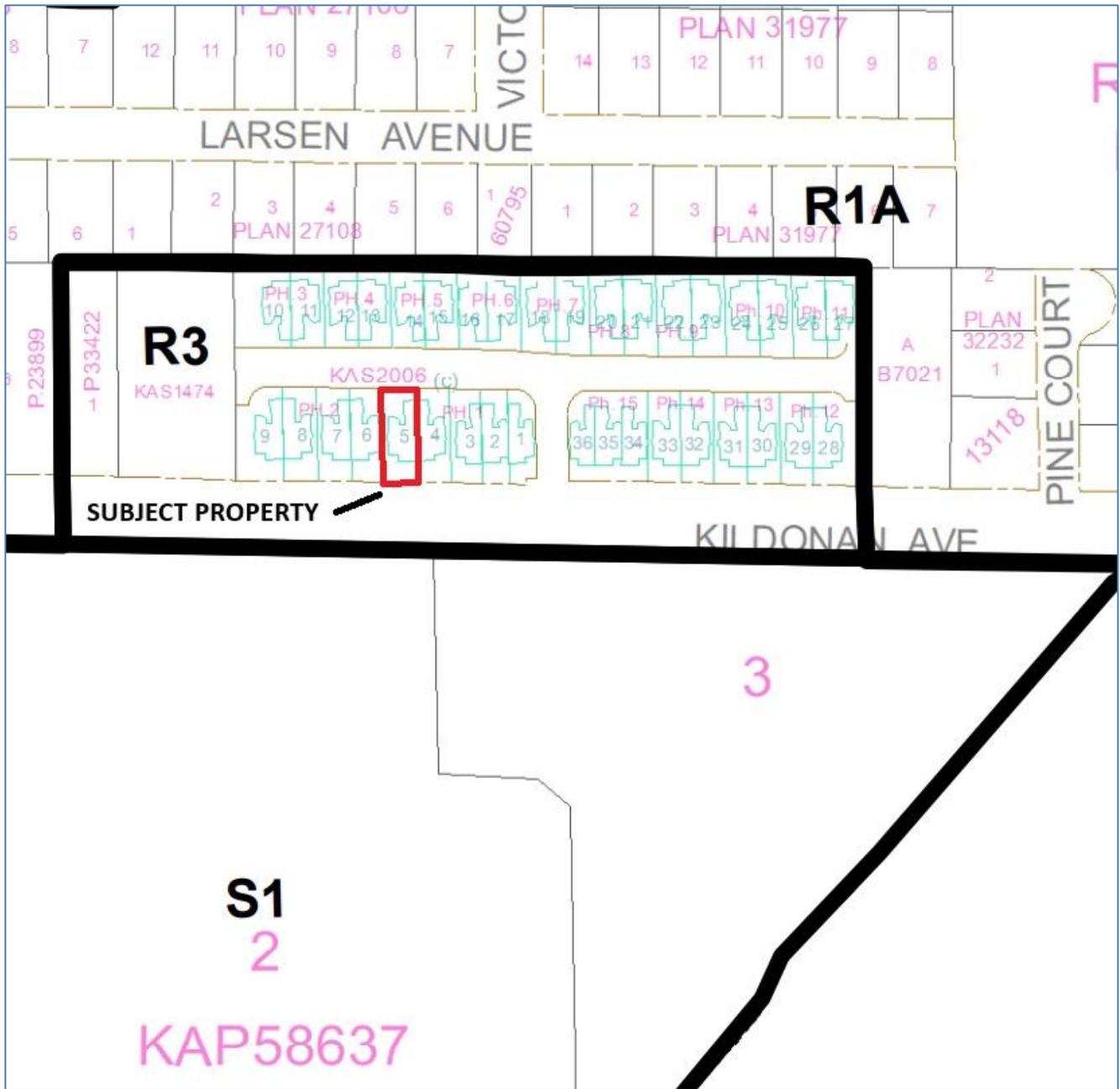


Figure 1 – Zoning Map

The following orthophoto of the subject and surrounding properties was taken in 2024:

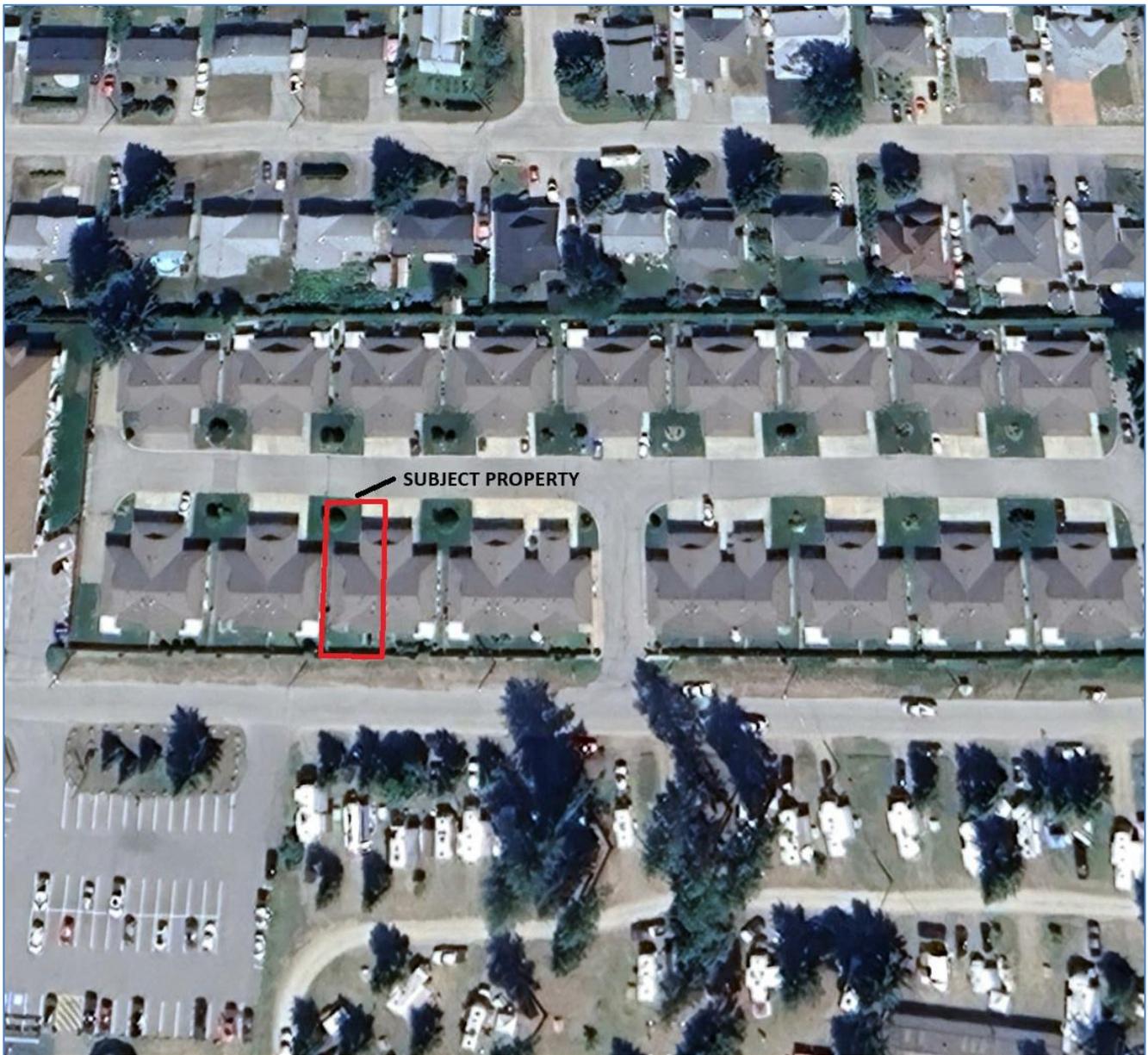


Figure 2 – Orthophoto

## Proposal

The applicant is proposing to enclose (roof and screen) an existing cement patio area located on the south side of the single-family dwelling. In order to accommodate the siting of the proposed construction, the applicant is seeking to vary 604.10.b.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback from 6 m (19.68 feet) to 4.58 m (15.03 feet), as shown on the attached Schedule 'A'.

## Zoning Bylaw

The subject property is zoned Residential Multi-Family Medium Intensity (R.3) and uses within this zone include:

- Accessory buildings
- Boarding, lodging or rooming houses
- Convalescent, nursing and personal care homes
- Single family dwellings
- Two family dwellings
- Three family dwellings
- Four family dwellings
- Row housing
- Apartment and multi-family buildings
- Adult Retirement housing
- Attached secondary suites
- Detached secondary suites
- Bed and breakfasts
- Civic and public service use
- The keeping of backyard hens
- The keeping of backyard bees

The proposal as compared to the Zoning Bylaw regulations for the R.3 zone is as follows (highlighted items require a variance):

CRITERIA	ZONING REQUIREMENT	PROPOSAL
Lot coverage (max.)	50%	> 50%
Front yard setback (min.)	6 m (19.68 feet)	4.58 m (15.03 feet)
Rear yard setback (min.)	6 m (19.68 feet)	> 6 m (19.68 feet)
Side yard setback (min.)	1.2 m (3.94 feet)	> 1.2 (3.94 feet)

### Official Community Plan

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

- Policy 2.2.b - To maintain and enhance the City of Enderby as a sustainable, diverse, vibrant, unique and attractive community.
- Policy 2.2.c - To maintain and enhance the social well-being, development, and the quality of life for all citizens of Enderby.
- Policy 2.2.f - To respect and preserve a process of open, flexible and participatory decision making in the ongoing planning and day-to-day decisions of the City.
- Policy 3.3.c - Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.

### Referral Comments

The subject application was referred for comment to the City of Enderby Public Works Manager, Building Inspector, and Fire Chief. No comments of concern were received.

### Planning Analysis

The City of Enderby Planner raises no concerns with respect to the applicant's request to vary Section 604.10.b.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback for a single-family dwelling from 6 m (19.68 feet) to 4.58 m (15.03 feet), and is recommending that Council support the variance request for the following reasons:

- The proposed construction has a footprint of only 11.607 m<sup>2</sup> (125 square feet). Existing fencing along the southern property boundary provides continuous screening from Kildonan Avenue. As a result, the encroachment will not be visible from the roadway, preserving the established streetscape character;

- The variance request represents a modest 1.42 m (23.7%) reduction to the required 6.0 m front yard setback; coupled with the relatively small footprint of the proposed construction, the variance is considered minor in scale and impact;
- Numerous other strata lots within the adult retirement complex have similar enclosed cement patios that extend into the front yard area. The proposed addition is comparable in size, location, and appearance to these existing structures and would not appear out of character with the established built form of the neighbourhood; and
- It is not anticipated that the proposed variance would negatively impact the use and enjoyment of the subject or surrounding properties.

Conclusion

This report relates to a Development Variance Permit application for the property located at 5-201 Kildonan Avenue, Enderby. The applicant is proposing to enclose a cement patio area on the south side of a dwelling located in an adult retirement housing complex, as shown on the attached Schedule 'A'. As part of the proposed development, the applicant is seeking to vary Section 604.10.b.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback for a single-family dwelling from 6 m (19.68 feet) to 4.58 m (15.03 feet).

The City of Enderby Planner recommends that Council support the variance request.

**ATTACHMENTS**

- Subject Property Map
- Schedule 'A' – Site Plan

---

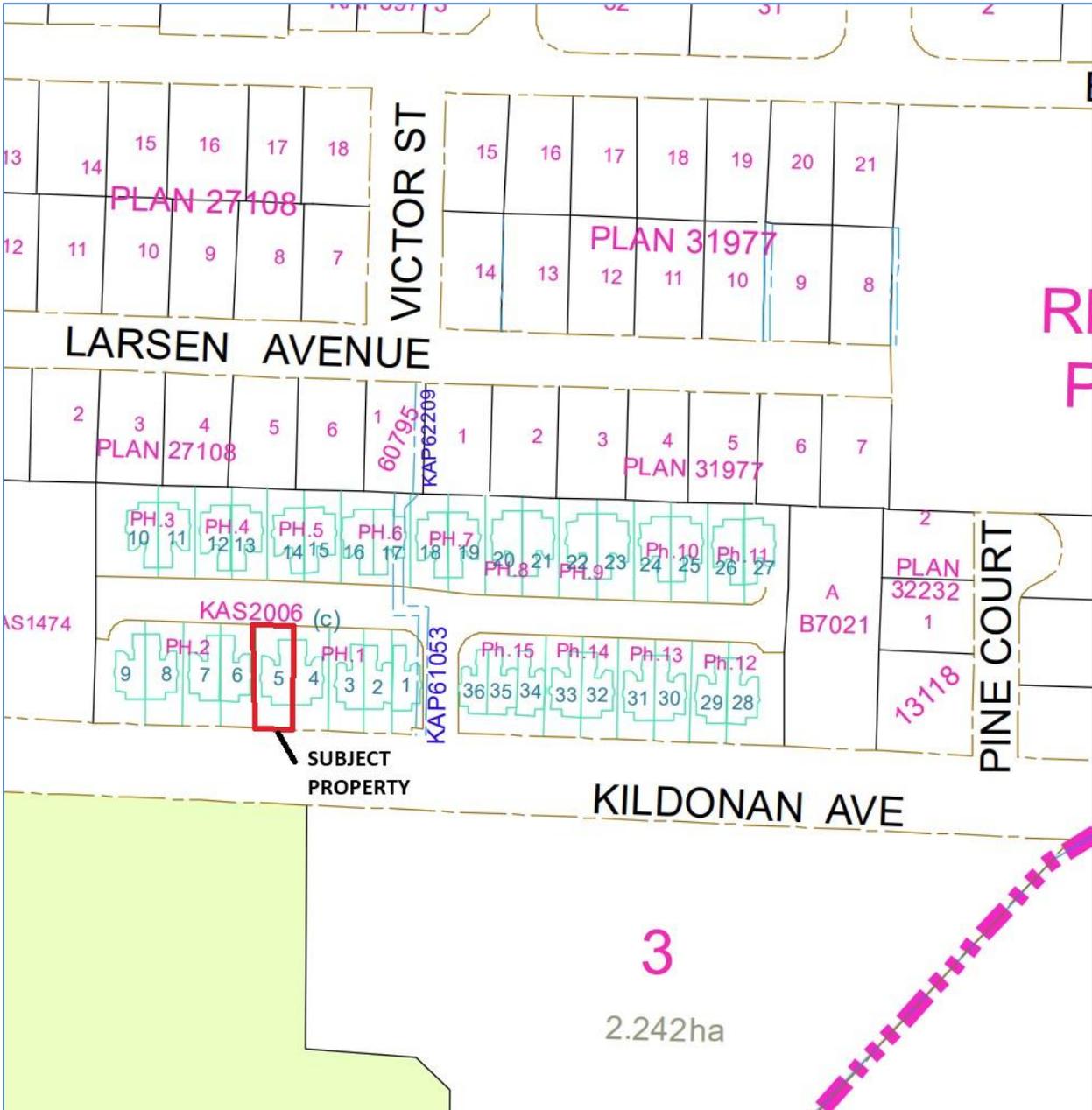
Approved for Inclusion by..... Tate Bengtson, Chief Administrative Officer  
 Agenda .....Council, Regular, November 17, 2025

