

**REGULAR MEETING OF COUNCIL
AGENDA**

DATE: November 4, 2024
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: 897 2263 2227
Passcode: 444631*

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/*

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 4, 2024 Council Meeting agenda be approved as circulated.

3. ADOPTION OF MINUTES

3.1 Meeting Minutes of October 21, 2024

THAT the October 21, 2024 Council Meeting minutes be adopted as circulated.

Page 5

4. PUBLIC HEARINGS

4.1 City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024

4.2 City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024 and City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024

4.3 City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1804, 2024 – Setbacks for Single Family Dwellings in Residential Multi-Family Medium Intensity (R.3) Zone and Corrugated Metal Fencing for Screening Purposes

5. DEVELOPMENT MATTERS AND RELATED BYLAWS

5.1 City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024

Page 12

Legal: i) NORTHERLY PORTION OF LOT 2 DISTRICT LOT 150 KAMLOOPS DIVISION YALE DISTRICT PLAN 1876 HAVING A UNIFORM WIDTH OF 60 FEET FRONTING EVERGREEN AVENUE AND EXTENDING THE FULL DEPTH OF SAID LOT AND ADJOINING LOT 1 PLAN 1876

ii) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563

iii) LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563

Address: 1600 George Street, Enderby BC
1602 George Street, Enderby BC
1604 George Street, Enderby BC

Applicant: Beverly Humphrey

Owners: GTI Petroleum (B.C.) Ltd.

THAT Council receives and files the Staff Report dated September 12, 2024;

AND THAT upon consideration of input at the Public Hearing, City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024 which proposes to rezone the properties legally described as: i) NORTHERLY PORTION OF LOT 2 DISTRICT LOT 150 KAMLOOPS DIVISION YALE DISTRICT PLAN 1876 HAVING A UNIFORM WIDTH OF 60 FEET FRONTING EVERGREEN AVENUE AND EXTENDING THE FULL DEPTH OF SAID LOT AND ADJOINING LOT 1 PLAN 1876, and located at 1600 Evergreen Street, Enderby BC, ii) LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1602 Evergreen Street, Enderby BC, and iii) LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1604 Evergreen Street, Enderby BC, from the Residential Single Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, be given Third Reading and Adoption;

AND FURTHER THAT should Council give Third Reading and Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024, such Adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.

5.2 City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024 and City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024

Page 25

Legal: LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563

Address: 1605 George Street, Enderby BC

Applicant: Beverly Humphrey

Owners: GTI Petroleum (B.C.) Ltd.

THAT Council receives and files the Staff Report dated September 12, 2024;

AND THAT upon consideration of input at the Public Hearing, City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024 which proposes to change the future land use designation of the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1605 George Street, Enderby BC, from Residential Medium Density to Highway and Tourist Commercial, be given Third Reading and Adoption;

AND THAT upon consideration of input at the Public Hearing, City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024 which proposes to rezone the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1605 George Street, Enderby BC, from the Residential Single Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, be given Third Reading and Adoption;

AND FURTHER THAT should Council give Third Reading and Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024, such Adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.

- 5.3 City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1804, 2024 – Setbacks for Single Family Dwellings in Residential Multi-Family Medium Intensity (R.3) Zone and Corrugated Metal Fencing for Screening Purposes THAT Council gives third reading and adopts the City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1804, 2024. Page 40

6. CONTINUING BUSINESS AND BUSINESS ARISING FROM COMMITTEES AND DELEGATIONS

7. REPORTS

7.1 Mayor and Council Reports

7.2 Area F Director Report

7.3 Chief Administrative Officer Report

7.3.1 Council Inquiries

- 7.4 Vernon North Okanagan Detachment: 3rd Quarter (July to September) 2024 THAT Council receives and files the report titled *Vernon North Okanagan Detachment: 3rd Quarter (July to September) 2024*. Page 42

8. NEW BUSINESS

- 8.1 Regular Meeting Schedule for 2025 Memo prepared by Chief Administrative Officer dated October 28, 2024 THAT Council approves the Notice of 2025 Regular Council Meeting Schedule; Page 52

AND THAT Council directs staff to make the schedule available to the public by posting it at the Public Notice Posting Place as defined in the City of Enderby Council Procedure Bylaw No. 1732, 2021 and giving notice of its availability in accordance with section 127(1) of the Community Charter and the City of Enderby Public Notice Bylaw No. 1770, 2023.

