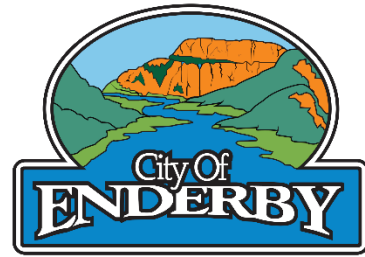


Staff Report



Date: May 27, 2026
To: Chief Administrative Officer
From: Kurt Inglis, Manager of Planning, Community Safety and Bylaw Compliance
Subject: First and Second Readings - City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026

RECOMMENDATION

THAT City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026 be given First Reading;

AND THAT after First Reading of City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026, and in accordance with Sections 473.1 and 477(3)(a) of the *Local Government Act*, Bylaw No. 1834 be considered in conjunction with the City of Enderby Interim Housing Needs Report, Financial Plan, and Regional Solid Waste Management Plan;

AND THAT after considering City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026 in conjunction with the City's Interim Housing Needs Report, Financial Plan, and Regional Solid Waste Management Plan, Bylaw No. 1834 be given Second Reading;

AND THAT Council refers City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026 to the North Okanagan-Shuswap School District #83, and considers this referral as appropriate consultation for the purposes of Sections 475 and 476 of the *Local Government Act*;

AND FURTHER THAT, should the North Okanagan-Shuswap School District #83 referral response not necessitate any changes to City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026, that Council directs Staff to advance Bylaw No. 1834 to a Public Hearing.

DISCUSSION

Background

In November 2023, the Province enacted a suite of housing legislation to shift municipal land use planning toward a more proactive approach to housing supply.

The Small-Scale Multi-Unit Housing (SSMUH) provisions are a central element of this legislation, requiring local governments to permit increased residential density on land zoned for single-family and duplex use. The intent is to ensure sufficient land is designated and pre-zoned to meet current and projected housing needs without requiring rezoning on a lot-by-lot basis.

Three deadlines apply to the City of Enderby under this new provincial framework:

1. By January 1, 2025, all local governments were required to have completed an Interim Housing Needs Report (IHNR) using the new, standardized HNR Methodology. The City completed and adopted its IHNR in 2024.
2. By June 30, 2024, all local governments were required to update their zoning bylaws to permit SSMUH in zones otherwise restricted to single-family dwellings or duplexes. The City completed this update through amendments to its Zoning Bylaw in 2024.
3. By December 31, 2025, all municipalities were required to update their OCPs to accommodate the 20-year housing unit projection in their Interim HNR and include policies addressing each of the seven classes of housing need. The City retained a consultant in early 2025 to complete this process, which is still on-going.

This report and the proposed Bylaw 1834 are intended to address the OCP update required under deadline 3 above, while the broader OCP update continues.

To achieve compliance with the provincial housing legislation, the City's OCP must include statements and map designations to meet anticipated housing needs over at least 20 years, as identified in the IHNR. This update must also ensure the OCP includes housing policies respecting each of the seven classes of housing needs required in HNRs, which include

- Affordable housing;
- Rental housing;
- Special needs housing;
- Seniors' housing;
- Family housing;
- Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness; and
- Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation.

The City's IHNR identifies a need for 211 new units over 5 years and 670 new units over 20 years, distributed across the seven classes of housing needs outlined above.

Achieving Legislative Compliance: Official Community Plan

The OCP is a land use bylaw that combines diverse community values and legislated requirements into a vision for the future growth of the community; in that respect, it is aspirational rather than regulatory, although all regulatory bylaws must be consistent with the OCP.

The substantive text of an OCP contains objectives and policies. Objectives are broad statements of intent that establish long-term goals for the community. Policies are specific directives or criteria that are used to achieve the objectives, which have a more direct bearing upon development applications. Objectives and policies must be address and, where required, be consistent with provincial legislation.