**THE CORPORATION OF THE CITY OF ENDERBY**  
**DEVELOPMENT VARIANCE PERMIT APPLICATION**  
**SUBJECT PROPERTY MAP**

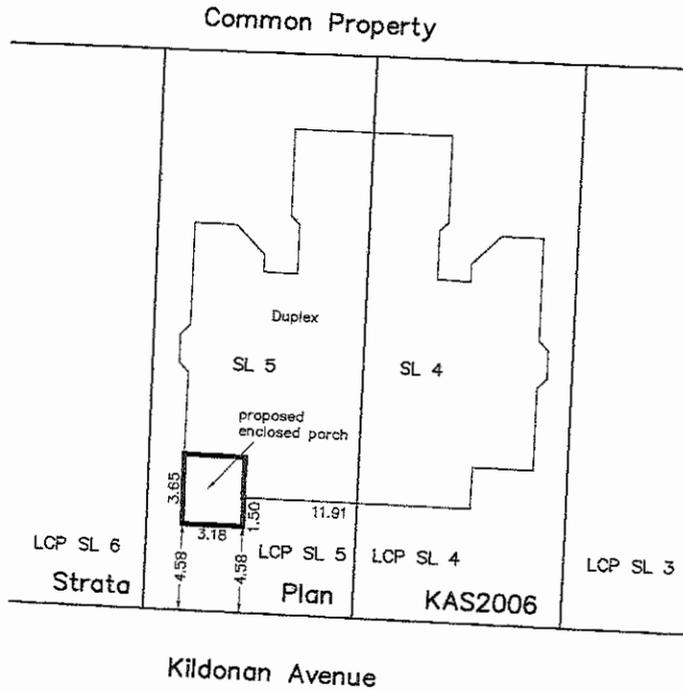
**File:** 0086-25-DVP-END

**Applicant/Owner:** Wendy Pigeon & Susan Brosseau

**Location:** #5 – 201 Kildonan Avenue



# Schedule 'A'



Proposed addition on the LCP of SL 5,  
DL 150, KDYD, Strata Plan KAS2006.

Client: Brosseau  
Address: #5 - 201 Kildonan Avenue, Enderby

SCALE 1:250

5m 0m 5m 10m 15m

The intended plot size of this plan is 432mm in width by 280mm in height (ANSI B) when plotted at a scale of 1:250

TITLE IS SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES:  
Statutory Rights of Way - KL103297  
Covenants - KM8013

Distances are shown in metres and decimals thereof.

Parcel dimensions are derived from Plan KAS2006 and field survey.

This plan shows horizontal ground level distances except where otherwise noted.

Bearings and distances are derived from field survey observations and are referred to the central meridian of UTM zone 11N, NAD83 CSRS

This plan has been prepared based on Land Title and Survey Authority records and a field survey completed on September 26, 2025. Unregistered interests have not been included or considered.

The Certificate of Title PID 024-036-773 was searched on September 8, 2025.

September 26, 2025 - Survey Date

Jason R. Shortt accepts no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with and direct or indirect use or reliance upon the Plan beyond its intended use.

© Jason R. Shortt, BCLS, 2025. All rights reserved. No person may copy, reproduce, republish, transmit or alter this document, in whole or part, without the express written consent of Jason R. Shortt.

**russell shortt**  
land SURVEYORS

2801-32nd Street, Vernon, B.C. V1T 5L8  
Phone: (250)545-0511 Email: jasons@rshortt.ca

FILE: 31160

F.B. 1362 p150

**CITY OF ENDERBY**

**ZONING AMENDMENT APPLICATION**

**File No.: 0007-24-RZ-END**

**October 9, 2025**

---

**APPLICANT:** Brandon Mazur

**OWNER:** Sleepy Hollow Land Ltd. Inc. No. BC1042925

**LEGAL DESCRIPTION:** That Part of the SE1/4 of Sec 27, Lying East of the West Boundary of the City of Enderby as shown on Plan B1956, Twp 18, R9, W6M, KDYD, Except Plan KAP55286, EPP63512, and EPP65553

**P.I.D.#:** 013-807-439

**CIVIC ADDRESS:** 1450 Johnston Avenue

**PROPERTY SIZE:** 8.56 ha

**ZONING:** Residential Single Family (R.1) and Country Residential (C.R)

**O.C.P. DESIGNATION:** Knoll Core Comprehensive Development Area

**PROPOSAL:** Rezone the subject property from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1-A) zone to potentially allow an 84 lot subdivision.

**RECOMMENDATION:**

THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025, which proposes to change the zoning of the property legally described as That Part of the SE1/4 of Sec 27, Lying East of the West Boundary of the City of Enderby as shown on Plan B1956, Twp 18, R9, W6M, KDYD, Except Plan KAP55286, EPP63512, and EPP65553 and located at 1450 Johnston Avenue from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1-A) zone, be given Three Readings and Adoption;

AND THAT, should Council give Three Readings and Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025, such Adoption shall come into force and effect upon:

1. The Ministry of Transportation and Transit endorsing Bylaw No. 1807, 2025.
2. The applicant registering on the title of the property a covenant that prohibits fee-simple or strata subdivision of the property until such time as the following requirements have been met:
  - a. Parkland is dedicated on the property in keeping with the policies, objectives, and maps of the City of Enderby Official Community Plan.

- b. A storm water management plan has been accepted by the City of Enderby that is consistent with City of Enderby Subdivision and Servicing Bylaw.
- c. The recommendations of the accepted storm water management plan are addressed as a condition of subdividing the property.
- d. The City of Enderby confirms that its community water system is able to service the property.

## **BACKGROUND:**

### Application History and Title Documents

Statutory Right of Way No. KJ61852 was registered on the title of the property in 1995 to protect a water works system which transects the middle of the property in a west to east direction.

In 2005, a previous owner of the property applied to change the zoning of the property from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1) and Residential Multiple Family (R.3) zones. Council gave First Reading to the associated OCP and Zoning Amendment Bylaws and resolved that Second Reading of the Bylaws be withheld until the applicant identified a proposed park and trail system and held a public information meeting. Council resolved that Final Adoption of the Bylaws be withheld until servicing issues (water, sewer and highways) were addressed to the satisfaction of the City. The application was closed as the above noted conditions were not met.

In 2016, a previous owner of the property applied for a subdivision of the property to create 11 new R.1 zoned lots and a Remainder Lot. The subdivision was completed in 2017. The following documents were registered on the title of the property as a condition of the subdivision:

- Covenant No. CA5585720 states that parkland dedication totalling an area of 0.53 ha on the south side of the property is to be provided in accordance with Section 510 of the *Local Government Act* by the way of trails and pathways on the property prior to the earlier of further subdivision or development of the property or December 31, 2020.
- Covenant No. CA5585722 establishes a road reserve across the west side of the property and requires that the road be dedicated at the sole discretion of the City.
- Statutory Right of Way No. CA5585724 and Covenant No. CA5585725 establish a temporary turn around area at the end of Ridgewood Drive for use as part of the public road.

In December 2024, the current owner of the property applied for a subdivision of the property to create six new R.1 zoned lots and a Remainder Lot. The subdivision application is on going. This subdivision is already zoned for development and is not affected by the subject application.

### Site Context

The 8.56 ha subject property is located at the southerly terminus of Ridgewood Drive and south of the westerly terminus of Johnston Drive. The property is mostly treed, slopes up from east to west and is vacant.

The Official Community Plan designates the land use of the subject property as being within the Knoll Core Comprehensive Development Area. Schedule "C" (Parks and Transportation Map) of the OCP indicates a future road through the middle of the property in a north to south direction, a multi-use pathway along this new road and natural open space along the southern boundary of the property. The attached maps show the location, zoning and OCP designation of the subject and surrounding properties. The attached orthophoto was taken in 2022.

## The Proposal

The applicant is proposing to rezone the subject property from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1-A) zone. The applicant is contemplating that the property be subdivided into 84 lots. The applicant has indicated that single family dwellings are proposed to be developed on each lot and that some of the dwellings may include suites. The applicant has indicated that the lots would potentially be subdivided in 12 or more phases. Under any residential zone except C.R, each lot could potentially contain up to four dwelling units.

### **ZONING BYLAW:**

The subject property is zoned Residential Single Family (R.1) and Country Residential (C.R). The uses permitted in the R.1 zone include accessory buildings and structures, bed and breakfasts, civic and public service uses, single family dwellings, two family dwellings, three family dwellings, four family dwellings, restricted agricultural use, keeping of backyard bees and hens, secondary suites, detached suites.

The uses permitted in the C.R zone include accessory buildings and structures, accessory employee residential use, accessory produce and fruit sales, boarding lodging or rooming houses, convalescent nursing and personal care homes, bed and breakfasts, kennels, intensive and limited agricultural use, mobile homes, civic and public service uses, single family dwellings, two family dwellings, three family dwellings, four family dwellings, secondary suites and detached suites.

The applicant is proposing to rezone the property to the Residential Single Family (R.1-A) zone. The uses permitted in the R.1-A zone include accessory buildings and structures, bed and breakfasts, civic and public service uses, keeping of backyard bees and hens, single family dwellings, two family dwellings, three family dwellings, four family dwellings, restricted agricultural use, secondary suites, detached suites.

### Dwellings per Lot

The R.1, R.1-A and C.R zones permit the following number of dwellings per lot:

- No more than two dwelling units are permitted on a parcel with an area of 4,050 m<sup>2</sup> or more;
- No more than three dwelling units are permitted per parcel with an area of less than 280 m<sup>2</sup>;
- No more than four dwelling units are permitted per parcel with an area between 280 m<sup>2</sup> and 4,049 m<sup>2</sup>.

### Buildings per Lot

The R.1 and R.1-A zones permit the following number of buildings per lot:

- One single family dwelling or mobile home; or one single family dwelling or mobile home, and one (1) detached secondary suite; or one two family dwelling; or one three family dwelling; or one four family dwelling; and
- Two accessory residential buildings per single family dwelling or two family dwelling; or three accessory residential buildings per three family dwelling; or four accessory residential buildings per four family dwelling.

The C.R zone permits the following number of buildings per lot:

- One single family dwelling or mobile home; or one single family dwelling or mobile home, and one (1) detached secondary suite; or one two family dwelling; or one three family dwelling; or one four family dwelling; and
- One accessory employee residential building; and
- One accessory produce and fruit sales.

### Lot Area

Lots subdivided in the R.1 zone must have a minimum area of 560 m<sup>2</sup> or 350 m<sup>2</sup> for each half of a two family dwelling subdivided along a party wall.

Lots subdivided in the R.1-A zone must have a minimum area of 450 m<sup>2</sup> or 350 m<sup>2</sup> for each half of a two family dwelling subdivided along a party wall.

Lots subdivided in the C.R zone must have a minimum area of 2 ha.

### Lot Frontage

Lots subdivided in the R.1 zone must have road frontage of not less than 18 m, or 11 m for each half of a two family dwelling.

Lots subdivided in the R.1-A zone must have road frontage of not less than 15 m, or 11 m for each half of a two family dwelling.

Lots subdivided in the C.R zone must have road frontage of not less than one tenth the perimeter of the parcel.

### Building Height

The Zoning Bylaw limits the height of residential dwellings in the R.1 and R.1-A zones to the lesser of 9 m or two stories, except where the average natural slope of the lot exceeds 5%, in which case the height of residential dwellings located on the downhill side of a road shall not exceed 7 m above the centreline of a road immediately adjacent to the centre of the front of the residence and residential dwellings located on the uphill side of the road shall not exceed 7 m above the mid-point of the rear property line on which the residence is located.

The Zoning Bylaw limits the height of buildings in the C.R zone to 10 m for residential use and 4.5 m for detached secondary suites.

### Building Setbacks

The Zoning Bylaw requires that dwellings in the R.1 and R.1-A zones be located a minimum of 5 m from exterior side lot lines, 6 m from front lot lines and 6 m from rear lot lines. The front and rear lot lines may be reduced to 4.5 m where a lot exceeds 20% average natural slope. Dwellings must be setback 1.2 m from interior side lot lines except that a two family dwelling is allowed to straddle a property line provided the property line coincides with the party wall and provided that all other requirements of the Bylaw are met.

The Zoning Bylaw requires that dwellings in the C.R zone be located a minimum of 12 m from front and exterior side lot lines, 3 m from side lot lines and 8 m from rear lot lines except that four family dwellings must be located 4 m from side lot lines and detached secondary suites may be located 3 m to rear lot lines.

## Parking Requirements

Parking spaces must have a clear length of not less than 6 m and a clear width of not less than 2.8 m. Parking spaces may be configured in tandem for single family and two family dwellings.

Single family dwellings must be provided with two parking spaces plus one parking space for a secondary suite or secondary detached suite and two family dwellings must be provided with two parking spaces per dwelling.

Multi-family under 45 units per acre must be provided with two parking spaces per dwelling unit and multi-family over 45 units per acre must be provided with one and a half parking spaces per dwelling unit.