- 8.2 Acting Mayor Schedule 2025 Memo prepared by Chief Administrative Officer dated October 28, 2024 THAT Council adopts the Acting Mayor Schedule for 2025; Page 55

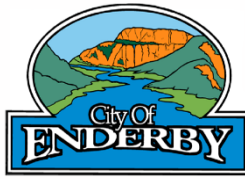
AND THAT Council designates the following rolling order of succession for Acting Mayors:

- Councillor Baird
- Councillor Davyduke
- Councillor Schreiner
- Councillor Shishido
- Councillor Ramey
- Councillor Yerhoff

- 8.3 Proposed 2025 Strategic Planning Date Page 57
 Memo prepared by Chief Administrative Officer dated October 28, 2024
THAT Council approves January 13, 2025 for strategic planning.
- 8.4 Royal Canadian Legion Branch #98 Road Closure Application – Remembrance Day Ceremony Page 58
 Memo prepared by Planner dated October 28, 2024
THAT Council receives the Royal Canadian Legion Branch #98’s Road Closure application (Remembrance Day Ceremony) for information.
- 8.5 Disclosure of Contracts - Council Page 61
 Memo prepared by Chief Financial Officer dated October 24, 2024
THAT Council receives the Disclosure of Contracts – Council memorandum dated October 24, 2024.

9. PUBLIC QUESTION PERIOD

10. ADJOURNMENT



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Monday, October 21, 2024 at 4:30 p.m. in Council Chambers.

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

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

Other: Press and Public

LAND ACKNOWLEDGEMENT

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

APPROVAL OF AGENDA

Item 7.5 – *Designation of Fire Inspectors and Fire Investigators Policy* was added to the agenda as a late item.

Moved by Councillor Baird, seconded by Councillor Davyduke
“*THAT the October 21, 2024 Council Meeting agenda be approved as amended.*”

CARRIED

ADOPTION OF MINUTES

Meeting Minutes of October 7, 2024

Moved by Councillor Shishido, seconded by Councillor Ramey
“*THAT the October 7, 2024 Council Meeting minutes be adopted as circulated.*”

CARRIED

Public Hearing Report of October 7, 2024

Moved by Councillor Baird, seconded by Councillor Shishido

“THAT the October 7, 2024 Public Hearing Report be adopted as circulated.”

CARRIED

DEVELOPMENT MATTERS AND RELATED BYLAWS

Development Variance Permit #0071-24-DVP-END

Mayor Galbraith declared a conflict of interest due to his place of employment’s proximity to the subject property and recused from the meeting at 4:34 p.m.

Acting Mayor Yerhoff assumed the Chair at 4:34 p.m.

The Planner gave an overview of the application and read one written submission.

Dwayne Baumle, owner of Cedar Solutions & Millworks

- Concerns about vehicles parked along the roadside of the subject property blocking traffic into and out of the lumber yard at Cedar Solutions & Millworks.
- Concerns about safety of pedestrian and commuter traffic on Vernon Street.

The Planner noted that parking along the roadside of the subject property is an enforcement issue that will need to be a priority for the City and this will continue to be the case. There are plans to install “no parking” signs along the boulevard due to ongoing problems with unhitched trailers left parked at this location.

Council discussed screening requirements, and cases in which varying the requirements may not be suitable.

Council discussed the current location of the fence in relation to the property line and how it might be impacted by the requirement to add a landscape buffer.

Councillor Davyduke asked about dust from the subject property and what tools the City has to address it if complaints arise.

The Planner responded that dust can be addressed by bylaw as a nuisance and that the property owners must take steps to mitigate dust concerns.

Moved by Councillor Baird, seconded by Councillor Shishido

“THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as LOT A DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN KAP78580 and located at 201 Vernon Street, Enderby BC, to permit variances to the following Sections of the City of Enderby Zoning Bylaw No. 1550, 2014:

- *Section 309.1.a.i by waiving the requirement to screen an outdoor storage area, as shown on the attached Schedule ‘A’;*
- *Section 309.3.a.iii by waiving the requirement for a landscape buffer along the northern portion of the property fronting Vernon Street, as shown on the attached Schedule ‘A’;*

AND THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as LOT A DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS)

DIVISION YALE DISTRICT PLAN KAP78580 and located at 201 Vernon Street, Enderby BC, to permit variances to the following sections of the City of Enderby Zoning Bylaw No. 1550, 2014:

- *Section 901.2.e.iii by not requiring maneuvering aisles and off-street parking areas to be surfaced with asphaltic concrete or cement pavement, as shown on the attached Schedule 'A'; and*
- *Section 901.2.f by not requiring a parking area to be provided with curbing, as shown on the attached Schedule 'A',*

subject to the property owner paving the first 15 m (49.2 feet) of any driveway/access off of Vernon Street, to the specifications of the City of Enderby Zoning Bylaw No. 1550, 2014, as amended from time to time, or providing the City of Enderby with security for the value of the works.”

CARRIED

Mayor Galbraith returned to the meeting and resumed the Chair at 4:52 p.m.

CONTINUING BUSINESS AND BUSINESS ARISING FROM COMMITTEES AND DELEGATIONS

REPORTS

Mayor and Council Reports

Councillor Schreiner

Reported that the RDNO board provided the Enderby & District Chamber of Commerce a letter of support for their application for an ETSI-BC grant.