An OCP's individual policies may occasionally compete or overlap when applied to a specific application or undertaking. For example, a policy encouraging economic development or housing diversity may collide with a policy focused on agricultural preservation or rural protection. In the context of a development application, Council's role is to evaluate and apply these competing policies in a reasonable way that reconciles them with the broader public interest and legislated requirements.

The City engaged a planning consultant in early 2025 to perform a comprehensive overhaul of the existing OCP. The new OCP was originally anticipated to be adopted in time to satisfy the December 31, 2025 legislative deadline; however, the drafting process has taken longer than anticipated.

In the interim, Staff are advancing Bylaw No. 1834 with the sole focus of ensuring that the OCP is compliant with the housing legislation. The new, comprehensive OCP will be advanced to Council when the final draft is complete.

Bylaw No. 1834 proposes the following changes to the existing OCP, in order to achieve legislative compliance:

1. Replaces Section 4 (Housing) of the OCP in full. The replacement Section 4:
 - Incorporates the IHNR and identifies the number of housing units needed over the next 5 and 20 years (211 units over 5 years, 670 units over 20 years);
 - Includes a discussion and supporting policy framework addressing each of the seven prescribed classes of housing need, with cross-references to other supporting OCP sections;
 - Establishes a set of housing objectives that:
 - Balance neighbourhood character with the need to accommodate long-term housing growth;
 - Support access to a range of housing types and tenures, including market and non-market options;

- Prioritize compact, mixed-use housing forms to accommodate long-term growth needs;
- Enable context-sensitive development in existing residential areas;
- Ensure land use designations and zoning can accommodate at least 211 units over 5 years and 670 units over 20 years; and
- Ensure land use, zoning, and development approval decisions are informed by the housing need projections and classes of need in the IHNR.
- Establishes a set of housing policies that:
 - State support for higher density residential developments within lower density areas where site conditions and neighbourhood character can support it, providing flexibility for these proposals to be considered on a case-by-case basis;
 - Direct that land use and zoning designations be maintained at a capacity sufficient to meet the 5- and 20-year unit targets, with planning decisions evaluated against those targets;
 - Prioritize residential intensification, including small-scale multi-unit housing, infill, and redevelopment, within the Growth Area as the primary means of meeting the IHNR targets; and
 - Support the full range of housing classes identified in the IHNR through land use designations, development approvals, and partnerships with senior governments, non-profits, and the private sector, while recognizing that form, scale, and location will vary based on local servicing capacity, available social and health infrastructure, and regional service delivery patterns.

Together, the objectives and policies above satisfy provincial housing legislation by aligning the OCP with the IHNR, establishing policy direction for each class of housing need identified in the IHNR and ensuring land use designations are maintained at a level sufficient to accommodate the 20-year unit total.

2. Amends Section 10.3.a (Residential Lands table) to reflect the expanded housing forms now permitted within the Residential Low Density designation, in accordance with SSMUH legislation and the City's updated Zoning Bylaw, which now permits two-family dwelling, three-family dwellings, four-family dwellings and attached/detached secondary suites in single-family zones.
3. Amends Section 9 (Urban Containment and Rural Protection) by adding a paragraph clarifying that where the OCP's original growth projections differ from the housing unit targets in the amended Section 4, the Section 4 targets prevail for the purposes of land use planning, zoning, and development approvals. The urban containment boundary and the Growth Area on Schedule "E" remain unchanged.
4. Updates the LGA references to 'Section 904' in relation to bonus density. Section 904 was repealed when the LGA was consolidated, and the operative sections are now Section 482 (general amenity bonus density) and Section 482.1 (housing-specific bonus

density). The amendment replaces this reference throughout the OCP based on context. Density bonusing is a key tool through which the City supports certain classes of housing, including affordable housing and special needs housing, and the LGA reference must be current to support its continued use. While the OCP contains other outdated legislative references arising from the LGA consolidation, those references will be addressed through the new, comprehensive OCP, as replacing those outdated references is not required for compliance with provincial housing legislation.