## **OFFICIAL COMMUNITY PLAN:**

The Official Community Plan designates the land use of the subject property as being within the Knoll Core Comprehensive Development Area. Schedule "C" (Parks and Transportation Map) of the OCP indicates a future road as being located through the middle of the property in a north to south direction, a multi-use pathway along this new road and natural open space along the southern boundary of the property. The following OCP policies are applicable to the application:

## **Knoll Comprehensive Development Policies**

### General

- Provide flexibility to development proponents to bring forward creative ideas and designs to achieve the defined objectives. Phased Development Agreements and Multi-family Zoning will be utilized to provide both certainty and flexibility for the developer and the community.

### Hazard Mitigation and Siting

- Avoid developing hillsides of greater than 30% slope unless the lands are certified as safe for the intended use by a Professional Engineer or Professional Geoscientist who is registered or licensed under the Engineers and Geoscientists Act of British Columbia with specific expertise in geotechnical engineering.
- Establish covenants to control the locations of residences to ensure that they can be integrated into future, denser development schemes and do not hinder infill potential.

### Residential

- Residential development within the Knoll Comprehensive Planning Area designated on Schedule "B" may be permitted at gross densities ranging from 12 to 80 dwelling units per ha.
- Housing for the community's seniors within this designation, to a maximum of 15% of the total allowable dwelling units, will be permitted without being included in the density calculation.
- Pursuant to Section 904 of the Local Government Act, Council may approve a bonus density for residential development within the Knoll Comprehensive Development Area where an application for amendment to the Zoning Bylaw or a Phased Development Agreement proposes the following community or site amenities in a manner acceptable to Council:
  - Dedication of park land over and above the 5% required pursuant to Section 941 of the Local Government Act.
  - Provision of 'Greenways' where their location generally conforms with the Knoll Conceptual Plan.
  - Provision of usable public open space, such as civic squares, plazas, and commons.

- Long-term security and management of significant areas of mature, natural vegetation, wildlife movement corridors, and/or areas of wildlife habitat where such areas have been identified by a qualified environmental professional.
- The provision of buffer zones adjacent to major roads identified on Schedule “C”.
- The provision of agricultural tree farms to supply biomass fuel to district energy system(s).
- The Knoll should be developed with a diversity of housing types, both owner-occupied and rental, to accommodate a variety of income levels and housing needs including housing that is affordable, attainable, is family oriented, suitable for young couples, singles, ‘empty nesters’, accessible to people with disabilities or other special needs, and housing that allows for seniors to ‘age in place’.
- To encourage development proponents to dedicate a minimum of 1% of the gross area of each parcel subject to a rezoning application or Phased Development Agreement to affordable, attainable, or special needs housing, the following may be considered by Council:
  - For rezoning applications, density bonussing pursuant to Section 904 of the Local Government Act.
  - For Phased Development Agreements, alternate development standards, density bonussing, or other negotiated incentives.
  - Residential development types may include: single family and single family with a suite; two family; three family; four family; row housing; multi-family (3 or more dwelling units per lot); affordable housing; attainable housing; special needs housing including assisted living, supportive housing, transitional housing, and residential care homes.

### Commercial & Mixed-Use

- Mixed use development is supported within the Knoll Comprehensive Development Area.
- Commercial development considered appropriate for the Knoll area would include personal and professional services which would primarily serve the needs of nearby residents and persons working within and near the Knoll neighbourhood such as a convenience store or coffee shop and hairdresser or barber shop.
- Subject to the approval of Council, neighbourhood commercial or mixed-use development proposed for the Knoll Comprehensive Development Area may be implemented through zoning which is consistent with, and aims to achieve, the objectives of the Knoll Comprehensive Development Area.

### Transportation

- Multi-use pathways should be integrated with the City of Enderby trail network to provide linkages and connectivity to parks, mixed use nodes, and residential areas within the Knoll as well as to transportation networks throughout the community.
- The Knoll neighbourhood should include a variety of transportation modes and routes to provide alternative options to single occupant vehicle dependency, to ensure ready access to public transit or active transportation (human powered), to reduce greenhouse gas emissions, to reduce the lifecycle cost of developing and maintaining roads, and to promote safe, healthy, non-motorized transportation methods.
- Ensure that transit stops, when provided, are convenient, safe, and sheltered, and that access to and from transit stops is along safe and convenient sidewalks, or off-street walkways.

### Urban Design

- Buildings and structures should be designed in harmony with the environment and positive design and landscaping qualities of nearby development.

- Developments should include site appropriate landscaping and buffers aimed at protecting neighbouring properties from negative visual or privacy impacts and providing opportunities for on-site storm water infiltration.
- Protect or provide mature trees along transportation corridors.
- Application of the principles of Crime Prevention Through Environmental Design (CPTED) is encouraged for site and building design, lighting, landscaping and other elements. In particular, consideration should be given to:
  - Adequate lighting of all parking and pedestrian areas;
  - Primary and secondary building entries should be clearly identifiable and well lit;
  - Exteriors of buildings should be adequately lit and have no hidden or obscured alcoves, bays, or other areas that could provide hiding places.
  - Landscaping and loading areas should not create hiding places;
  - There should be clear visibility from within residences, offices, shops and other buildings to parking areas, pedestrian routes, and the street to increase safety through casual surveillance; and
  - Traffic calming measures where appropriate.

### Sustainability

- Development should optimize energy and water efficiency, utilize green building design techniques, and maximize public security and safety.
- Where feasible, to utilize on-site or community renewable energy generation systems to supply electrical, heating, and cooling needs to buildings and other structures. Renewable and alternative energy sources include, but are not limited to: geothermal energy (heat loops and wells), wind (turbines), low-impact hydropower, passive solar heating (collectors, photovoltaic panels); fuel cells; heat energy extracted from air (heat pumps), biomass, bio-gas and wastewater effluent.
- To minimize water consumption and to help maintain capacity in the City's storm sewer system, a storm water management plan addressing pre- and post- development flows should ensure that there is full storm water retention and controlled release. Insofar as possible, storm water management systems should avoid utilizing piped solutions and should minimize the amount of impervious surfaces while maximizing the potential to capture, infiltrate, and filter rain water on site through the implementation of bio swales, detention ponds, rain gardens or any other relevant site design or landscaping measure. The use of rain water for irrigation and toilet flushing wherever possible is encouraged.
- Maximize the use of permeable pavers, or open-grid paving, on both public and private lands such as on private access driveways, low traffic streets and lanes, public plazas, patios, courtyards, school yards, parking areas, and pathways.

### Natural Open Space & Parks

- An owner of land being subdivided is encouraged to provide greater than 5% of the land being subdivided as open space, which may include, but is not limited to sensitive ecosystems and habitat features for environmental protection purposes, parkland, greenway trails, etc.
- Parks within the Knoll neighbourhood may include areas for environmental conservation, active recreation, and passive leisure activities.

### Community Gardens

- Community gardens are encouraged within the landscaped area of private land or as part of public park land.

## **Parks and Recreation Policies**

- The Parks, Open Space and Multi-use Pathway Network is identified on Schedule “C”.
- Existing and Future Parks are designated on the Land Use Designation Map (Schedule “B”).

## **Environmental and Hazardous Conditions Policies**

- Council will utilize the development approval process, including Phased Development Agreements, to ensure sustainable development objectives are met as set out in Section 11 - Knoll Comprehensive Development Area.

## **Transportation Network Policies**

- The designations for the Major Roads Network as shown on Schedule "C" is policy of Council.
- Linear Parks and Trails (Greenways, Walkways and Bicycleways) shown on as part of the Parks, Open Space and Trail Plan on Schedule "C" may be required to be provided subject to the conditions set out in Section 16.3 of this Bylaw and shall have a minimum Right-of-Way of 3 metres, and may require a minimum paved surface.

## **SUBDIVISION SERVICING AND DEVELOPMENT BYLAW:**

An owner who applies to subdivide land must provide to the City such information as may be required under the provisions of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278. Where development of land does not involve subdivision, the proponent must, concurrent with making a Building Permit application, provide to the City the information required under the Subdivision Servicing and Development Bylaw. Water, sewer and drainage collection systems required under Bylaw No. 1278 must be connected at the expense of the owner to the City's water, sewer, and drainage systems.

If the City's Engineer determines that pre-existing works and services are insufficient to service the development, the property owner must alter, at their expense, the pre-existing works and services to comply with the standards prescribed in Bylaw No. 1278.

## **LOCAL GOVERNMENT ACT – SECTION 510:**

Section 510 of the *Local Government Act* requires that an owner of land being subdivided must provide, without compensation, park land of an amount and in a location acceptable to the local government, or pay to the municipality an amount that equals the market value of the land that may be required for park land purposes under this section. The amount of land that may be required under this section or used for establishing the amount that may be paid under this section must not exceed 5% of the land being proposed for subdivision.

## **REFERRAL COMMENTS:**

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

The Public Works Manager provided the following comments:

### Drinking Water Availability

The capacity for significant new development to be added to the community water system is not available for that portion of the subject parcel based on its development potential after rezoning. Until the City of Enderby Water Treatment Plant upgrades occur, the City of Enderby is not able to provide confirmation that water will be supplied by the community water system. Unless the applicant is prepared to provide an on-site water system that meets the requirements of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 and the City of Enderby Building Bylaw No. 1582, 2015, any contemplated rezoning should take measures to restrict the subdivision or development of the subject parcel until such time as the City of Enderby confirms that drinking water will be supplied by the community water system.

For clarity, the City of Enderby's analysis of water availability has accounted for in-stream subdivision applications, which includes a proposed six-lot subdivision of that portion of the subject parcel that does not require rezoning.

### Servicing Plan

The manner in which the subject parcel develops is critical to community growth. At the time of subdivision, the owner must provide an acceptable servicing plan confirming how highways, water, sanitary sewer, storm sewer, and other utilities will be designed and constructed to service the subject parcel and lands beyond.

The Ministry of Transportation and Transit advised that Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

No other comments were received in response to the referral.

### **PLANNING ANALYSIS:**

The subject application proposes to rezone the property located at 1450 Johnston Avenue from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1-A) zone. The applicant proposes to rezone the property so that it could potentially be subdivided into 84 lots.

The Planning Department recommends that the application be supported in principle based on consideration of the policies of the OCP and other considerations as outlined below:

- The property is designated for future development within the OCP as it is designated as being within the Knoll Comprehensive Development Area. The property is also noted within the Regional Growth Strategy as being within a Growth Area.
- The proposed development has the potential to facilitate the creation of multi-use trails and natural park space as outlined in the OCP.
- The proposed zoning has the potential to allow a housing mix as single, two, three and four dwelling units would be permitted on each proposed lot.
- The proposal has the potential to foster additional housing including rental housing within the community which is identified as a key need in the City's Housing Needs Report.
- The proposed development would be contiguous to existing residential development and infrastructure such as roads, water, and sewer.
- The proposed development fits the character of the surrounding neighbourhood and is located in an area that is within walking distance to schools and commercial and institutional uses.

Given the above, staff recommend that the Zoning Amendment Bylaw associated with the application be given Third Readings and Adoption, with such Adoption to come into force and effect upon:

1. The Ministry of Transportation and Transit endorsing Bylaw No. 1807, 2025.
2. The applicant registering on the title of the property a covenant that prohibits fee-simple or strata subdivision of the property until such time as the following requirements have been met:
  - a. Parkland is dedicated on the property in keeping with the policies, objectives, and maps of the City of Enderby Official Community Plan.
  - b. A storm water management plan has been accepted by the City of Enderby that is consistent with City of Enderby Subdivision and Servicing Bylaw.
  - c. The recommendations of the accepted storm water management plan are addressed as a condition of subdividing the property.
  - d. The City of Enderby confirms that its community water system is able to service the property.

### Public Hearing

Bill 44 brought changes to the *Local Government Act* which states that:

- a local government is prohibited from holding a Public Hearing on a zoning amendment bylaw which is consistent with the official community plan and the sole purpose of the bylaw is to permit a development that is at least part residential; and
- if a local government is prohibited from holding a Public Hearing, it must provide notice of the proposed date of the First Reading of the applicable zoning amendment bylaw.

In keeping with the above and as the subject bylaw is consistent with the policies and land use designation of the Official Community Plan, a notice has been posted in accordance with the new provisions of Section 467 of the *Local Government Act* to advise the public that Council will consider giving First Reading to the subject Zoning Amendment Bylaw at a future meeting.

### **SUMMARY:**

The subject application proposes to rezone the property located at 1450 Johnston Avenue from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1-A) zone. The applicant proposes to rezone the property so that it could potentially be subdivided into 84 lots.

The Planning Department recommends that the application be supported as it complies with the land use designation and policies of the Official Community Plan (OCP). Staff recommend that the Zoning Amendment Bylaw associated with the proposed rezoning be given Three Readings and Adoption, with such Adoption to come into force and effect upon the Ministry of Transportation and Transit endorsing Bylaw No. 1807, 2025, the applicant registering on the title of the property a covenant that prohibits fee-simple or strata subdivision of the property until such time as matters related to parkland and storm water management have been met, and the City of Enderby confirms that its community water system is able to service the property.

A Public Hearing must not be held in accordance with the *Local Government Act*; however, notice has been posted in accordance with the new provisions of Section 467 of the *Local Government Act* to advise the public that Council will consider giving First Reading to the subject Zoning Amendment Bylaw at this meeting.