Attended the Fire Department Open House where Chief Vetter was presented with a Lifetime Civic Merrit Award from Council.

There is a Rail Trail open house upcoming along with the AGM in November.

Councillor Yerhoff

Was not able to attend the Heritage Commission meeting but reported that there has been a cost increase for the signs that the Heritage Commission places at historic sites around the City. There will be a funding request coming to the City to address this.

Attended the Fire Department Open House and presented Chief Vetter with a Lifetime Civic Merrit Award.

There is a Business After 5 event October 24th at Enderby Jewellers as well as ongoing Coffee with the Chamber events at Enderbeans.

Reported that the food bank is in search of board members and a president.

Attended an Enderby National Film Board screening at the Legion.

Reported that there was another vehicle in the ditch by the Health Centre over the weekend.

Councillor Ramey

Attended a meeting of the Public Art Select Committee and reported that the meeting went well. The committee will be bringing information from the meeting to Council.

Attended the Coffee with Council event and noted that the format should be tweaked for the next event.

Reported that the inaugural Coffee House hosted by the Enderby & District Arts Council is scheduled for October 25th at the Seniors Centre.

Attended the Fire Department Open house and reported that it was a great event that showcased our community.

Councillor Davyduke

Attended the Coffee with Council event and agreed that there should be some format changes to the next event to better foster dialogue with the community.

Attended the Enderby Early Years Fair hosted by Splatsin.

Community Futures is hosting a 40th anniversary celebration on October 23rd.

Will be attending the Business Walk on Friday.

Councillor Baird

Attended a meeting of the Public Art Select Committee and reported that the meeting went well.

Attended the Grindrod ball diamond opening and reported it was well attended.

Has been meeting with the Christmas Committee and there are plans to have a Christmas tree in front of the library this year.

Attended the Fire Department Open house.

Reported that Halloween events are happening downtown from 2 p.m. to 5 p.m. on October 31st.

Reported that there are streetlights on Salmon Arm Drive that have turned purple.

Councillor Shishido

Attended an Enderby & District Museum Society meeting and reported that the museum is looking for volunteers. Noted that the museum has been working on their fire safety plan and that they are interested in having Enderby souvenirs available for purchase.

Attended the Coffee with Council event and noted that there was a good turnout.

Has an upcoming meeting with Splitsin Councillor Morris and Ben Eby on Thursday about a basketball tournament being hosted by Splitsin that will feature both high school and college teams.

Attended the Grindrod ball diamond opening and gave kudos to Area F Director Hopkins for her work on the project.

Reported that he has received good feedback from the public on the renaming of the Arena.

Attended a ball user group meeting.

Mayor Galbraith

Attended the Coffee with Council event.

Asked about whether the plans for the new sign at the Arena would involve a digital sign.

Chief Administrative Officer responded that he is working with a potential supplier on a sign of this nature.

Chief Administrative Officer

Reported that there was a UV failure at the Water Treatment Plant on Sunday that led to a Water Quality Advisory. Thanked Public Works and Mountain View Electric for their quick work to pull together a solution. The Water Quality Advisory will be lifted as of 4pm on October 22. There were two messages sent out through Alertable.

Thanked Public Works for putting up the Veterans banners in time for Remembrance Day. They will be up until the week following November 11th to acknowledge local veterans and their service.

Russell Avenue substantial completion was issued last week. The contractor wrapped up the last of the landscape and driveway/pathway crossings today. Staff have received some very nice feedback on it so far.

The Reservoir 1 bidder information meeting occurred the week before last. There was a good amount of interest and staff are now awaiting proposals for pricing.

The Pool's construction drawings are completed to 90%. The construction manager and consultant are dealing with some fairly nuanced points right now to get a Class A budget prepared and the drawings finalized to 100%. There are plans to realign the district heating line running through the site to the perimeter of the park ahead of construction starting. Those works should occur within the next 2-4 weeks.

The arena is having one of its busiest seasons on record so far.

Thanked those from Council who attended the Fire Department Open House last weekend and presented Chief Vetter with a Lifetime Civic Merit Award.

There are plans in place to work with a local contractor on completing the cremation garden extension at the cemetery once the area is dry.

Preparations are underway for both Halloween and Christmas with the Events Coordinator and the Christmas Committee.

The grounds contractor will be moving into seasonal cleanup beginning this week. All of the flowers and plantings will be removed from the planters.

