



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Monday, November 17, 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
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
Planning Manager, Regional District of North Okanagan – Greg Routley

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 Schreiner, seconded by Councillor Yerhoff
THAT the November 17, 2025 Council Meeting agenda be approved as circulated.

CARRIED

ADOPTION OF MINUTES

Meeting Minutes of November 3, 2025

Moved by Councillor Shishido, seconded by Councillor Ramey
THAT the November 3, 2025 Council Meeting minutes be adopted as circulated.

CARRIED

DEVELOPMENT MATTERS AND RELATED BYLAWS

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

The Manager of Planning, Community Safety and Bylaw Compliance gave an overview of the application.

There were no written submissions.

No members of the public wished to make representation.

Moved by Councillor Ramey, seconded by Councillor Baird
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).

CARRIED

Zoning Amendment Application #0007-24-RZ-END

The Manager of Planning, Community Safety and Bylaw Compliance recused because of his proximity to the subject property.

Greg Routley, Planning Manager, RDNO, introduced himself and gave an overview of the application.

There was one written submission received:

Trevor and Carey Hendricks, 965 Ridgewood Drive, Enderby

- Concerns regarding fire safety and that the neighbourhood currently only has one way in/out.
- Concerns regarding debris and fire hazards created by land clearing.
- Concerns regarding impacts to water pressure of adding new homes.
- Concerns about the City monitoring the future worksite to ensure bylaw and safety standards are followed.
- Asked if parks and sidewalks will be provided in the proposed subdivision.

Council requested that staff speak to the concerns listed in the written submission.

Chief Administrative Officer explained that:

- Master planning is ongoing with the developer for development of the broader parcel, which includes the road network. Explained that as part of the development a new collector road will be established that will tie into a future 1st Avenue extension.
- The City will work with the developer to make sure any debris that is considered a fire hazard is removed imminently. Debris from land clearing will also be removed as development progresses to make way for new building.
- Conversations regarding water pressure and interconnecting the water main so as to not negatively impact water pressure are ongoing with the developer.
- Developer accountability and the monitoring of the site will occur during the subdivision process.

- The OCP calls for trail and parkland in this area. The recommended covenant will require that this land is identified and dedicated before the rezoning takes effect.

Mayor Galbraith invited the applicant to speak to the application.

Brandon Mazur, Applicant

Explained that phase 1 of the development is only 6 lots and that water pressure concerns and road connectivity will be addressed in future phases of the development.

Councillor Shishido expressed concerns about the potential number of dwellings that could be built on the subject property if it is subdivided into 84 lots. Concerns about impacts to the existing neighbourhood caused by this added density.

Mayor Galbraith explained that these concerns will need to be addressed by further applications that come to Council as the development progresses.

Councillor Ramey asked if there is any negative to losing property zoned C.R. in the community.

Chief Administrative Officer explained that this area of the community is identified for future growth in the OCP and that in this case the rezoning supports the plans laid out in the OCP.

Councillor Schreiner stated he is in favor of the recommendation and that more housing is needed in the community.

Councillor Shishido stated that because advertising stated that public input would be accepted prior to first reading of the bylaw considered at this meeting, that he would like to delay second and third reading and adoption to a future meeting in order to improve transparency.

Chief Administrative Officer responded that the opportunity for public input was properly advertised and the opportunity for that input is only prior to first reading.

Councillor Baird stated that she is in support of the application as it is consistent with the OCP.

Moved by Councillor Shishido, seconded by Councillor Baird

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, the Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025, 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.*

CARRIED
OPPOSED Councillor Shishido

REPORTS

Mayor and Council Reports

Councillor Baird

Reported that both the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by SplatSin were very well attended.

Meetings of the Christmas Committee are ongoing.

Attended the Fun Tank event hosted at the Drill Hall.

Will be playing in the SplatSin Monument Fundraiser Basketball Game this Thursday, November 20th.