---

**Prepared by:**



---

Jennifer Miles, RPP, MCIP  
Planner II



---

Greg Routley  
Planning Manager

**Reviewed by:**



---

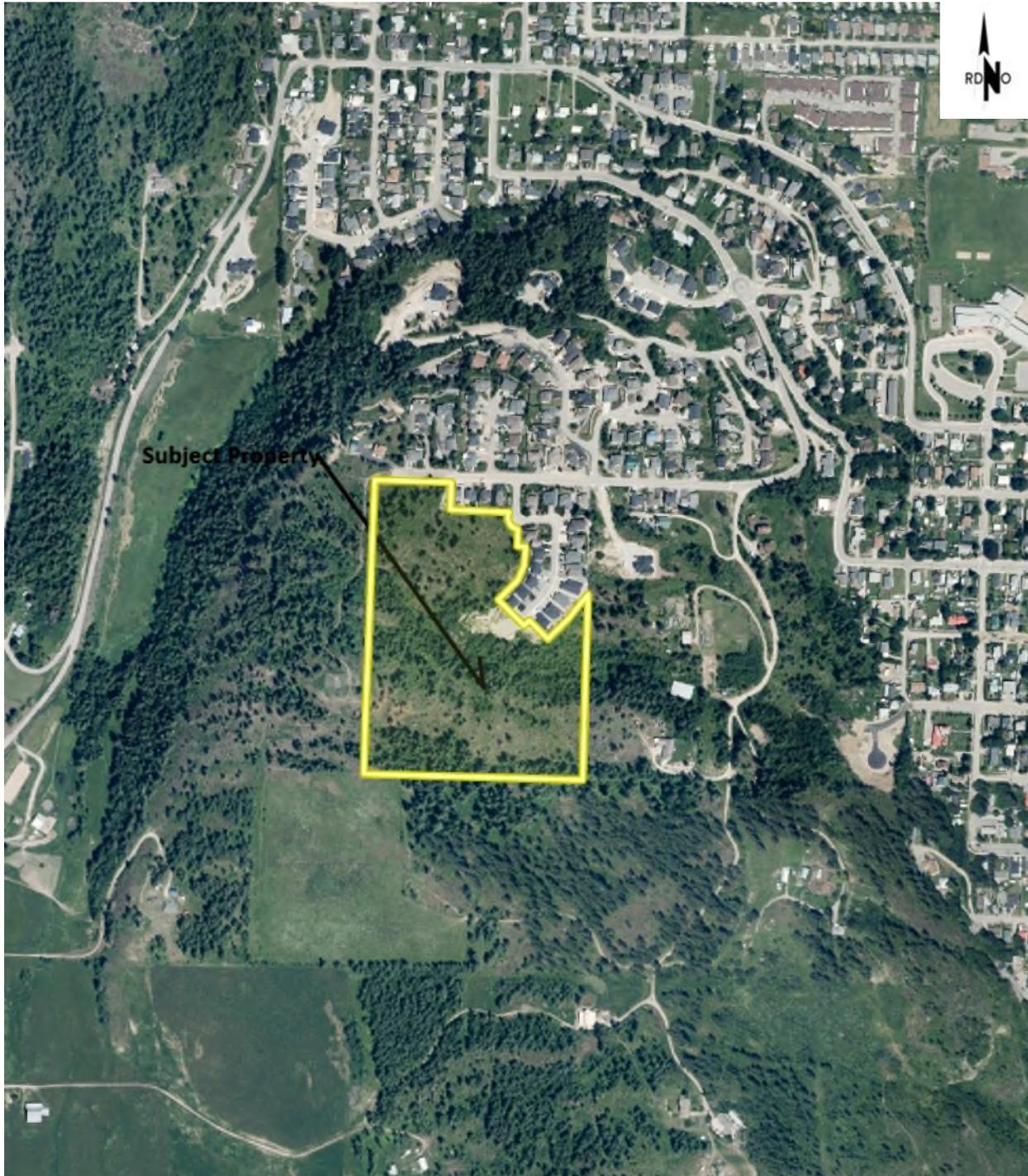
Tate Bengtson  
Chief Administrative Officer



# SUBJECT PROPERTY MAP ZONING AMENDMENT ORTHOPHOTO

File: 0007-24-RZ-END  
Location: 1450 Johnston Avenue

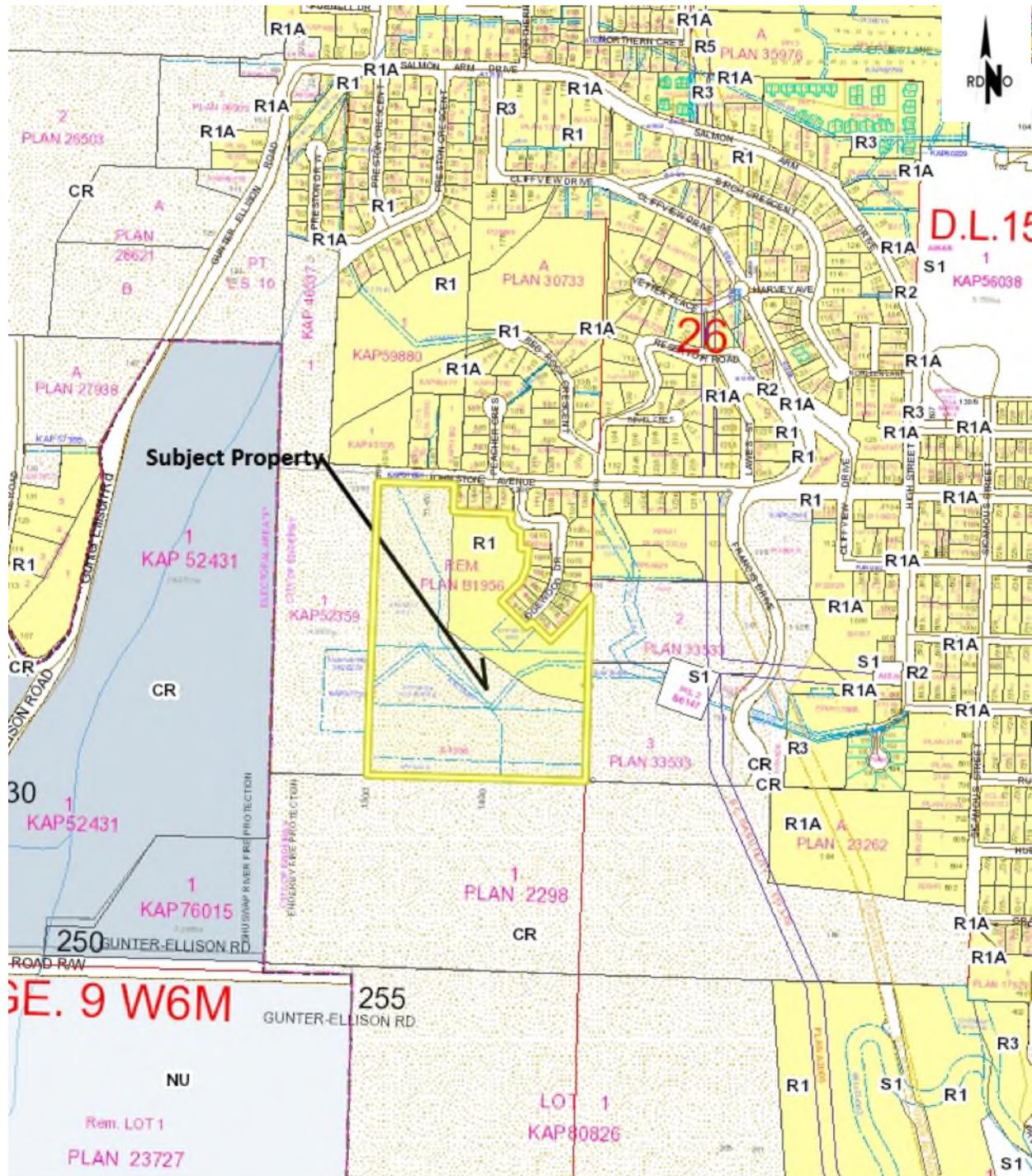
---





# SUBJECT PROPERTY MAP ZONING AMENDMENT ZONING

File: 0007-24-RZ-END  
Location: 1450 Johnston Avenue





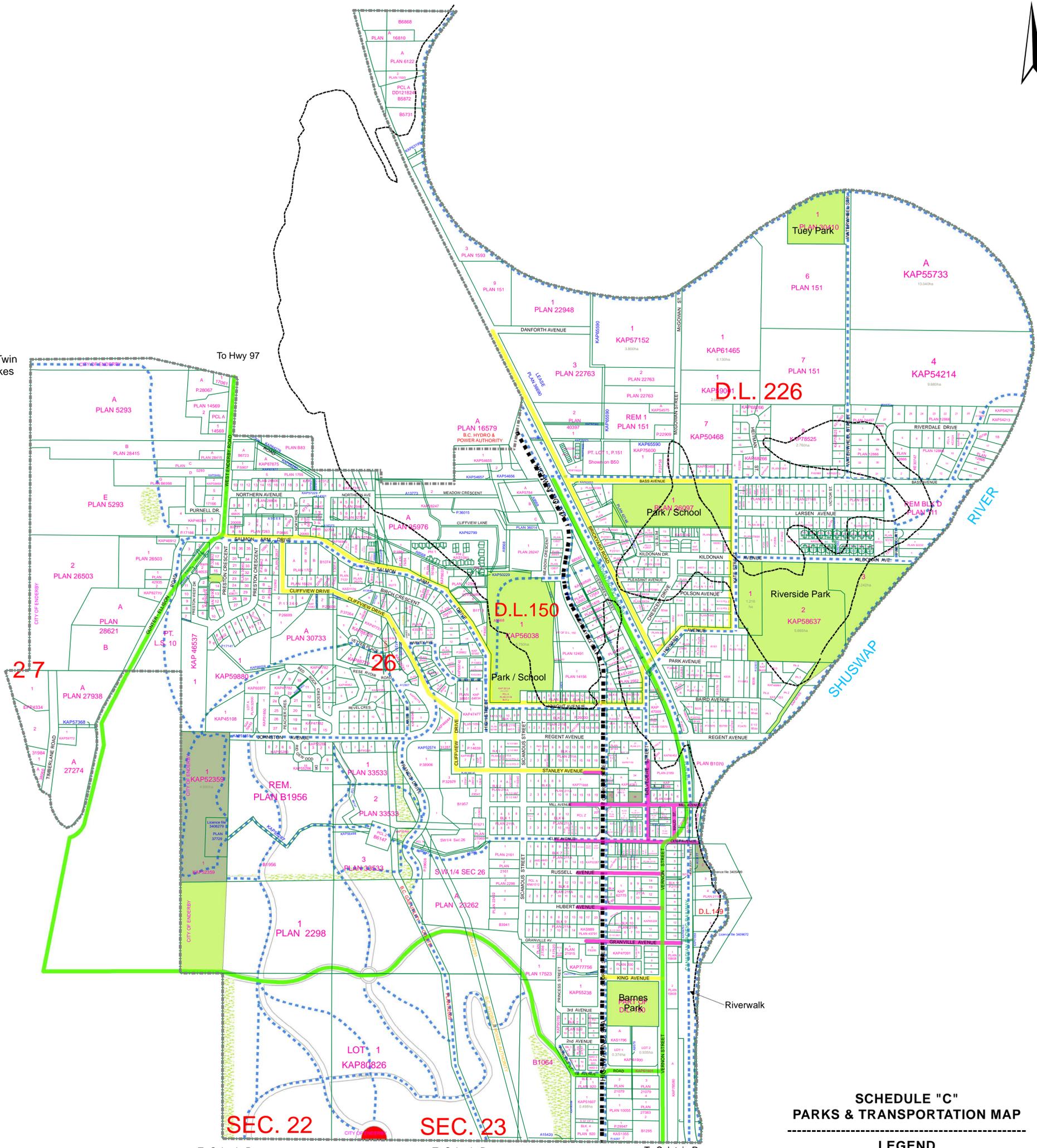
To Twin Lakes

To Hwy 97

To Splatlin Reserve

To Splatlin Reserve

To Splatlin Reserve



**SCHEDULE "C"  
PARKS & TRANSPORTATION MAP**

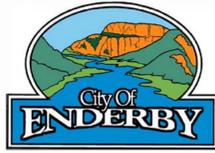
**LEGEND**

- PLAN BOUNDARY
- PARKS, OPEN SPACE & TRAILS**
  - Active Parks
  - Passive Parks
  - Natural Open Space
  - Multi-use Pathway
- ROAD NETWORK**
  - Municipal Major Collector
  - Municipal Minor Collector
  - Municipal Commercial
- HIGHWAY 97**
- 200 Year Flood Plain**
- CIVIC PLAZA**

SCHEDULE 'C' TO ACCOMPANY THE 'CITY OF ENDERBY' OFFICIAL COMMUNITY PLAN BYLAW NO. 1549, 2014.

I hereby certify that this Schedule forms part of the 'City of Enderby Official Community Plan Bylaw No. 1549, 2014.'

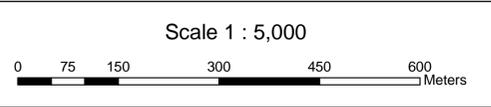
Administrator



**City of Enderby Official Community Plan Bylaw No. 1549, 2014**  
**SCHEDULE 'C' - PARKS & TRANSPORTATION MAP**

This document is a composite legal drawing. Several information sources have been used to create this drawing including the B.C. Land Titles Office, The Regional District, local Municipal Governments and a number of Provincial ministries. As such the Regional District of North Okanagan assumes no responsibility for the accuracy or completeness of this drawing. The original data sources should be contacted to verify information as needed.

Prepared by:  
**REGIONAL DISTRICT OF NORTH OKANAGAN  
DEVELOPMENT SERVICES**  
Revised: July 2016 Printed: July 2016





LEGEND	
<b>EXISTING</b>	
	HYDRO/TELEPHONE POLE
	HYDRO/TELEPHONE POLE CW DAVIT
	TELEPHONE POLE
	HYDRO POLE CW TRANS
	POST TOP STREET LIGHT
	GULLY
	SANITARY MANHOLE
	STORM MANHOLE
	CATCHBASIN
	FIRE HYDRANT
	GATE VALVE
	SANITARY SEWER
	STORM MAIN
	WATER MAIN
	GAS
	UNDERGROUND TELEPHONE
	FENCE
	DECIDUOUS/EVERGREEN
	HEDGE
<b>PROPOSED</b>	
	SANITARY MANHOLE
	STORM MANHOLE
	CATCHBASIN
	GATE VALVE
	FIRE HYDRANT
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	DITCHLINE
	INLET/OUTLET HEADWALL
	END CAP
	WHEEL CHAIR RAMP
	DRIVEWAY LETDOWN

COPYRIGHT:  
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED  
WHICH SHALL NOT BE USED, REPRODUCED OR REVISED  
WITHOUT WRITTEN PERMISSION BY LAWSON  
ENGINEERING LTD.