RDNO Building Permit Report – September 2024

Moved by Councillor Baird, seconded by Councillor Yerhoff
“*THAT the RDNO Building Permit Report – September 2024 be received and filed.*”

CARRIED

NEW BUSINESS

Enderby Farmers Market Road Closure Application – Outdoor Winter Market

Moved by Councillor Baird, seconded by Councillor Shishido
“*THAT Council receives the Enderby Farmers Market’s Road Closure application (Outdoor Winter Market) for information.*”

CARRIED

Road Closure Application – Christmas Parade

Moved by Councillor Schreiner, seconded by Councillor Davyduke
“*THAT Council receives the City of Enderby Event Coordinator’s Road Closure application (Christmas Parade) for information.*”

CARRIED

Road Closure Application – Traditional Christmas Festivities

Moved by Councillor Shishido, seconded by Councillor Davyduke
“*THAT Council receives the City of Enderby Event Coordinator’s Road Closure application (Traditional Christmas Festivities) for information.*”

CARRIED

Proposed Response to UBCM/LGMA Discussion Paper on Changes to the Elected Official Responsible Conduct Framework

Moved by Councillor Baird, seconded by Councillor Shishido
“*THAT Council receives and files the discussion paper titled “Potential For Change: Responsible Conduct Framework for Local Government Elected Officials”;*

AND THAT Council endorses Model I: Local Determination, as described in the discussion paper, as its preferred model for legislating a local government elected official framework for responsible conduct;

AND THAT Council recommends to the authors of the discussion paper that Model I: Local Determination should be improved by explicitly addressing procedural fairness through the following initiatives:

1. *Change the Principles for Codes of Conduct Regulation to require local governments to consider including in their respective Codes of Conduct administrative and enforcement provisions for handling Code of Conduct complaints; and*
2. *Develop an administrative and enforcement model for handling Code of Conduct complaints, vetted by legal counsel, that is provided to local governments to consider incorporating into their respective Codes of Conduct.”*

CARRIED

Designation of Fire Inspectors and Fire Investigators Policy

Moved by Councillor Baird, seconded by Councillor Schriener
“*THAT Council adopts the Designation of Fire Inspectors and Fire Investigators Policy.*”

CARRIED

CORRESPONDENCE AND INFORMATION ITEMS

Moved by Councillor Baird, seconded by Councillor Davyduke
“*THAT Council receives and files the correspondence and information item titled: SILGA Asset Management/Infrastructure Deficits Seminar Pamphlet.*

AND THAT Council funds attendance for up to 4 Councillors to the SILGA Asset Management/Infrastructure Deficits Seminar.”

CARRIED

PUBLIC QUESTION PERIOD

There were no questions from the public.

ADJOURNMENT

Moved by Councillor Shishido, seconded by Councillor Yerhoff
“*THAT the regular meeting of October 21, 2024 adjourn at 6:11 p.m.*”

CARRIED

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

MEMO

To: Tate Bengtson, Chief Administrative Officer
From: Kurt Inglis, Planner
Date: October 28, 2024
Subject: 0006-24-RZ-END (GTI Petroleum) - Third Reading and Adoption of City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024

RECOMMENDATION

THAT Council receives and files the Staff Report dated September 12, 2024;

AND THAT upon consideration of input at the Public Hearing, City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024 which proposes to rezone the properties legally described as: i) NORTHERLY PORTION OF LOT 2 DISTRICT LOT 150 KAMLOOPS DIVISION YALE DISTRICT PLAN 1876 HAVING A UNIFORM WIDTH OF 60 FEET FRONTING EVERGREEN AVENUE AND EXTENDING THE FULL DEPTH OF SAID LOT AND ADJOINING LOT 1 PLAN 1876, and located at 1600 Evergreen Street, Enderby BC, ii) LOT 1 DISTRICT LOT 150 KAMLOOPS(FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1602 Evergreen Street, Enderby BC, and iii) LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1604 Evergreen Street, Enderby BC, from the Residential Single Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, be given Third Reading and Adoption;

AND FURTHER THAT should Council give Third Reading and Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024, such Adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.

BACKGROUND

A Rezoning Application has been submitted for the properties located at 1600, 1602 and 1604 Evergreen Street, Enderby BC . The applicant is proposing to rezone the properties from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the sites and legalize an existing non-conforming use (commercial parking lot).

At the Regular Meeting of October 7, 2024, Council gave First and Second Reading to the associated City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024 and forwarded it to a Public Hearing; the Public Hearing provides an opportunity for all persons who believe that their interest in property is affected by the Bylaw to make public representation. Following the conclusion of the Public Hearing, Council will consider the Bylaw for Third Reading and Adoption.

As part of the initial application referral process, the Ministry advised the City that its approval of Bylaw No. 1802 is subject to the applicant satisfying two conditions which are described in the attached Staff Report dated September 12, 2024; given this, should Council give Third Reading and Adoption to Bylaw 1802, such

adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.