Councillor Ramey

Attended the Indigenous Veterans Day Ceremony.

Councillor Schreiner

Nothing to report.

Councillor Yerhoff

Attended the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by SplatSin.

Attended the Fun Tank event at the Drill Hall.

There is a Christmas Food Drive coming up.

Councillor Davyduke

Attended the Enderby Remembrance Day Ceremony and reported it was an honour to be part of reading out the Honour Role at the event.

Attended the Snow Show event at Splatsin Centre and reported that the event was well attended and that there were some great presentations.

Spoke with Hal from Community Futures and reported that he really enjoyed being a part of the Business Walk and that our community was very receptive to the initiative. Also reported that there are many workshops being put on by Community Futures.

Councillor Shishido

Attended the Snow Show at Splatsin Centre.

Attended the Remembrance Day Ceremony and reported that members of other communities travel to attend Enderby's ceremony. Noted that some attendees struggled to hear the ceremony because of how far away they had to stand and suggested some more speakers could be added next year.

Mayor Galbraith

Attended the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by Splatsin.

Has been passing out posters for the Splatsin Monument Fundraiser Basketball Game.

Area F Director

Attended the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by Splatsin.

Will be playing in the Splatsin Monument Fundraiser Basketball Game.

Attended a Rail Trail Governance Meeting last week and reported that the section of the Rail Trail between Mara and Grindrod will be completed before winter.

Chief Administrative Officer

Reported that pool construction is ongoing. Work is continuing on wall preparation and the roof structure. Concurrently, King Avenue road works are proceeding and staff are exploring coordination opportunities in the hopes of expediting the road construction timeline to the spring of 2026.

Lower reservoir construction is continuing. Both cells have now passed their respective leak tests. Backfilling, valve chamber completion, and the installation of works associated with the recirculation line are under way. Once the mixing system arrives and is installed, the reservoir will then move towards a commissioning date, which is expected to be mid-December.

Thanked the Legion for hosting the Remembrance Day ceremony, as well as Public Works, the gardens and grounds contractor, and the Manager of Strategic Priorities for activities that supported the ceremony.

There will be a Power Outage from 10pm on Thursday December 4th to 8am on Friday, December 5th. Staff are working on response plans for various City departments to ensure critical service continuity during the outage while managing for impacts and consequences.

Plans are in place to wrap the tops of the light standards on Cliff Avenue with holiday lights. There are some extra costs to purchase the extra lights and rent a lift for the day, which can be pulled out of a sundry account. Staff are also working with a local graphic designer to get a new Elf picture frame for Candy Cane Lane.

RDNO Building Permit Report – October 2025

Moved by Councillor Baird, seconded by Councillor Schreiner
THAT the RDNO Building Permit Report – October 2025 be received and filed.

CARRIED

NEW BUSINESS

2025 Business Walk Results

Moved by Councillor Shishido, seconded by Councillor Davyduke
THAT Council receives the 2025 Business Walk Results Staff Report for information.

CARRIED

Infrastructure Capacity Challenges Response

Councillor Schreiner asked for Chief Administrative Officer to provide further comment.

Chief Administrative Officer explained that RDNO's point with respect to the proposed response is well taken. The intention of this action to make sure that the province is aware of the cost to local governments of implementing their mandated residential density.

Moved by Councillor Schreiner, seconded by Councillor Baird
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.

CARRIED

Regulating Off Premise Signs

Moved by Councillor Schreiner, seconded by Councillor Baird
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.*

CARRIED

PUBLIC QUESTION PERIOD

There were no questions from the public.

CLOSED MEETING RESOLUTION

Moved by Councillor Shishido, seconded by Councillor Baird
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.

CARRIED

ADJOURNMENT

Moved by Councillor Schreiner, seconded by Councillor Davyduke
THAT the regular meeting of November 17, 2025 adjourn at 6:13 p.m.

CARRIED

MAYOR

CORPORATE OFFICER