DISCLAIMER:  
THE CONTRACTOR SHALL CHECK AND VERIFY ALL  
DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL  
ERRORS AND OMISSIONS PRIOR TO COMMENCING  
WORK.

**DRAWINGS ARE NOT TO BE SCALED**

NO.	DATE YEAR/MO/DD	DESCRIPTION	BY	APPD
4	2025/01/21	ISSUED FOR REVIEW	ETD	BTL
3	2024/12/05	ISSUED FOR REVIEW	ETD	BTL
2	2024/03/01	ISSUED FOR REVIEW	MWB	BTL
1	2022/08/29	ISSUED FOR REVIEW	DLP	BTL

REVISIONS		
<b>DRAFT (ISSUED FOR REVIEW)</b>	DESIGN	BTL
	DRAWN	DLP
	DATE	2022/05/12
	CHECKED	BTL

PERMIT No.:  
SCALES: 0 7.5 15 22.5 30  
1:750 Meters

**LAWSON**  
ENGINEERING LTD.  
#201 - 2110 11 AVE NE  
PO BOX 106, SALMON ARM, BC V1E 4N2  
P (250) 832-3220

**BRANDON MAZUR**

**RIDGEWOOD DRIVE  
SUBDIVISION  
ENDERBY, BC**

**PRELIMINARY  
SUBDIVISION  
LAYOUT PLAN**

PROJECT No.	196-2
SHEET	1 OF 2
DWG. No.	C101
REV. No.	4

ZONING REQUIREMENTS - R1	
MIN. LOT AREA	560m <sup>2</sup>
MIN. FRONTAGE	18m
MAX. LOT COVERAGE	LESS THAN 50%
SETBACKS:	
FRONT YARD	6m
REAR YARD	6m
SIDE YARD	1.2m
EXTERIOR SIDE YARD	5m

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1807

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

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

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

WHEREAS Council of the City of Enderby has determined to make an amendment to "The Corporation of the City of Enderby Zoning Bylaw No. 1550, 2014";

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

1. This bylaw may be cited as the "City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025".
2. The zoning designation of the property legally described as THAT PART OF THE SE1/4 OF SEC 27, LYING EAST OF THE WEST BOUNDARY OF THE CITY OF ENDERBY AS SHOWN ON PLAN B1956, TWP 18, R9, W6M, KDYD, EXCEPT PLAN KAP55286, EPP63512, AND EPP65553 and located at 1450 Johnston Avenue, Enderby BC is hereby changed from the *Residential Single Family (R.1)* and *Country Residential (C.R.)* zones to the *Residential Single Family (R.1-A)* zone.

Notice that the local government is prohibited from holding a public hearing provided in an edition of the local/regional print newspaper on the 7th day of November, 2025 and posted on the City of Enderby website on the 3rd day of November, 2025.

READ a FIRST time this day of , 2025.

READ a SECOND time this day of , 2025.

READ a THIRD time this day of , 2025.

Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this _____ day of _____, 20____  _____ for Minister of Transportation & Transit
--

ADOPTED this day of , 2025.

---

MAYOR

---

CORPORATE OFFICER

**RDNO Building Permits Issued Comparison for Year/Month - Summary**

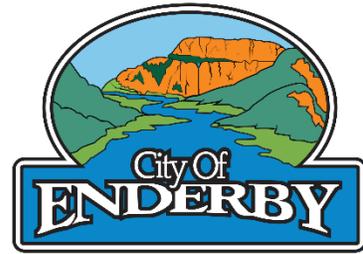
**Area: CITY OF ENDERBY**

**Category: BUILDING PERMITS**

**Year: 2025 Month: 10**

Folder Type	2025 / 10		2024 / 10		2025 to 10		2024 to 10	
	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	1	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	0	0
END - ACCESSORY BUILDING	0	0	0	0	0	201,632	1	0
END - COMMERCIAL BUILDING	0	0	0	0	3	1,310,000	4	5
END - DEMOLITION	0	0	0	0	1	0	2	0
END - INDUSTRIAL BUILDING	0	0	0	0	1	700	0	0
END - INSTITUTIONAL	0	0	0	0	0	0	1	0
END - MANUFACTURED HOME	0	0	0	0	0	0	1	1
END - MODULAR HOME	0	0	0	0	0	0	0	0
END - MULTI FAMILY DWELLING	0	0	0	0	4	377,000	3	8
END - PLUMBING	0	0	0	0	0	0	0	0
END - POOL	0	0	0	0	1	4,000,000	0	0
END - RETAINING WALL	0	0	0	0	0	0	0	0
END - SFD W/SUITE	0	0	420,000	2	2	540,000	3	5
END - SIGN	0	0	0	0	1	0	1	0
END - SINGLE FAMILY DWELLING	0	0	0	0	6	835,596	7	3
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0
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	50,000	1	1	0	3	1
SOLID FUEL BURNING APPLIANCE	0	0	0	0	0	0	0	0
<b>Report Totals</b>	<b>0</b>	<b>0</b>	<b>470,000</b>	<b>2</b>	<b>3</b>	<b>7,264,928</b>	<b>27</b>	<b>23</b>
								<b>5,498,276</b>

# Staff Report



Date: November 10, 2025  
To: Chief Administrative Officer  
From: Kelsey Campbell, Manager of Strategic Priorities and Community Services  
Subject: 2025 Business Walk Results

---

## RECOMMENDATION

THAT Council receives the 2025 Business Walk Results Staff Report for information.

## BACKGROUND

Enderby City Council, in collaboration with Community Futures North Okanagan and the Enderby & District Chamber of Commerce, completed its annual Business Walk on October 23, 2025. The intent of a Business Walk is to learn more about local businesses through face-to-face interviews and to identify opportunities to further support community economic development; the British Columbia Economic Development Association has identified Business Walks as an invaluable way to support business retention and expansion.

Four members of City Council, one City Staff member, three Community Futures representatives, and two Chamber of Commerce representatives took part in this year's Business Walk and were split into five teams. The Business Walk targeted commercial and industrial areas within the community and the teams gathered information from a total of 51 businesses. The results gathered from the Business Walk are attached as Schedule 'A'.

The City of Enderby, Community Futures North Okanagan and the Chamber of Commerce are currently in the process of following up with the 32 businesses that were identified as requiring further assistance or information.

## ATTACHMENTS

- Schedule 'A' - Enderby Business Walk Survey Results 2025

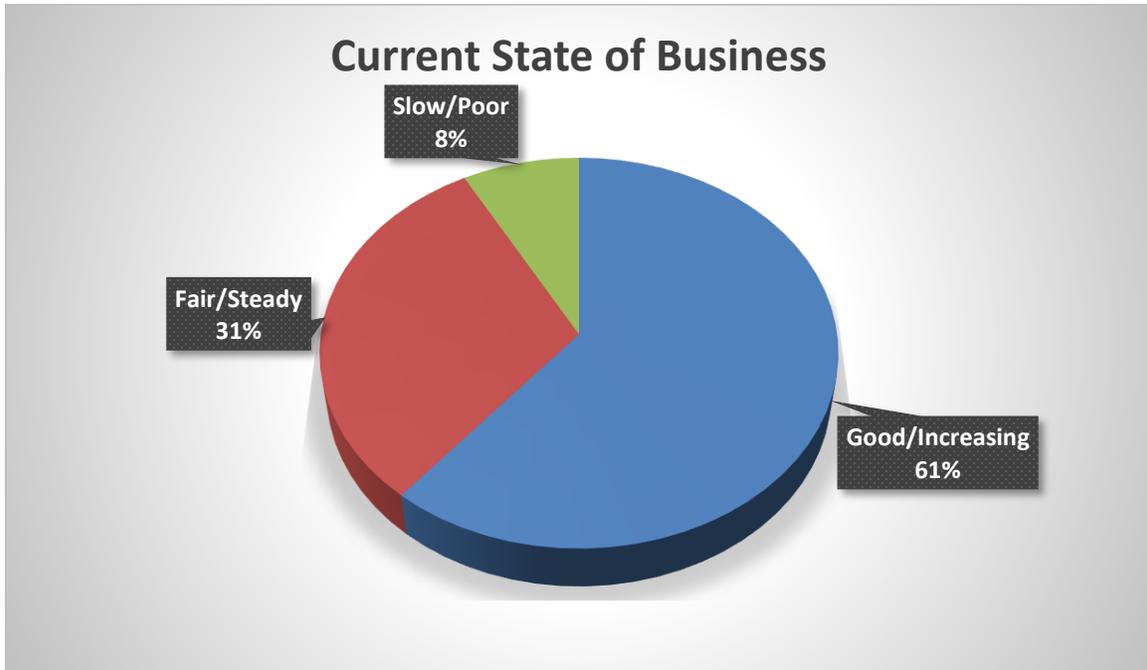
---

Approved for Inclusion by..... Tate Bengtson, Chief Administrative Officer  
Agenda ..... Council, Regular, November 17, 2025

## SCHEDULE 'A' - ENDERBY BUSINESS WALK SURVEY RESULTS 2025

### 1. Please rate the current state of your business.

This question is an important indicator in gauging the current economic climate for local business and industry within Enderby. The below results are positive in that 92% of businesses described their current state of business as either 'good/increasing' or 'fair/steady'.



### 2. What do you like most about doing business in the area?

This question was devised to identify the unique characteristics of the community which are conducive to business success. Incredibly, 67% of businesses specifically mentioned "the community" itself and expanded community-themed explanations included:

- the organic, natural community feel;
- feels like home;
- small town feel and friendliness; and
- it just feels more personal here.

### 3. What are the biggest challenges facing your business?

This question was selected to gain insight into the main challenges that local businesses are facing. The main themes were:

- Staffing and recruitment;
- Rising cost of supplies/products;
- US tariffs;
- River floaters not spending in Enderby;
- Too busy.

4. What can be done at the community level to help your business thrive?

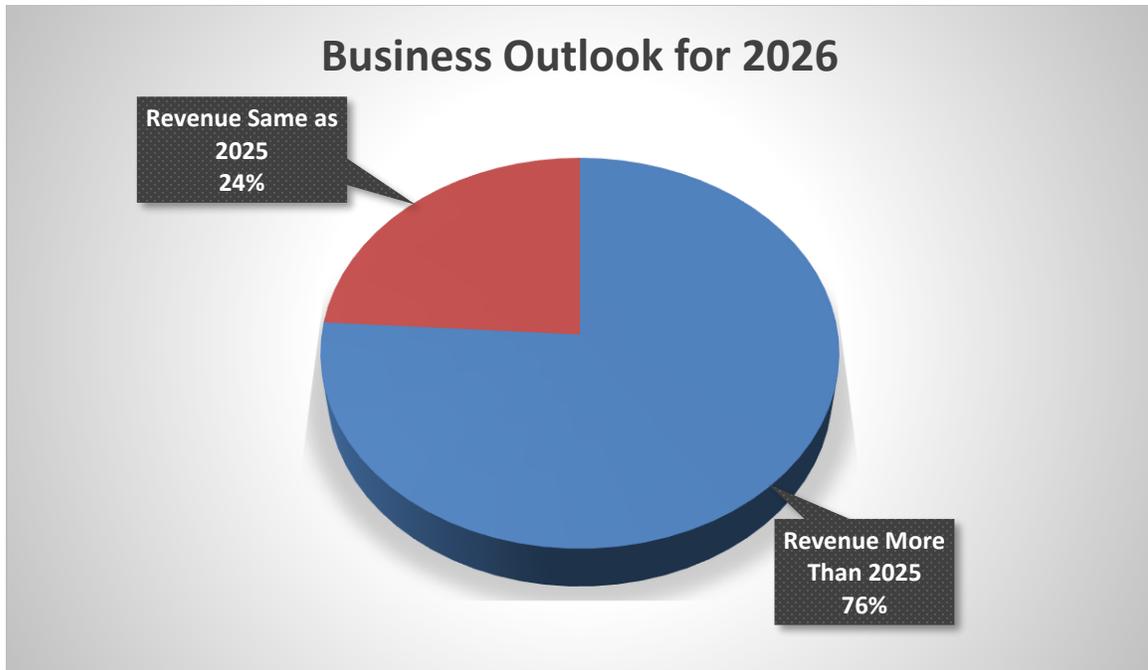
This open-ended question was used in order to identify, i) what can be done to better support local businesses, ii) which areas provide the best opportunity for strengthening the local economic climate, and iii) how the City of Enderby, Community Futures North Okanagan, and the Chamber of Commerce can best follow up with individual businesses in order to provide assistance.

The main themes were:

- Continue to promote “shop local” campaign;
- Need for increased signage of business offerings on highway;
- Interest in business welcome packages and annual updates;
- Road repairs.

5. What is the anticipated outlook for your business in 2026?

This question was geared towards gaining an understanding of the local economy moving forward. Of the businesses surveyed, 76% anticipated that their 2026 revenues would be more than 2025. It is worth noting that not one business anticipated that they would make less in 2026.

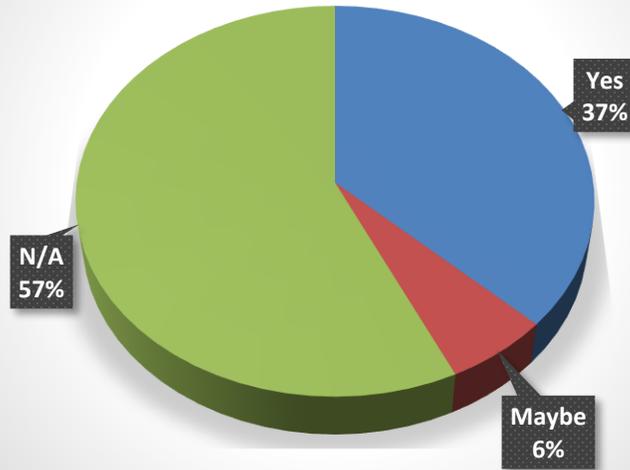


6. Interested in 1:1 Rail Trail Readiness program?

The Rail Trail connecting Armstrong to Sicamous is expected to significantly increase visitors to Enderby. This question was tailored to businesses related to tourism (restaurants, coffee shops, sale of goods, etc.) to get a sense of the appetite to earn higher revenue by tapping into the anticipated influx of cyclists to the community. The City of Enderby is partnering with Community Futures to create a Rail Trail Business Readiness plan as an economic development initiative.