Respectfully Submitted,



Kurt Inglis
Planner

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1802

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. 1802, 2024".
2. The zoning designation of the property legally described as NORTHERLY PORTION OF LOT 2 DISTRICT LOT 150 KAMLOOPS DIVISION YALE DISTRICT PLAN 1876 HAVING A UNIFORM WIDTH OF 60 FEET FRONTING EVERGREEN AVENUE AND EXTENDING THE FULL DEPTH OF SAID LOT AND ADJOINING LOT 1 PLAN 1876, and located at 1600 Evergreen Street, Enderby BC, is hereby changed from the *Residential Single Family (R.1-A) zone* to the *Highway and Tourist Commercial (C.2) zone*.
3. The zoning designation of the property legally described as LOT 1 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1602 Evergreen Street, Enderby BC, is hereby changed from the *Residential Single Family (R.1-A) zone* to the *Highway and Tourist Commercial (C.2) zone*.
4. The zoning designation of the property legally described as LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1604 Evergreen Street, Enderby BC, is hereby changed from the *Residential Single Family (R.1-A) zone* to the *Highway and Tourist Commercial (C.2) zone*.

READ a FIRST time this 7th day of October, 2024.

READ a SECOND time this 7th day of October, 2024.

Advertised on the 25th day of October, 2024 and posted on the City of Enderby website on the 8th day of October, 2024, and a Public Hearing held pursuant to the provisions of Section 464 of the *Local Government Act* on the day of , 2024.

READ a THIRD time this day of , 2024.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure

ADOPTED this day of , 2024.

MAYOR

CORPORATE OFFICER

**CITY OF ENDERBY
REZONING APPLICATION**

AGENDA

File No: 0006-24-RZ-END

September 12, 2024

APPLICANT: Beverley Humphrey

OWNER: GTI Petroleum (B.C.) Ltd.

LEGAL DESCRIPTIONS: i) NORTHERLY PORTION OF LOT 2 DISTRICT LOT 150 KAMLOOPS DIVISION YALE DISTRICT PLAN 1876 HAVING A UNIFORM WIDTH OF 60 FEET FRONTING EVERGREEN AVENUE AND EXTENDING THE FULL DEPTH OF SAID LOT AND ADJOINING LOT 1 PLAN 1876

ii) LOT 1 DISTRICT LOT 150 KAMLOOPS(FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563

iii) LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563

PID #(s): 011-083-638
009-483-837
009-483-861

LOCATION: 1600 George Street, Enderby BC
1602 George Street, Enderby BC
1604 George Street, Enderby BC

PROPERTY SIZES: 1600 George Street – 1,427.2 m² (15,362 square feet)
1602 George Street – 713.8 m² (7,683 square feet)
1604 George Street – 780.7 m² (8,403 square feet)

PRESENT ZONING: Residential Single Family (R.1-A)

PROPOSED ZONING: Highway and Tourist Commercial (C.2)

OCP DESIGNATION: Highway and Tourist Commercial

PROPOSAL: Rezone the properties to enable the future commercial development of the sites and legalize an existing non-conforming use (commercial parking lot)

RECOMMENDATION:

THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1802, 2024 which proposes to rezone the properties legally described as: i) NORTHERLY PORTION OF LOT 2 DISTRICT LOT 150 KAMLOOPS DIVISION YALE DISTRICT PLAN 1876 HAVING A UNIFORM WIDTH OF 60 FEET FRONTING EVERGREEN AVENUE AND EXTENDING THE FULL DEPTH OF SAID LOT AND ADJOINING LOT 1 PLAN 1876, and located at 1600 Evergreen Street, Enderby BC, ii) LOT 1 DISTRICT LOT 150 KAMLOOPS(FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1602 Evergreen Street, Enderby BC, and iii) LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1604 Evergreen Street, Enderby BC, from the Residential Single Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, be given First and Second Reading and forwarded to a Public Hearing.

BACKGROUND:

This report relates to a Rezoning Application for the properties located at 1600, 1602 and 1604 Evergreen Street, Enderby BC. The applicant is proposing to rezone the properties from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the sites and legalize an existing non-conforming use (commercial parking lot).

Site Context

1602 and 1604 Evergreen Street are located on the west side of Evergreen Street and have areas of 713.8 m² (7,683 square feet) and 780.7 m² (8,403 square feet), respectively. 1600 Evergreen Street has frontage on both Evergreen Street and George Street (Highway 97A) and has an area of 1,427.2 m² (15,362 square feet). The properties are relatively flat and do not have any buildings on them. 1602 and 1604 Evergreen Street are currently being used as a gravel parking lot for the adjacent commercial business to the north, which is not a permitted use within the Residential Single Family (R.1-A) zone.

The Zoning and OCP designations of the subject property and surrounding properties are as follows:

- Subject and south properties - Zoned Residential Single Family (R.1-A) and designated in the OCP as Highway and Tourist Commercial
- North and northwest properties - Zoned Highway and Tourist Commercial (C.2) and designated in the OCP as Highway and Tourist Commercial
- West property – Zoned Residential Single Family (R.1-A) and designated in the OCP as Residential Medium Density
- East property – Zoned Transportation Corridor (S.2) and designated in the OCP as Transportation Corridor

The following figure shows the zoning designations of the subject and surrounding properties:



Figure 1. Zoning Map

Yellow – Residential Single Family (R.1-A)
 Green – Highway and Tourist Commercial (C.2)
 Purple – Transportation Corridor (S.2)

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



Figure 3: Orthophoto

****NOTE:** The property lines shown above are not an accurate representation of their true locations and are intended for display purposes only.