The replacement of Section 4 of the OCP results in the removal of three existing policies; the following is an overview of these policies and a rationale for their removal:

- *4.4.a - Council will consider alternative infrastructure design standards and flexibility on lot sizes through Phased Development Agreements in order to secure affordable, attainable and special needs housing.*
 - This policy ties the City to a single development tool, Phased Development Agreements, which is not a tool the City has used historically as it is not well-suited to most development applications in Enderby. The policy frames the City's housing objectives around a specific mechanism rather than the underlying outcome. The amended Section 4 takes an outcome-based approach, supporting affordable, attainable, and special needs housing through a broader range of mechanisms. The authority to use Phased Development Agreements, when and where appropriate, remains available to the City as it is a legislated tool that does not require prior enactment by bylaw.
- *4.4.b - Pursuant to Section 904 of the Local Government Act, Council may apply the Density Bonusing provisions set out in Sections 10 and 11 of this Bylaw to secure affordable or special needs housing.*
 - This policy is redundant. Density bonusing provisions are established elsewhere in the OCP, including in Sections 10 and 11 referenced within the policy itself, and the City's ability to apply density bonusing for affordable or special needs housing is preserved through those provisions.
- *4.4.c - Council will encourage and support a spectrum of housing choices throughout the community, including secondary suites, in order to meet the diverse housing needs of residents.*
 - This policy has been exhausted by virtue of amendments to other bylaws. With the City's Zoning Bylaw amendments to implement SSMUH, attached and detached secondary suites are now permitted in all single-family residential zones throughout the City. The policy's intent, which is supporting a spectrum of housing choices, is now implemented directly through zoning, and is further reinforced by the amended Section 4, which sets policy direction supporting residential intensification within the

Growth Area, including small-scale multi-unit housing, infill, and redevelopment, as the primary means of meeting the 5-year and 20-year housing need projections.

Achieving Legislative Compliance: Land Use Housing Capacity Analysis

A capacity analysis has been undertaken to confirm that the current OCP land use designations and zoning designations are sufficient to accommodate the number of housing units needed over a 5-year and 20-year horizon, as identified in the IHNR; this process is one of the key requirements to demonstrating compliance with the provincial housing legislation. The methodology to calculate the OCP and Zoning designated capacity for residential development used the “simple and Census data approaches” outlined in the Province’s Proactive Planning Guidance (2025) document. Only ‘base’ density is counted and ‘density bonusing’, which is subject to conditions, is excluded as per Section 481.8 of the LGA.

The capacity analysis for Enderby is attached to this Report as Schedule ‘A’. The key findings of this capacity analysis are:

- The number of existing dwelling units within the City is 1,592.
- In order to accommodate the 5-year housing need projections, there would need to be a total of 1,803 dwelling units in the City.
- In order to accommodate the 20-year housing need projections, there would need to be a total of 2,262 dwelling units in the City.
- Based on the current OCP land use designations, the City is designated to accommodate up to 17,024 dwelling units, which represents a surplus of 14,762 dwelling units above the number of dwelling units needed to accommodate the 20-year housing need projections.
- Based on the current Zoning designations, the City is designated to accommodate up to 11,393 dwelling units, which represents a surplus of 9,801 dwelling units above the number of dwelling units needed to accommodate the 20-year housing need projections.

In light of the above, Staff can confirm that the City’s current OCP land use designations and zoning designations are sufficient to accommodate the total number of housing units needed over a 5-year and 20-year horizon, as identified in the City’s IHNR.

OCP Amendment Referrals

Section 475 of the LGA requires Council, during the development of an OCP, to provide one or more opportunities for consultation with persons, organizations, and authorities that Council considers will be affected. Council must specifically consider whether consultation should be early and ongoing, and whether consultation is required with:

- The Board of the regional district in which the area covered by the plan is located, and the boards of any adjacent regional districts;
- The council of any municipality that is adjacent to the area covered by the plan;

- First Nations;
- School district boards, greater boards, and improvement district boards; and
- The Provincial and federal governments and their agencies.