Of the businesses surveyed, 37% believed the program would be a great fit, while many more expressed support for the Rail Trail itself, but did not think the program was a fit for their industry or business-type.

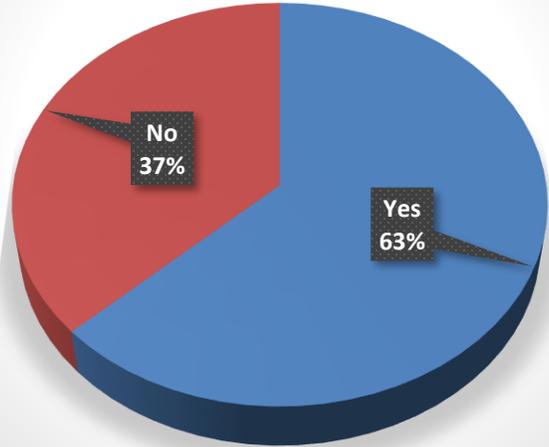
## 1:1 Rail Trail Readiness Program



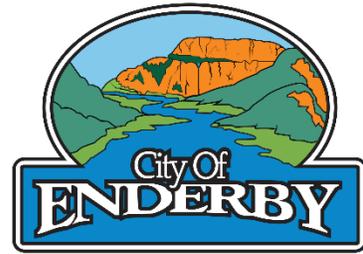
### Surveyor Question: Should this company be revisited to provide 1:1 assistance?

One of the primary objectives of the Business Walk was to identify businesses that needed additional support or information from the City of Enderby, Community Futures North Okanagan, and/or the Chamber of Commerce. Of the businesses surveyed, 63% required some form of assistance; the City of Enderby, Community Futures North Okanagan, and the Chamber of Commerce are currently in the process of following up with the 32 businesses that were identified as requiring further assistance.

**Should this company be revisited for 1:1 assistance?**



# Staff Report



Date: November 12, 2025  
To: Mayor and Council  
From: Tate Bengtson, Chief Administrative Officer  
Subject: Infrastructure Capacity Challenges Response

---

## RECOMMENDATION

THAT Council receives and files the correspondence from the Regional District of North Okanagan’s Regional Growth Management Advisory Committee, dated October 30, 2025, with the subject “Infrastructure Capacity Challenges – Minister of Housing and Municipal Affairs letter dated October 8, 2025, for Council Consideration”;

AND THAT Council directs staff to provide the Committee with details of the Provincial grant funds received by the City of Enderby as described in the Minister’s correspondence, as well as infrastructure capacity challenges that are foreseeably necessary to support the Province’s mandated residential densities.

## DISCUSSION

Attached to this Staff Report is correspondence from the Chair of RDNO’s Regional Growth Management Advisory Committee. This correspondence is part of an ongoing conversation with the Province regarding local government infrastructure and its capacity to service the Province’s mandated residential densities.

The Province’s letter, from the Minister of Housing and Municipal Affairs, is included in the attachments to the Committee’s correspondence.

At the centre of the conversation is whether the cost impacts of the required infrastructure upgrades are fully appreciated by the Province; absent that recognition, increased grant funding to meet the legislated requirements may not be forthcoming, which places the burden more squarely on property taxation rather than other revenues, which not directly available to local governments, that may be more rationally connected to the response to the housing crisis.

The Committee’s correspondence requests that member municipalities provide further information on the grant funds received, as listed in the Minister’s letter, as well as describe future infrastructure requirements that are related to the mandated residential densities. Each part of the request will be dealt with in turn.

## Provincial Grant Funding Received

The grants received by the City of Enderby are described in the below table:

<b>Application-Based Funding 2015-25</b>	<b>Growing Communities Fund Allocation</b>	<b>Total</b>
\$ 5,547,302	\$ 1,707,000	\$ 7,254,302

The above funds have been used as follows:

### *Application-Based Funding*

Shuswap River [Water Main] Crossing	547,302
Outdoor Pool	5,000,000
Total	<u>5,547,302</u>

### *Growing Communities*

Reservoir #1 Reconstruction	1,294,399
Outdoor Pool	412,601
Total	<u>1,707,000</u>

**Grand Total** **\$ 7,254,302**

The above projects, while all sized for future growth to the extent that could be justified as financially prudent, were given priority among competing projects due to factors other than growth. *Sizing for growth was incidental to, rather than the cause of, the project.* These projects represent the reality of the City of Enderby's infrastructure deficit, which is shared by most if not all local governments: the service lifecycles of many existing assets are already being extended past their expected useful life and grant funding is necessary simply to ensure that service levels are maintained, despite the substantial asset management initiatives of the City. In a context of funding that is already stretched in order to maintain service levels, the notion of increasing service levels to meet newly mandated residential densities requires an infusion of new grant funding to achieve these requirements.

The City's long-range planning has focused on infill/redevelopment and designated growth areas in its Official Community Plan, particularly the western uplands or Knoll. This approach enables the City to meet its 20-year housing targets through infrastructure improvements that are largely developer driven; however, it will not address increased service demands in developed areas where the mandated residential densities were not anticipated.

## Future Infrastructure Requirements – General Qualifications

The future infrastructure requirements described below need qualification and context, as most are driven by factors including, but not limited to, the mandated residential densities:

1. Not all of the below infrastructure projects necessarily need to be completed in the immediate term, or all at once. What the housing legislation has introduced is added uncertainty around how to plan for these projects in terms of quantifying the service demand and anticipating the time horizon for completion. In this regard, zoning has historically been one of several tools by which local governments could control for this uncertainty; this authority has been constrained by the housing legislation to a certain extent.
2. The below infrastructure projects are based on long-range planning that predates the Province's relatively recent housing legislation. Depending on developer infill/redevelopment uptake, the increased densities may advance the timeline and priority for completing certain of the below projects. This will need to be balanced with the City's financial planning as well as grants made available from senior levels of government.
3. Long-range planning around the infrastructure impact to developed areas (e.g. infill and redevelopment) has not been undertaken due to the difficulty of forecasting density uptake in these areas, which could vary dramatically. As mentioned above, the primary impact is expected to be advanced timelines and prioritization of known projects; however, particular developments will need to fund system improvements if those improvements are attributable to the development or the developer wishes to proceed with a development ahead of the City's own timelines and financial planning.
4. The below list of projects is not exhaustive. They have been identified due to the likelihood that their timeline and priority will be influenced by the consequences of the housing legislation. Projects that are unlikely to be impacted by new growth, and thus not listed below, will continue to be prioritized based on asset management principles such as age, condition, and reliability, and often cannot be deferred in favour of growth-related projects.
5. Any increase in the City's infrastructure has a corresponding impact to the City's asset valuation, and thus its potential infrastructure deficit, if it is not funded properly from the outset. As a result, the costs of constructing a new asset are only one part of the total cost of ownership; funding the future replacement costs of an asset also must be considered, in addition to operating costs.

## Future Infrastructure Requirements - Water

While not solely driven by the mandated residential densities, the latter cannot be achieved without necessary upgrades to the City of Enderby Water Treatment Plant. The upgrade costs are estimated to be \$11m. The City of Enderby has secured elector assent to borrow \$4m and has submitted a grant application for \$7m (award decision pending). The Water Treatment Plant upgrade is the most critical, but not the only required change to meet service level demands.

Other upgrades to the water system include:

- Complete the dual water supply and distribution mains to and from Reservoir #1
- Implement improvements related to the Shuswap Well's treatment capacity and its supply mains
- Complete various water main improvements to bolster fire flows, including:
  - Install a water main from the Water Treatment Plant to Vernon Street via Granville Avenue
  - Install a water main crossing from Meadow Crescent to Bass Avenue
  - Install a water main interconnection from George Street to Vernon Street at the southern limits of the City
  - Install an upsized water main on High Street from Cliff Avenue to Mill Avenue
  - Install upsized water mains along the rail-trail/Brickyard Road from Cliff Avenue to Bass Avenue
- Establish interim water service in pressure zone #3 and improve water availability and reliability in the Gunter-Ellison area (timeline, cost and land acquisition are expected to be developer-driven)

## Future Infrastructure Requirements – Sanitary Sewer

- Extend or upsize sanitary sewer mains from
  - Cliff Avenue at George Street to Francis Drive (certain segments already constructed; remaining segments' timeline, cost and land acquisition are expected to be partially developer-driven)
  - Princess Street to the future 1<sup>st</sup> Avenue extension (timeline, cost and land acquisition are expected to be developer-driven)
- Upsize sewer mains at Belvedere Street immediately south of Brickyard Road
- Upsize Brickyard and (potentially) McGowan lift stations

## Future Infrastructure Requirements – Roads

- In addition to new roads that are expected to be constructed as part of development in the western uplands, it is also expected that the legislative changes will result in changes to road cross-sections and classifications, as well as increase the demand for roads that may not fully meet current service levels to be improved out-of-sequence or rebuilt ahead of the end of their expected service life

- It is expected that the northwest sector of the community will require the most significant upgrades, particularly Brickyard Road, Bass Avenue, and Kildonan Avenue. Notably, some of this work cannot be undertaken until revised master planning for the sector is completed in order to address supporting infrastructure items (water, storm, and sewer).

Future Infrastructure Requirements – Local Government Solutions

Notwithstanding the need for senior government grants, there are solutions available to local governments, including the City of Enderby. While these solutions must operate inside the boundaries of law and reason, they will help manage the burden away from existing taxpayers. These solutions, which are planned for implementation in 2026 and build upon various initiatives already completed in 2025, include:

- Revising the Development Cost Charge (DCC) bylaws for water and sanitary sewer, with an updated list of eligible projects and potentially a change in the value of the charges
- Updating the subdivision servicing bylaw to complete the phase-in of new legislative requirements and authorities, which will clarify the development standards to which new subdivisions must be built while implementing the new statutory role of Servicing Officer, which will help manage infrastructure cost impacts associated with infill and redevelopment where a subdivision of land is not required.

Conclusion

Most, if not all, local governments wish to play their respective parts in addressing the housing crisis. This is a value shared with the Province. However, the partnership requires a balance in order to achieve its objectives. Local governments have a role to play in providing services and making land use decisions that are responsive to the housing crisis. The Province establishes the legislative framework and should invest in the success of its framework through the broader array of revenue streams available to it, which are more rationally connected to resolving the crisis. It is incumbent upon both partners to ensure that today’s housing crisis does not become tomorrow’s infrastructure crisis.

**ATTACHMENTS**

- Correspondence from the Regional District of North Okanagan’s Regional Growth Management Advisory Committee, dated October 30, 2025, and attachments thereto.

---

Approved for Inclusion by..... Tate Bengtson, Chief Administrative Officer  
 Agenda ..... Council, Regular, November 17, 2025



# REGIONAL DISTRICT NORTH OKANAGAN

## MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

## ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF: ADMINISTRATION

OUR FILE No.: 3045.01.02

October 30, 2025

Trevor Seibel, Chief Administrative Officer  
City of Armstrong  
[tseibel@cityofarmstrong.bc.ca](mailto:tseibel@cityofarmstrong.bc.ca)

Keri-Ann Austin, Chief Administrative Officer  
District of Coldstream  
[kaustin@coldstream.ca](mailto:kaustin@coldstream.ca)

Tate Bengtson, Chief Administrative Officer  
City of Enderby  
[tbengtson@cityofenderby.com](mailto:tbengtson@cityofenderby.com)

Tom Kadla, Chief Administrative Officer  
Village of Lumby  
[tomk@lumby.ca](mailto:tomk@lumby.ca)

Doug Allin, Chief Administrative Officer  
Township of Spallumcheen  
[doug.allin@spallumcheentwp.bc.ca](mailto:doug.allin@spallumcheentwp.bc.ca)

Peter Weeber, Chief Administrative Officer  
City of Vernon  
[pweeber@vernon.ca](mailto:pweeber@vernon.ca)

David Sewell, Chief Administrative Officer  
Regional District of North Okanagan  
[david.sewell@rdno.ca](mailto:david.sewell@rdno.ca)

## Re: Infrastructure Capacity Challenges – Minister of Housing and Municipal Affairs letter dated October 8, 2025, for Council Consideration

On August 19, 2025, a letter was sent by Shirley Fowler, Chair of the RDNO Board of Directors, to the Honourable Christine Boyle, Minister of Housing and Municipal Affairs, outlining the infrastructure capacity challenges faced by municipalities in the North Okanagan (Attachment 1). On October 8, 2025, a response to the letter was received, outlining the infrastructure funding that the Province has provided to the Regional District and its member municipalities since 2015 (Attachment 2).

The Regional Growth Management Advisory Committee, which includes municipal council representation for all RDNO communities, considered the response at the October 29, 2025, regular meeting and, after a robust discussion, passed the following resolution:

*That staff be directed to forward the letter received from the Minister of Housing and Municipal Affairs to member municipal Councils and the Electoral Area Advisory Committee to gather feedback to inform a strong response back to the Minister clarifying that the grant funding received, while appreciated, is not adequate to meet the mandated growth of Bill 44.*

*That it be recommended to the Board of Directors, staff be directed to collaborate with the municipal Chief Financial Officers to provide an analysis of the provincial funding received in relation to actual project costs and future infrastructure requirements; and further,*

*That an update on the feedback received from the member municipalities and Electoral Areas be brought back to a future Regional Growth Management Advisory Committee meeting.*

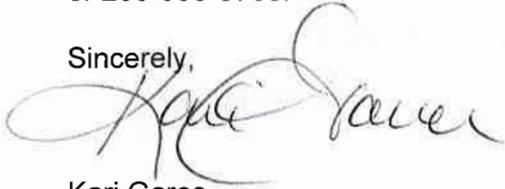
Regional District of North Okanagan  
9848 Aberdeen Road  
Coldstream, BC  
V1B 2K9

Toll Free: 1.855.650.3700  
Phone: 250.550.3700  
Fax: 250.550.3701  
Web: [www.rdno.ca](http://www.rdno.ca)  
E-Mail: [info@rdno.ca](mailto:info@rdno.ca)

If you could let us know the date of the council meeting you anticipate including this topic in, that would be greatly appreciated. Also, if there is a desire for RDNO Staff to attend to provide background, please advise. Once we have received council feedback from all member municipalities and electoral areas, the RDNO will draft a letter, which will be provided to the RGMAC or Board of Directors prior to being sent to the Minister of Housing. The goal is to have a draft letter back to the Board by December of this year, so ideally, it will be discussed at one of the November Council meetings.