The Proposal

The applicant is proposing to rezone the properties from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the sites; at this time, the applicant has not yet determined what that the specific future commercial use(s) will be. The applicant is proposing to continue to use 1602 and 1604 Evergreen Street as a parking lot for the

adjacent commercial business to the north (Sutherlands Bakery/GTI Petroleum), until such time as the applicant is ready to develop the properties to a more intensive commercial use.

ZONING BYLAW:

The subject property is zoned Residential Single-Family (R.1-A) and uses within this zone include:

- Accessory residential
- Restricted agricultural use
- Single family dwellings
- Two family dwellings
- Three family dwellings
- Four family dwellings
- Attached secondary suites
- Detached secondary suites
- Bed and breakfasts
- Civic and public service use
- The keeping of backyard hens
- The keeping of backyard bees

Uses permitted within the proposed Highway and Tourist Commercial (C.2) zone include:

- Accessory buildings and structures
- Accommodation including apartments, dwelling units, hotels and motels
- Civic and public service use
- Auditoriums, youth centres, and social halls
- Food service including coffee shops, dairy bars, restaurants, bakeries, butcher shops, caterers, and fish shops
- Retail sales and service for: automobiles, farm equipment, boats, mobile homes, trucks, recreation vehicles, motorcycles, and sporting goods
- Retail sales including servicing where applicable: confectionery stores, flowers, fruit, plants, produce, nurseries, green houses, tire shops, wine and beer shops, appliances, beverages, bicycles, electronic equipment, furniture, garden supplies, glass, hardware, paint, pets, pet food, plants, animal beauty parlours, bakery shops, hairdressers, locksmith shops, optical shops, shoe repair, tailor shops, and watch repair
- Service - repair and rental: service stations, garages for automobile service and repairs, mini storage facilities, car washes, petroleum distribution, costume rentals, and video rentals
- Transportation facilities including commercial parking lots, passenger transportation depots, taxi dispatch offices, and weigh scales
- Retail sales of beer, wine and liquor
- Educational facilities and professional studios including art studios, business colleges, dance studios, music studios, photography studios, radio studios, television studios, and trade schools
- Entertainment and recreation facilities including arcades, billiard halls, bowling alleys, drive-in clubs, sports clubs, and sports facilities

- Office and commerce facilities and accommodations for engineers, funeral homes, land surveyors, management companies, mortuaries, newspapers, publishing, real estate, surveyors, veterinarians, massage therapy clinics, dentists, doctors, and any other professional office
- Cannabis-Related Business

As previously mentioned, the current use of 1602 and 1604 Evergreen Street as a parking lot for the commercial property to the north is not permitted under the R.1-A zoning designation. Although a successful rezoning of the properties to the C.2 zone would make the existing parking lot use lawful, the property owner would still need to complete certain works (i.e. paving/curbing the parking lot, connecting or consolidating the subject lots with the neighbouring commercial lot to the north), or alternatively seek variances through a separate Development Variance Permit application, in order to bring the parking lot use into compliance with the Zoning Bylaw.

OFFICIAL COMMUNITY PLAN:

Policies contained within the Official Community Plan which apply to this development include:

- 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.
- Policy 3.3.h - Council will utilize the development approval process, including Phased Development Agreements, to secure an adequate supply of quality affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.
- Policy 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.
- Policy 12.3.c - Council encourages and supports creative and innovative infilling, development, redevelopment and renovation of existing buildings in order to maintain a strong focus on commercial activity in commercial areas.

SUBDIVISION SERVICING AND DEVELOPMENT BYLAW

In addition to having the ability to require off-site improvements as a condition of building permit issuance or subdivision approval, municipalities have the authority to require off-site improvements as a condition of rezoning. Historically, the City of Enderby has not required off-site improvements as a condition of rezoning, given that it is quite common for rezoning applications to be made without having a firm development proposal or site plan in place (as is the case for the subject application), therefore the impacts of the proposed development are not fully known. Furthermore, it is common for development plans to change over time, which could result in the City under-collecting or over-collecting for off-site improvements as a condition of rezoning. Given this, the City will consider the requirement for off-site improvements as a condition of a future building permit issuance or subdivision approval, at which point the City will have a better understanding of the extent of the proposed development of the subject properties and the potential impacts to the City's infrastructure.

REFERRAL COMMENTS:

The application was referred to the following individuals/agencies:

- City of Enderby Public Works Manager;
- Building Inspector;
- Fire Chief;
- Ministry of Transportation and Infrastructure.