Section 476 of the LGA states that when preparing or amending an OCP, local governments must consult with the board of education of the applicable school district with respect to the following:

- a. the actual and anticipated needs for school facilities and support services in the school districts;
- b. the size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (a);
- c. the type of school anticipated to be required on the sites referred to in paragraph (b);
- d. when the school facilities and support services referred to in paragraph (a) are anticipated to be required;
- e. how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

Given the limited and technical nature of the proposed OCP amendment, and recognizing that more comprehensive consultation will be undertaken as part of the adoption process for the full OCP, it is recommended that Council refers City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026 to the North Okanagan-Shuswap School District #83 and considers this referral as appropriate consultation for the purposes of Sections 475 and 476 of the LGA.

A more comprehensive set of referrals, including engagement with Splatsin and the Agricultural Land Commission, will be recommended to Council when the new, comprehensive OCP is advanced for First and Second Reading.

Lastly, when amending an OCP, a local government must consider the amendment in light of the most recent housing needs report received and in conjunction with its Financial Plan and any waste management plan under Part 3 of the *Environmental Management Act* that is applicable to the municipality. Staff advanced City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026 to the City's Chief Financial Officer and the Regional District of North Okanagan's Solid Waste Division to determine the extent to which the proposed amendment bylaw would impact the City's Financial Plan and the Regional Solid Waste Management Plan, respectively. The comments received were as follows:

Chief Financial Officer, City of Enderby – *“It is not anticipated that the OCP amendment will impact the Financial Plan.”*

Regional District of North Okanagan – *“The proposed amendments to the City of Enderby Official Community Plan as described in Official Community Plan Amendment Bylaw No. 1834, 2026 will have no impact on the Regional District of North Okanagan Solid Waste Management Plan (RDNO SWMP).”*

Lastly, Bylaw No. 1834 gives direct effect to the outcomes of the City's most recent Housing Needs Report by integrating the findings of the IHNR into the OCP.

Next Steps

Staff are seeking First and Second Reading of Bylaw No. 1834, 2026 from Council. Upon receipt of First and Second Reading, Staff will refer the Bylaw to the North Okanagan-Shuswap School District #83. If no referral response from School District #83 necessitates a change to the Bylaw, it will be advanced to a Public Hearing which will then be followed by Council considering the Bylaw for Third Reading and Adoption.

If comments are received that necessitate changes to the Bylaw, Council will need to rescind Second Reading, the amended Bylaw will be brought forward, and Council will re-read the Bylaw before proceeding to a Public Hearing.

ATTACHMENTS

- City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026
- Schedule 'A' – Capacity Analysis for Official Community Plan Land Use Designations and Zoning Designations

Approved for Inclusion by..... Tate Bengtson, Chief Administrative Officer
Agenda Council, Regular, June 1, 2026

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1834

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

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

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

1. This bylaw may be cited as the "City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1834, 2026".
2. SECTION 4 - HOUSING is hereby replaced as follows:

SECTION 4 –HOUSING

4.1 Discussion

As part of Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, the Province introduced new requirements to help increase the supply and diversity of housing across B.C. Under this legislation, all local governments, including the City of Enderby, were required to prepare either a Housing Needs Report (HNR) or Interim Housing Needs Report (IHNR) in 2024.

The purpose of an IHNR is to ensure housing policies remain responsive and that communities are planning for the right mix of housing to meet current and future needs. This information supports City planning efforts until a time when a full HNR is completed.

The City's IHNR followed provincially mandated methods to project the number of housing units Enderby will need to meet current and future demand over the next 5 and 20 years. The HART Housing Needs Assessment is a census-based tool that measures core housing need and affordable shelter costs by income category, household size, and priority populations. Using the HART tool, the analysis projected that Enderby will require 211 new housing units within the next five years, and a total of 670 new units over the next twenty years, across a range of housing types. The table below provides a breakdown of the types and number of housing units needed.