If you have any questions, please contact Laura Frank, Planning Manager at [laura.frank@rdno.ca](mailto:laura.frank@rdno.ca) or 250-550-3768.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kari Gares".

Kari Gares  
Chair, Regional Growth Management Advisory Committee  
/lf

Enc.



## REGIONAL DISTRICT NORTH OKANAGAN

### MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

### ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF:

CHAIR

OUR FILE No.: 3045.01.02

August 19, 2025

Honourable Christine Boyle  
Minister of Housing

via email: [HMA.Minister@gov.bc.ca](mailto:HMA.Minister@gov.bc.ca)

Dear Honourable Christine Boyle:

### Re: Regional District of North Okanagan - Infrastructure Capacity Challenges

At the June 18, 2025, Regular Meeting of the Board of Directors, the following resolution was passed:

*That staff be directed to draft a response to the letter dated May 29, 2025, from the Minister of Housing and Municipal Affairs, outlining existing infrastructure capacity challenges.*

All six member municipalities and the electoral areas within the RDNO have amended their bylaws to meet the legislative requirements of Bill 44. Communities within the region support increasing the total number and diversity in housing stock, acknowledging that affordability and availability have been outstanding challenges for the region, as experienced by most communities across the country. What is missing from the conversation is the cost of upgrading and expanding the water and sewer infrastructure required to accommodate that mandated growth. Streamlining development approvals has a limited impact on increasing development when the most significant challenge is the cost of connecting and/or upgrading systems to enable growth.

Staff at the RDNO surveyed the member municipalities to better understand the current capacity of existing water and sewer infrastructure within the region. The report is attached for your information, but most systems are at or over their design capacity. In communities where capacity exists, there are still problems with blanket-mandated growth, as there are localized geographic areas lacking the level of investment required (reservoirs, pump stations, trunklines, and pressure zones) to accommodate that growth.

We request that the province take a leadership role in identifying where growth beyond the capacity of existing systems should go. There needs to be a focused effort to fund system expansion, as smaller communities and even mid-sized cities do not have the tax base or financial means to make these necessary system expansions and upgrades financially feasible.

For example, the community of Kingfisher, which has both RDNO sewer and water infrastructure, has reached full buildout and requires over \$5 million for the sewer system upgrades and \$15 million for the water treatment system. These systems serve a small rural population (currently 300 connections). The cost for new developments to connect to these systems is around \$40,000 (\$20,000 per utility) per single-family dwelling. From a high-level planning perspective, small-scale, multi-unit housing densification should not occur in these communities but rather be focused in larger urban centres where water and sewer systems have been designed to accommodate higher populations.

Having said that, there are still significant financial hurdles that these larger systems face because of increased water quality treatment requirements from Provincial Health Authorities that push projects into the \$80-\$100 million range. Greater Vernon Water (GVW) is in the process of expanding the Mission Hill Water Treatment Plant to include filtration (a requirement of the Interior Health Authority). This \$85 million project is being funded as follows:

- ICIP Grant: \$30 million
- RDNO Reserves: \$37 million
- Borrowing: \$18 million with debt repayment over twenty years

The original \$30 million grant approval was based on a two-thirds senior government funding model with costs determined many years ago prior to significant construction cost inflation. The RDNO's share of project funding has increased 267%, from \$15 million to \$55 million. While successful in securing the original \$30 million grant, the Regional District has been seeking and lobbying senior governments for additional grant funding. To date, the Regional District has been unsuccessful in securing additional grant funding.

If the province is mandating significant densification, then grants and strategic direction on where these large infrastructure projects should occur needs to be provided. Additionally, senior levels of government need to coordinate with their various Ministries to ensure priorities are adequately conveyed at the provincial and federal levels. We have the Ministry of Housing legislating significant densification, and we have the Ministry of Environment actively looking to repeal and remove water licenses from water purveyors who are trying to ensure adequate supply for existing and future residential, commercial and agricultural needs. In addition, the province continues to amend the BC Building Code, establishing energy efficiency standards that continue to drive up the cost of construction.

Municipalities and electoral areas have zero influence on immigration; therefore, the province and federal government need to plan for the anticipated growth with a strong mind towards the financial costs associated with that growth. The immigration rates should be directly connected to the number of housing starts; otherwise, the housing crisis will only be exacerbated.

It is a complete fallacy to continue to imply that the slowdown in development and holdup of housing approvals within this province are due to municipal and local government processes; the real challenge is market conditions, financing and the costs associated with development.

Local governments have done their part in identifying lands to accommodate growth through community planning processes; now, it falls on the province and federal government to tackle the real financial challenges. These challenges are beyond the reach of municipalities due to limited tax bases and jurisdiction.

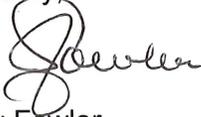
The RDNO member municipalities and electoral areas fully agree with the above sentiments. In addition to the concerns about servicing capacity, the District of Coldstream would like to raise concerns about the limited availability of land outside the ALR. Even with ongoing sanitary extensions, the District of Coldstream only has approximately 16 hectares of serviced greenfield land outside the ALR suitable for development. No lands in Coldstream have been designated in the Regional Growth Strategy for exclusion, and the ALC has not identified any lands for exclusion. The overlapping, contradictory mandates of different Provincial Ministries and Agencies have rendered compliance with all contradictory directives impossible.

From: Regional District of North Okanagan  
Subject: Infrastructure Capacity Challenges

File No.: 3045.01.02  
Dated: August 19, 2025  
Page 3 of 3

If you have any questions or wish to discuss this further, please get in touch with David Sewell, Chief Administrative Officer, at (250) 550-3760 or [David.sewell@rdno.ca](mailto:David.sewell@rdno.ca)

Yours truly,



Shirley Fowler  
Chair, Board of Directors

/lf

Enc: RDNO Staff report dated May 22, 2025, titled Regional Carrying Capacity Study Update

cc: Southern Interior Local Government Association



# STAFF REPORT

**TO:** Regional Growth Management Advisory Committee

**File No:** 3045.01.04

**FROM:** Planning Department

**Date:** May 22, 2025

**SUBJECT:** Regional Carrying Capacity Study Update

**RECOMMENDATION:**

That the Regional Growth Management Advisory Committee provide staff with direction on next steps for the Regional Carrying Capacity Study.

**SUMMARY:**

At the February 12, 2025, regular meeting of the Regional Growth Management Advisory Committee, feedback on 2025 implementation priorities was provided. A summary highlighting each community's understanding of its sewer and water infrastructure capacity was requested to be a good starting point in determining the region's carrying capacity.

**DISCUSSION:**

Over the past three years, several provincial legislative changes have impacted local government planning processes and mandated significant increases in population density throughout the region, including the electoral areas and member municipalities.

These legislative changes have "enabled" population growth; however, the region's carrying capacity related to infrastructure and natural assets has not been assessed or reviewed. This report provides a high-level update on the various studies and/or capacities within the region to accommodate growth and highlights some of the gaps and/or challenges that may be faced.

**1) Communities where the full provisions of Bill 44 apply**

By June 30, 2024, in municipalities of more than 5,000 people or located within a growth area of a Regional Growth Strategy, Zoning Bylaws needed to be amended to permit small-scale multi-family housing in all single-family zones. This includes potentially up to four units per lot, comprised of: Single Family Dwellings, Duplexes, Suites, Row Housing, and Carriage or Laneway Houses.



In addition to the housing units identified above, a minimum of six dwelling units must be permitted in areas zoned for larger single-family residential lots or duplex residential lots within 400 m of a transit stop with frequent service (15-minute bus stop intervals).

Small-scale multi-family housing is not permitted on land under 1 ha in size and not connected to a water and sewer system provided as a service by a municipality or regional district. Not all communities within the region have both public water and sewer systems, and therefore, the density provisions of the Small-scale multi-family housing legislation are not triggered in every community except the outright permitted secondary suite. Multiple units are allowed in rural areas where the property exceeds 1 ha and the zoning permits.

### ***Enderby***

The City of Enderby relies on two 2014 studies to analyze infrastructure capacity and growth. More recently, a water treatment plant capacity study has been undertaken and is nearing completion, but it is not yet publicly available. Based on the 2014 work, the sewer collection and treatment systems are generally adequate to deal with new growth, including the density impacts of the provincial housing legislation.

The water distribution and treatment systems are under considerably more pressure, particularly the treatment plant. Currently, the filtration system is being run over its design capacity to keep up with demand. The city plans to double its filtration capacity as part of the aforementioned capacity study. This will involve upsizing the river intake screen, UV, and other items, in addition to adding the second filter. There are also plans to upgrade the lower reservoir, which will improve the city's capacity to store drinking water; this will help buffer demand, but it does not speed up the rate at which water can be treated and supplied.

### ***Armstrong***

The City of Armstrong has recently undertaken several infrastructure capacity studies, including:

- Sanitary system CCTV inspection and condition assessment for the entire sanitary system.
- Sanitary modelling for current capacity, growth identified in the Regional Housing Needs Assessment and new provincial legislation.
- Stormwater modelling for current capacity, growth identified in the Regional Housing Needs Assessment and new provincial legislation.
- Stormwater system CCTV inspection and condition assessment underway in 2025.
- Water modelling for current capacity, growth identified in the Regional Housing Needs Assessment and new provincial legislation.

Once complete, it is anticipated that the results of this work will be made public.

### ***Vernon***

The majority of residents within the City of Vernon receive water from Greater Vernon Water (GVW). In 2023, the City of Vernon completed a sanitary sewer study to plan for infrastructure upgrades and accommodate growth. This study revealed approximately \$13.5 million of upgrades over a 10-20 year horizon. It developed a model for the sanitary network that allowed the City to plan around a few key growth horizons. While the modelling scenarios that informed the study pre-dated the significant legislative changes to zoning, the city is currently in the process of updating the modelling to incorporate both the Bill 44 changes, as well as the new growth scenarios being proposed in the draft Official Community Plan rewrite that is currently underway. The city isn't anticipating drastic changes to the 20-year sanitary system outlook as a result of the updated modelling. However, this can't be confirmed until the third quarter of 2025, when the modelling update is estimated to be completed.

As treated water in the city comes from Greater Vernon Water, a subsequent section of this report provides a further description of capacity.

### ***Coldstream***

The majority of residents within Coldstream receive water from Greater Vernon Water (GVW). Properties serviced with sewer are tied into the City of Vernon system. The District of Coldstream has no utilities that aren't a part of a shared service; therefore, servicing capacity is based on what Vernon and GVW can deliver. Staff have indicated that if Vernon can expand its sewage plant capacity, Coldstream may not be required to build and staff its own facility. However, given the current servicing levels and land use densities, Coldstream planning staff have indicated that hitting the 17,000 population threshold is unlikely unless a significant change in employment within the region occurs.

### ***Lumby***

The Village of Lumby has completed all analyses required for its existing and future proposed infrastructure, along with the input flows obtained from the Subdivision Servicing Bylaw. These inputs have been modelled for the water, sanitary, and stormwater systems.

Village staff are now at the point of further refining the model with actual flows to secure better models, identifying the extent to which the existing piping may be undersized. This will enable the village to identify where future upgrades are required to accommodate new development. The Village anticipates that the updated model will be available in the spring of 2025, with draft reports on the findings by the end of the second quarter.

The Village recently passed a council resolution to undertake a Neighbourhood Development Plan for the growth area in the northwest portion of the village, the undeveloped lands in the Cedar Ridge area. This plan is intended to set out a vision for the area and create the policy framework for future developments, including appropriate densities and necessary infrastructure (e.g. water reservoir, roads, etc.).

### ***Greater Vernon Water Utility***

The Greater Vernon Water Utility is a subregional service that supplies water to the City of Vernon, District of Coldstream, and portions within Electoral Areas B, C, D and the Township of Spallumcheen. At the May 7 Greater Vernon Advisory Committee meeting, the Utilities Department provided a detailed report on Greater Vernon Water and reviewed water licenses and long-term water capacity concerns.

In 2024, two scenarios for total annual water demand at full build-out were carried out as follows:

1. The GVW full build-out annual water demand estimate using 2023 existing agricultural allocation levels is 46,141 ML/year when Unaccounted for Water (UFW) and Climate Change Impact (CCI) is not included or 56,523 ML/year when it is. This represents 75% and 92% of GVW water licences, respectively.
2. The GVW full build-out annual water demand estimate using full build-out of agricultural allocation potential 58,753 ML/year identified in the GVW Master Water Plan when UFW and CCI is not included or 72,295 ML/year when it is. This represents 95% and 118% of GVW water licences, respectively.

This analysis was simplified, with many limitations identified in the report. While it seemingly provided some assurances of water security, staff have been reviewing this issue in more detail since providing the updated results and are concerned that the long-term water security for GVW is not reflected.

Key issues not included in the analysis that could significantly impact future development potential include:

- water required for operational needs and Environmental Flow Needs (EFN),
- access to water licences,
- feasibility of infrastructure required and land requirements,
- impacts of climate change,
- changes in customer water demand, and
- changes in the permitting environment that could have an impact on future development within the current service area.

At the May 7, 2025, Greater Vernon Advisory Committee meeting, a resolution was passed to include a detailed water capacity study for GVW in the 2026 budget, which will assess the concerns identified above.

### ***Mabel Lake Water and Sewer Capacity Studies***

To prepare staff for future servicing and continued development in the Kingfisher area, the RDNO received a Rural Economic Diversification Infrastructure Program grant and retained Carollo Engineers Canada, Ltd. to complete a capacity assessment for the Mabel Lake Water and Sewer systems. The goal of these assessments was to identify any existing deficiencies that could limit growth and ensure compliance with regulations into the future. The final assessments were complete in January of 2025.