<i>HNR Component</i>	<i>5 Year Need (2021-2026)</i>	<i>20 Year Need (2021-2042)</i>
<i>Extreme Core Housing Need</i>	14	56
<i>People Experiencing Homelessness</i>	11	23
<i>Suppressed Household Formation</i>	20	78
<i>Anticipated Growth</i>	141	414
<i>Rental Vacancy Rate Adjustment</i>	2	6
<i>Additional Local Demand</i>	23	93
<i>Total New Units – 5 years</i>	211	
<i>Total New Units – 20 Years</i>		670

As per the Local Government Act, OCPs must include policies that address the current and anticipated housing needs for the following classes of housing:

1. Affordable housing
2. Rental housing
3. Special needs housing
4. Seniors housing
5. Family housing
6. Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness
7. Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation

The City’s IHNR identifies the current and anticipated housing needs for these classes as described through broader “Key Areas of Local Need” included in the report. The Table below summarizes the IHNR “Key Areas of Local Need” and key OCP sections that support addressing those stated needs.

<i>Class of Housing Need</i>	<i>Summary of Need</i>	<i>Key Supportive OCP Sections</i>
<i>Affordable Housing</i>	<i>Enderby housing is relatively affordable compared to other neighbouring areas but there is a demand in affordable rentals.</i>	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 4 – Housing</i> • <i>Section 10 – Residential Lands</i> • <i>Section 11 – Knoll Comprehensive Development Area</i>
<i>Rental Housing</i>	<i>There is a small shortfall of low-cost rentals but sufficient market-rent rentals available in the community.</i>	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 4 – Housing</i> • <i>Section 10 – Residential Lands</i> • <i>Section 11 – Knoll Comprehensive Development Area</i>
<i>Special Needs Housing</i>	<i>The City lacks social services required to provide special needs housing, thus the focus is on housing to support aging in place.</i>	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 4 – Housing</i> • <i>Section 10 – Residential Lands</i> • <i>Section 11 – Knoll Comprehensive Development Area</i>

<i>Class of Housing Need</i>	<i>Summary of Need</i>	<i>Key Supportive OCP Sections</i>
<i>Seniors Housing</i>	<i>There is a need for alternative housing options which allow seniors to downsize, while there will be a need for additional seniors housing in order for the supply of these units to keep up with anticipated demand.</i>	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 4 – Housing</i> • <i>Section 10 – Residential Lands</i> • <i>Section 11 – Knoll Comprehensive Development Area</i>
<i>Housing for Families</i>	<i>A recent influx of young families moving to the community, as indicated by the School District's long-term projections for facilities. Enderby's relative housing affordability also makes the community an attractive location, particularly for young families looking to get into the housing market.</i>	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 4 – Housing</i> • <i>Section 10 – Residential Lands</i> • <i>Section 11 – Knoll Comprehensive Development Area</i>
<i>Shelters for people experiencing homelessness and housing for people at risk of homelessness</i>	<i>This type of housing within the RDNO exists largely in the City of Vernon. The lack of supportive services in Enderby is a limiting factor for new shelter or transitional type housing.</i>	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 4 – Housing</i> • <i>Section 10 – Residential Lands</i>
<i>Other Population Groups with Specific Housing Needs</i>	<i>New industrial lands and their development may result in an increase in demand for housing as additional workers relocate to the community.</i>	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 5 – Economic Development</i>
<i>Housing Need Projections (5 & 20-year)</i>	<ul style="list-style-type: none"> • <i>211 unit (5-year)</i> • <i>670 units (20-year)</i> 	<ul style="list-style-type: none"> • <i>Section 3 – Social Development</i> • <i>Section 4 – Housing</i> • <i>Section 5 – Economic Development</i> • <i>Section 9 – Urban Containment and Rural Protection</i> • <i>Section 10 – Residential Lands</i> • <i>Section 11 – Knoll Comprehensive Development Area</i>

As the City's HNR is developed and updated in the future in accordance with the Local Government Act, this OCP may require amendments to ensure that policies are established to address each local need and class of housing.