#### **Mabel Lake Water Assessment**

- Reviewed current infrastructure and water use patterns
- Reviewed MLW capacity remaining before upgrades or increased treatment is required, and concluded there is limited capacity remaining before upgrades are necessary.
- Made recommendations for improvements and provided methods to control peak flow and associated costs:
  - Universal metering is highly recommended
  - Continue with No Outdoor Watering during summer long weekends
  - When upgrades to increase capacity and/or treatment are needed
    - A pump upgrade is required in the near future to meet short-term increases in water use demand,
    - A requirement to apply for additional water licencing to support future demand
- Provided a cost estimate of what new connections and development should pay for future upgrades, with a proposed cost per lot to fund the necessary upgrades required, and different options for applying the fees.

#### **Mabel Lake Sewer Assessment**

- Reviewed MLS capacity remaining before upgrades or increased treatment is required. Concluded that winter effluent discharge could trigger increased treatment by 2030. The increase in winter effluent discharge is mostly a result of an increase in property owners living in Kingfisher full-time and not fully attributed to development.
- Reviewed future treatment requirements and identified the need for a wastewater treatment plant and discussed treatment options
- Concluded that upgrades to increase capacity could be as early as 2030 based on current winter use trends
- Provided a cost estimate for treatment and proposed per lot costs for new connections and development, with options on applying these fees.

## **2) Communities which only permit a Secondary Suite**

As mentioned above, the full density provisions of the small-scale multi-family housing legislation are only permitted in fully serviced areas (publicly owned water and sewer systems). The communities below only operate water systems, of which several of the services appear to be reaching or are at their maximum capacity/design.

### ***Township of Spallumcheen***

The Township of Spallumcheen has three water service areas:

- North: the North Local Area Service properties are comprised of those formerly belonging to the following historic Water Improvement Districts: Hankey, Highland Park, Lansdowne, Pleasant Valley, Round Prairie, Silver Star, and Stardel.
- South: the South Local Area Service properties are comprised of those formerly belonging to the following historic Water Improvement Districts: Eagle Rock and Larkin
- Stepping Stones: Because of the unique arrangement with Greater Vernon Water to oversee and manage this local area water service, Stepping Stones remains a stand-alone water service area.

Most of the new growth capacity related to water is located in the Larkin/Eagle Rock local area service (South service area). There is capacity within the existing water licenses for this area, with approximately 18.9 l/sec of capacity. Properties within the North system are subject to the terms of the settlement and cost-sharing agreement for the provision of bulk water between the City of Armstrong and the Township of Spallumcheen. Capacity for growth within this area is contemplated, but within the parameters of that agreement.

### ***Electoral Areas: Small Utilities***

#### **Grindrod Water Utility**

Grindrod Water is experiencing significantly higher summer water use than historic levels, resulting in a critical strain on the treatment plant's capacity and threatening the continued availability of water to the community. This has included high residential water use and significant development for a community the size of Grindrod due to infill of existing smaller lots. In addition, it appears the treatment plant capacity was designed for the number of folios that existed at construction, and each folio generally contains more lots. Hence, the treatment plant does not have the capacity to accommodate full build out of lots based on the current summer water use in Grindrod.

To address these issues, the RDNO has limited connection to the water system to the original folios that have contributed to the water treatment plant and will not accept applications for additional lots until they undertake a capacity study to review the servicing capabilities of the water utility and provide a plan to ensure a sustainable water supply to the community.

#### **Whitevale Water Utility**

The supply well plant is stressed during the summer, when water demand is at its peak use. A capacity study to determine any existing deficiencies and upgrades required to accommodate additional growth is recommended, but it is not yet a funded project.

#### **Silver Star Water Utility**

The Silver Star water system has a Master Water plan budgeted to assess capacity, development potential, and future treatment requirements. This study has yet to be commissioned but is imminent.

### 3) Future Infrastructure

#### **North Okanagan Wastewater Recovery Project (NOWRP)**

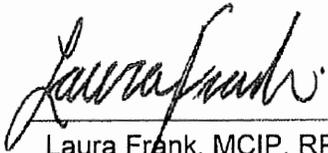
Development in the Swan Lake Corridor has been historically constrained by a lack of sewer. While the NOWRP is intended to address this challenge, current Ministry of Environment requirements will still include significant infrastructure upgrades to achieve growth.

#### **NEXT STEPS:**

Based on the conversations and information provided by staff throughout the region, it has become evident that several water systems and sewer infrastructure within the member municipalities and the electoral areas are nearing or at full capacity. The committee may wish to discuss the next steps, including:

- The possibility of sending a letter to the province indicating little growth potential without significant investment and water and sewer systems upgrades.
- Greater analysis provincially is needed to identify where growth beyond the capacity of existing systems should go. A focused effort is required to fund system expansion, as smaller communities and even mid-sized cities do not have the tax base or financial means to make these system expansions financially feasible.
- Communities appear to be dealing with this matter individually, and the Regional Growth Management Advisory Committee could identify another RGS implementation priority project for the short term.

Submitted by:



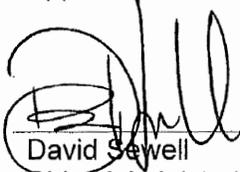
Laura Frank, MCIP, RPP  
Planning Manager

Reviewed and endorsed by:



Rob Smailes, MCIP, RPP  
General Manager, Planning and Building

Approved for Inclusion:



David Sewell  
Chief Administrative Officer



## BRITISH COLUMBIA

October 8, 2025

Reference: 188493

Shirley Fowler  
Chair  
Regional District of North Okanagan  
9848 Aberdeen Road  
Coldstream BC V1B 2K9  
Email: [sfowler@cityofarmstrong.bc.ca](mailto:sfowler@cityofarmstrong.bc.ca)

Dear Chair Fowler:

Thank you for your correspondence of August 19, 2025, regarding infrastructure capacity challenges in the Regional District of North Okanagan (RDNO). I apologize for the delayed response.

I understand that the RDNO and its member municipalities have concerns about the costs of infrastructure improvements to meet increased housing growth, including densification enabled through the legislative requirements of Bill 44, as well as the need to focus development where infrastructure is designed to accommodate higher populations and the ability to plan for growth in concert with immigration rates.

I appreciate that the need to support growth is also in the context of some communities requiring significant upgrades of drinking water and wastewater infrastructure to protect public health and the environment, the standards which are set out in provincial regulation, as well as in an environment of rising infrastructure construction costs.

While local governments have responsibility for providing services such as the provision of sewer services and potable water for their communities, the Province has contributed funding towards infrastructure upgrades (such as those that ensure clean drinking water and wastewater treatment), including \$151 million towards projects in the RDNO and member municipalities within its boundaries awarded in recent years:

<b>Local Government</b>	<b>Application-based Infrastructure Funding 2015-25</b>	<b>Growing Communities Fund Allocation</b>	<b>Total</b>
Armstrong (City)	\$ 15,025,390	\$ 2,450,000	<b>\$ 17,475,390</b>
Coldstream (District)	\$ 2,695,265	\$ 4,148,000	<b>\$ 6,843,265</b>
Enderby (City)	\$ 5,547,302	\$ 1,707,000	<b>\$ 7,254,302</b>
Lumby (Village)	\$ 13,723,186	\$ 1,378,000	<b>\$ 15,101,186</b>
North Okanagan (RD)	\$ 45,769,060	\$ 3,953,000	<b>\$ 49,722,060</b>
Spallumcheen (Town)	\$ 34,569,834	\$ 2,398,000	<b>\$ 36,967,834</b>
Vernon (City)	\$ 8,035,209	\$ 9,575,000	<b>\$ 17,610,209</b>
<b>Total</b>	<b>\$ 125,365,246</b>	<b>\$ 25,609,000</b>	<b>\$ 150,974,246</b>

I am pleased the RDNO and member municipalities are making effective use of the Growing Communities Fund allocations. This funding was provided in March 2023 to help communities prepare for future growth and build the amenities needed to support new housing supply.

Recognizing the benefits that senior government funding can provide in supplementing local governments investing in their infrastructure, the province continues to advocate the federal government for bilateral funding programs to support local government infrastructure needs.

The Province recognizes that there are a range of factors outside of local government control that impact new housing supply and diversity, such as labour availability, interest rates, and the cost of construction materials. At the same time, jurisdictions around the world recognize that local planning, zoning and development approvals processes have a significant impact on the number, type, and viability of development projects proposed and built.

With that in mind, the new legislation ensures that most of the growth occurs within urban containment boundaries, close to frequent transit where available, and mostly as infill development. This shift will enable more homes in existing neighbourhoods and help us build more complete communities, reduce climate impacts, and prevent new sprawl. It also makes better use of infrastructure, amenities, roads, and services, which contributes to more sustainable lifecycle costs.

To support local governments as they work to plan for and accommodate more housing and foster more complete communities, in Spring 2024 the Province provided a range of new tools through Bill 16. This includes a new inclusionary zoning tool, updated density bonus authorities, the ability to require supports for tenants through tenant protection bylaws. Bill 16 also includes a range of new and expanded authorities that make it easier for local governments to secure site-level infrastructure, such as wider sidewalks, benches, protected bike lanes, and rain gardens, as transportation demand management measures.

Finally, the Housing Needs Reports and housing target methodologies incorporate the most current population data available which includes adjusted immigration projections for housing targets. This approach ensures the most current data is used to forecast growth and housing needs respectively.

The City of Vernon is the only municipality in the RDNO issued a Housing Target Order. The City can provide information about infrastructure, water and other service capacity considerations in its annual housing target progress reports.

Thank you again for taking the time to write.

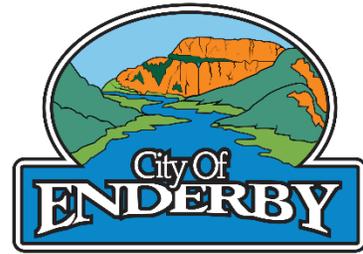
Sincerely,

A handwritten signature in black ink, appearing to read 'C Boyle', written in a cursive style.

Christine Boyle  
Minister of Housing and Municipal Affairs

CC: Tara Faganello, Assistant Deputy Minister, Local Government Division

# Staff Report



Date: November 13, 2025  
To: Chief Administrative Officer  
From: Kurt Inglis, Manager of Planning, Community Safety and Bylaw Compliance  
Subject: Regulating Off Premise Signs

---

## RECOMMENDATION

THAT Council directs Staff to prepare an amendment to the City of Enderby Zoning Bylaw No. 1550, 2014 in order to:

- i. amend the definition of 'Off Premise Sign' to remove the exemption portion of the definition which allows for signs to advertise a product, service, place, activity, person, institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located; and
- ii. remove Section 310.3.a.i which limits the extent to which a sign may advertise a product, service, place, activity, person, institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located.

## DISCUSSION

The City of Enderby Zoning Bylaw No. 1550, 2014 regulates the design, siting, sizing and installation of signs. The City currently prohibits 'Off Premise Signs', which are defined as follows:

*OFF PREMISE SIGN means a sign which advertises or directs attention to a product, service, place, activity, person, institution, or business not sited on the same lot and specifically excludes signs advertising a product, service, place, activity, person, institution, or business located on a parcel that is owned by the owner of the parcel on which the sign is located.*

The Zoning Bylaw further states that if a sign advertises for a product, service, place, activity, person, institution or business that is located on a separate parcel that is also owned by the property owner where the sign is located, that advertising shall be limited to 50% of the sign area.

The City's current approach to regulating 'Off Premise Signs' can be summarized as follows: signs must advertise only what is on the same parcel; however, if the same owner owns a

second parcel, up to 50% of the sign may promote products or services from that second parcel.

Staff recommend the removal of the exclusion to the 'Off Premise Signs' definition, as this has potentially significant consequences for local businesses (for instance, a major franchise restaurant advertising its location in a neighbouring community, in close proximity to an independently owned and operated restaurant) as well as the aesthetics of the highway corridor.

Staff have the following technical concerns with the exemption provisions which allow for property owners to market businesses, institutions, services, etc. located on a separate parcel that they own; these concerns are summarized as follows:

- The distinction between whether an 'Off Premise Sign' is legal or not is linked to the ownership of a separate parcel of land; Staff must verify the common ownership of these separate parcels, which is administratively burdensome and often reactive, as there is no efficient way to verify changes in ownership to parcels outside of the City, and nor is there a clear definition of the nature of the ownership of the other parcel that may enable the exemption;
- The current framework allows for the marketing of businesses that are not located in the community, which diminishes the location value that is attached to prime commercial lands; this could lead to the highway becoming a 'billboard' corridor for out-of-community businesses;
- The current framework allows for the marketing of businesses in zones that may not be designated for that use (i.e. marketing heavy industry within a downtown commercial setting, which creates sign pollution that diminishes the effectiveness of storefront marketing efforts inside of a given zone);
- Drivers and pedestrians may be confused or distracted by signs pointing to businesses that are not located at the location;
- Allowing signs that market both on-site and off-site businesses, services, etc. creates busier, less cohesive streetscapes;
- Allowing signs to market off-site businesses, products, etc.—including those located outside of the City of Enderby—creates an unfair competitive advantage; property owners with multiple holdings can promote distant or out-of-community ventures using local signage, diverting attention and dollars away from businesses that operate, employ, and invest within the City of Enderby.

Given the above, Staff are recommending that Council directs the preparation of an amendment to the City of Enderby Zoning Bylaw No. 1550, 2014 in order to:

- i. amend the definition of 'Off Premise Sign' to remove the exemption portion of the definition which allows for signs to advertise a product, service, place, activity, person, institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located; and
- ii. remove Section 310.3.a.i which limits the extent to which a sign may advertise a product, service, place, activity, person, institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located.

Adopting the resolution to prepare the bylaw amendment will activate a 'bylaw in preparation' mechanism, allowing the City to withhold Sign Permits that would conflict with the proposed changes. Without this mechanism, compliant applications must be approved, and any subsequent bylaw amendment would grandfather non-conforming signs already installed. The proposed bylaw amendment is intended to be brought forward with the next update to the Zoning Bylaw, unless a with-held permit triggers its earlier advancement as a stand-alone amendment.

**ATTACHMENTS**

- None

---

Approved for Inclusion by..... Tate Bengtson, Chief Administrative Officer  
Agenda ..... Council, Regular, November 17, 2025