4.2 Housing Objectives

Council has the following objectives for Housing:

- a. Facilitate development within residential areas in a manner that balances existing neighbourhood character with achieving long-term housing needs.*
- b. Improve access to different housing types and tenures, including market and non-market housing, needed to address the diverse needs of the community.*
- c. Prioritize compact and mixed-use development forms to accommodate long-term growth needs.*
- d. Enable context-sensitive development in existing residential neighbourhoods.*
- e. Ensure sufficient land use designations, zoning, and servicing capacity are in place to accommodate at least 211 new housing units over the 5-year horizon and at least 670 new housing units over the 20-year horizon, as identified in the Interim Housing Needs Report.*
- f. Ensure land use planning, zoning, and development approval decisions are informed by the housing need projections and classes of housing need identified in the Interim Housing Needs Report.*

4.3 Housing Policies

- a. Consider support for proposals that propose a Residential Medium Density (RMD) housing form, as per the RMD Designation, in Residential Low Density (RLD) areas where site conditions and neighbourhood character are supportive of such development.*
- b. Support maintaining land use and zoning designations which are sufficient to accommodate at least 211 new housing units over the 5-year horizon identified in the Interim Housing Needs Report, and 670 new housing units over the 20-year horizon, with land use planning decisions evaluated against these targets.*
- c. Prioritize residential intensification within the City's Growth Area, including small-scale multi-unit housing, infill, and redevelopment, as the primary means of meeting the 5-year (211 unit) and 20-year (670 unit) housing need projections as outlined in the Interim Housing Needs Report.*
- d. Support the provision of housing that responds to the full range of housing needs identified in the City's Interim Housing Needs Report, including:*
 - i. Affordable housing;*

- ii. *Rental housing;*
- iii. *Special needs housing;*
- iv. *Seniors' housing;*
- v. *Family housing;*
- vi. *Shelters and housing for individuals experiencing or at risk of homelessness; and*
- vii. *Housing in close proximity to transportation infrastructure that supports walking, cycling, public transit, and other alternative forms of transportation.*

Support shall be provided through land use designations, development approvals, and partnerships with senior governments, non-profit housing providers, and the private sector, recognizing that the appropriate form, scale, and location of each class of housing will vary based on local context, servicing capacity, available social and health service infrastructure, regional service delivery patterns, and the City's capacity to support such uses.

3. SECTION 10 – RESIDENTIAL LANDS is hereby amended by replacing the table in Section 10.3.a with the following:

Land Use Designation	Housing Forms
<i>Country Residential</i>	<ul style="list-style-type: none"> • <i>Single Family Dwellings</i> • <i>Two Family Dwellings</i> • <i>Three Family Dwellings</i> • <i>Four Family Dwellings</i> • <i>Attached and Detached Secondary Suites</i>
<i>Residential Low Density</i>	<ul style="list-style-type: none"> • <i>Single Family Dwellings</i> • <i>Two Family Dwellings</i> • <i>Three Family Dwellings</i> • <i>Four Family Dwellings</i> • <i>Attached and Detached Secondary Suites</i>
<i>Residential Medium Density</i>	<ul style="list-style-type: none"> • <i>Residential Low Density Housing Forms</i> • <i>Row Housing</i> • <i>Apartment and Multiple Family Dwellings</i> • <i>Adult Retirement Housing</i>

<p><i>Knoll Comprehensive Development Area</i></p>	<ul style="list-style-type: none"> • <i>Residential Low Density Housing Forms</i> • <i>Residential Medium Density Housing Forms</i>
--	---

4. SECTION 9 – URBAN CONTAINMENT AND RURAL PROTECTION is hereby amended by including the following paragraph to the end of the Discussion:

The growth projections in this Section reflect the planning assumptions in place at the time of original adoption. Following 2024 amendments to the Local Government Act requiring municipalities to develop standardized Housing Needs Reports, the total number of housing units needed within the City of Enderby over a 5-year and 20-year horizon were identified through the City’s Interim Housing Needs Report and are also outlined in Section 4 of this Plan. Where the housing need targets in Section 4 imply a growth rate that differs from the rate referenced in this Section, the Section 4 targets prevail for the purposes of land use planning, zoning, and development approvals. The urban containment and rural protection principles in this Section continue to apply, with housing need targets being accommodated within the existing municipal boundary through the Growth Areas designated on Schedule "E".

5. All references to 'Section 904' of the *Local Government Act* in this Bylaw are hereby amended as follows:

- i. where the reference relates to bonus density for affordable, attainable, or special needs housing, the reference shall read 'Section 482.1' of the *Local Government Act*;
- ii. where the reference relates to bonus density for community or site amenities other than housing, the reference shall read 'Section 482' of the *Local Government Act*.

READ a FIRST time this day of , 2026.

READ a SECOND time this day of , 2026.

Public notice provided in an edition of the local/regional print newspaper on the day of , 2026 and posted on the City of Enderby website on the day of , 2026, and a Public Hearing held pursuant to the provisions of Section 464 of the *Local Government Act* on the day of , 2026.

READ a THIRD time this day of , 2026.

ADOPTED this day of , 2026.

MAYOR

CORPORATE OFFICER

Schedule 'A'

Designation	# of Parcels	Total Area (HA)	Max Density (UPH)	33% Build Out	50% Build Out	75% Build Out	100% Build Out
Residential Low Density	870	94.000	88	2,729.76	4,136.00	6,204.00	8,272.00
Residential Medium Density	80	26.200	60	518.76	786.00	1,179.00	1,572.00
Knoll Comprehensive Area	22	74.090	80	1,955.98	2,963.60	4,445.40	5,927.20
General Commercial	97	6.100	60	120.78	183.00	274.50	366.00
Highway and Tourist Commercial	68	13.400	60	265.32	402.00	603.00	804.00
Country Residential	26	82.300	1	27.16	41.15	61.73	82.30
TOTAL	1,163	296.090		5,617.76	8,511.75	12,767.63	17,023.50
Existing Dwelling Units							
Total Private Dwellings (2021 Census)	1,508						
New Residential Units (2021-2025)	84						
TOTAL	1,592						
Net Dwelling Units							
TOTAL				4,025.76	6,919.75	11,175.63	15,431.50
Housing Needs Targets							
5 Year Housing Need	211						
20 Year Housing Need	670						
CAPACITY SURPLUS				3,355.76	6,249.75	10,505.63	14,761.50

Zone	# of Parcels	Total Area (HA)	Max Density (UPH)	33% Build Out	50% Build Out	75% Build Out	100% Build Out
R1	253	49.048	88	1,424.36	2,158.12	3,237.18	4,316.24
R1A	581	54.982	88	1,596.67	2,419.20	3,628.79	4,838.39
R2	82	4.296	88	124.74	189.00	283.50	378.01
R3	48	16.224	60	321.23	486.71	730.06	973.42
R3A	6	0.484	41	6.55	9.93	14.89	19.86
CR	43	150.700	0.5	24.87	37.68	56.51	75.35
C1	73	5.200	60	102.96	156.00	234.00	312.00
C2	33	8.000	60	158.40	240.00	360.00	480.00
TOTAL	1,119	288.933		3,759.78	5,696.63	8,544.95	11,393.26
Existing Dwelling Units							
Total Private Dwellings (2021 Census)	1,508						
New Residential Units (2021-2025)	84						
TOTAL	1,592						
Net Dwelling Units							
TOTAL				2,167.78	4,104.63	6,952.95	9,801.26
Housing Needs Targets							
5 Year Housing Need	211						
20 Year Housing Need	670						
CAPACITY SURPLUS				1,497.78	3,434.63	6,282.95	9,131.26