The following comments were received in response to the application

Ministry of Transportation and Infrastructure

The Ministry has reviewed the above noted rezoning referral. The proposed future development is unknown, and it is difficult to determine if the Ministry requires offsite works to mitigate the impact of future development traffic. Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act, subject to the following conditions:

- 1. Provision of a suitably worded covenant, registered in favor of His Majesty the King in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, stating that no development is to occur, beyond what is reasonable for the current use, without approval of the Ministry of Transportation and Infrastructure.*
- 2. In the absence of a Controlled Highway Access Permit for 1605 George Street, it is noted that an application and permit will be necessary for any existing and proposed driveway/entrance fronting Highway 97A. The landowner is encouraged to apply online.*

The Ministry also appreciates the opportunity to provide comments on the proposed changes to the OCP. No approval is required from the Ministry, however, depending upon future development any concerns will be addressed at the time of proposal(s).

No other comments were received in response to the referral.

PLANNING ANALYSIS:

The City of Enderby Planner raises no objections to the applicant's request to rezone the properties from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the sites. Upon consideration of input received at a Public Hearing, it is recommended that Council support the application for the following reasons:

- The City of Enderby has a finite amount of commercial land, and a commercial land use is the highest and best use of the properties; the proposal would enable an increase in commercial activity, which would result in significant economic development benefits to the broader community;
- The City's Official Community Plan supports the future commercial development of the tract of residentially zoned properties between Evergreen Street and George Street (Highway 97A), including the subject properties;

- Under the current zoning designation of Residential Single Family (R.1-A), the maximum number of dwelling units that can be developed on each property is 4, giving the properties a combined residential density potential of 12 units. However, the proposed Highway and Tourist Commercial (C.2) zone permits residential dwelling units to occur above or behind a principal commercial use, to a maximum gross density of 60 units per hectare (24.28 units per acre). Given the properties' combined area of 0.292 hectares, if the properties were to be rezoned to the C.2 zone, the combined residential density potential of the properties would be increased to 17 dwelling units; given this, the proposal is consistent with the objectives of the City of Enderby Housing Needs Assessment Report related to increasing the availability of housing within the community.

As described by the Ministry of Transportation and Infrastructure in its referral comments above, the Ministry's approval of the rezoning bylaw is subject to the applicant satisfying two conditions. Should Council give First and Second Readings to the bylaw and forwards it to a public hearing, and then gives the bylaw third reading following the conclusion of the public hearing, the City will not be able to adopt the bylaw until such time as the applicant has satisfied the Ministry's conditions and the Ministry has endorsed the bylaw.

SUMMARY

This report relates to a Rezoning Application for the properties located at 1600, 1602 and 1604 Evergreen Street, Enderby BC. The applicant is proposing to rezone the properties from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the sites and legalize an existing non-conforming use (commercial parking lot).

The City of Enderby Planner is supportive of the application.

Prepared By:



Kurt Inglis, MCIP, RPP
Planner

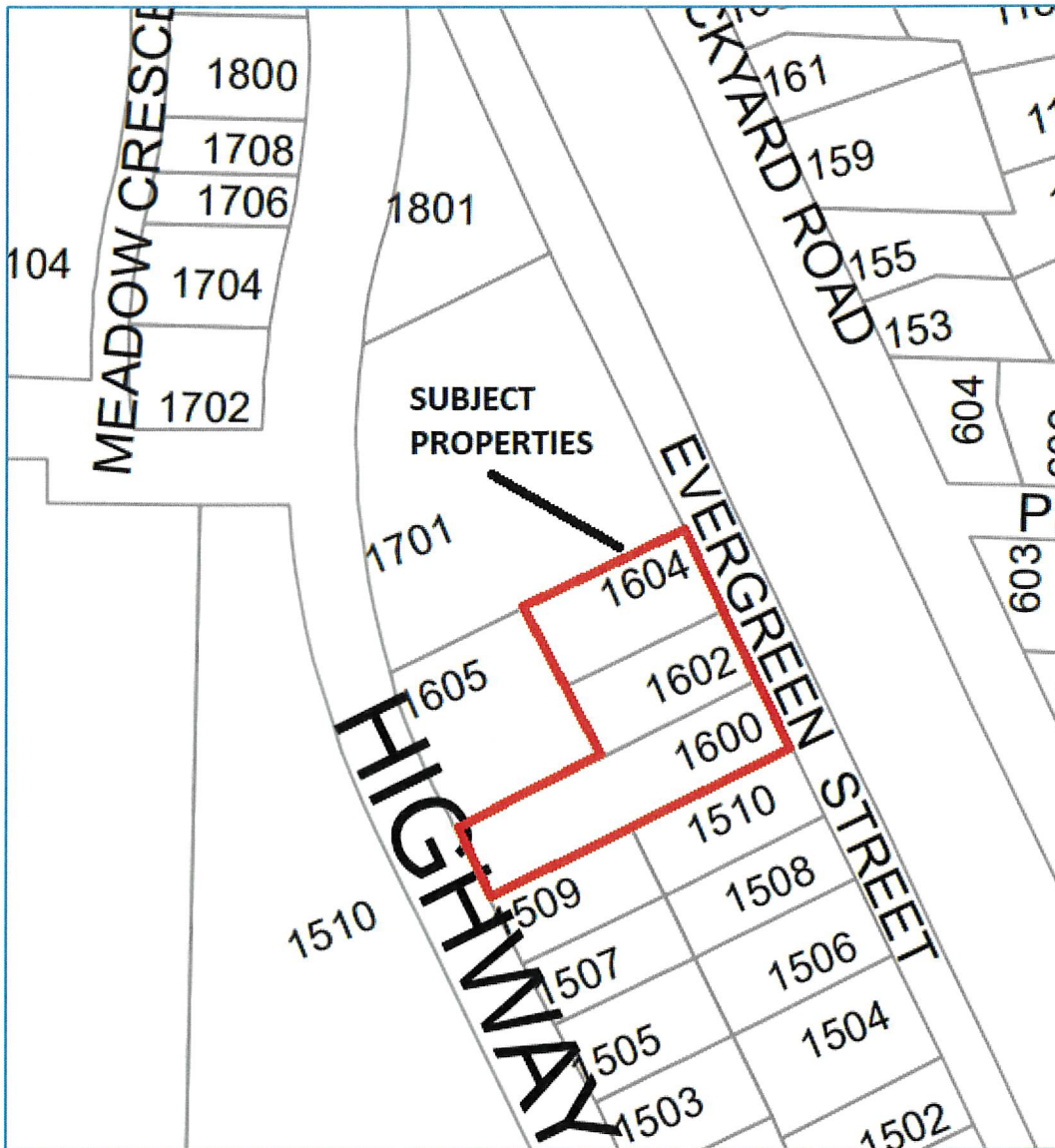
Reviewed By:



Tate Bengtson
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY
REZONING APPLICATION
SUBJECT PROPERTY MAP

File: 0006-24-RZ-END (GTI Petroleum)
Applicant: Beverley Humphrey
Owners: GTI Petroleum (B.C.) Ltd.
Location: 1600, 1602, 1604 Evergreen Street



THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

MEMO

To: Tate Bengtson, Chief Administrative Officer
From: Kurt Inglis, Planner
Date: October 28, 2024
Subject: 0016-24-OR-END (GTI Petroleum) - Third Reading and Adoption of City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024 and City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024

RECOMMENDATION

THAT Council receives and files the Staff Report dated September 12, 2024;

AND THAT upon consideration of input at the Public Hearing, City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024 which proposes to change the future land use designation of the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1605 George Street, Enderby BC, from Residential Medium Density to Highway and Tourist Commercial, be given Third Reading and Adoption;

AND THAT upon consideration of input at the Public Hearing, City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024 which proposes to rezone the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1605 George Street, Enderby BC, from the Residential Single Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, be given Third Reading and Adoption;

AND FURTHER THAT should Council give Third Reading and Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024, such Adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.

BACKGROUND

A Joint Official Community Plan Amendment and Rezoning Application has been submitted for the property located at 1605 George Street, Enderby BC. The applicant is proposing to change the Official Community Plan (OCP) designation for the property from Residential Medium Density to Highway and Tourist Commercial and to rezone it from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the property.

At the Regular Meeting of October 7, 2024, Council gave First and Second Readings to the associated City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024 and City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024 and forwarded them to a Public Hearing; the Public Hearing provides an opportunity for all persons who believe that their interest in property is affected by the Bylaws to make public representation. Following the conclusion of the Public Hearing, Council will consider the Bylaws for Third Reading and Adoption.

As part of the initial application referral process, the Ministry advised the City that its approval of Bylaw No. 1801 is subject to the applicant satisfying two conditions which are described in the attached Staff Report dated September 12, 2024; given this, should Council give Third Reading and Adoption to Bylaw 1801, such adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.

Respectfully Submitted,



Kurt Inglis
Planner

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1800

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. 1800, 2024".
2. The future land use designation of the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563 and located at 1605 George Street, Enderby BC is hereby changed from *Residential Medium Density* to *Highway and Tourist Commercial*.

READ a FIRST time this 7th day of October, 2024.

READ a SECOND time this 7th day of October, 2024.

Advertised on the 25th day of October, 2024 and posted on the City of Enderby website on the 8th day of October, 2024, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2024.

READ a THIRD time this day of , 2024.

ADOPTED this day of , 2024.

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1801

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. 1801, 2024".
2. The zoning designation of the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563 and located at 1605 George Street, Enderby BC is hereby changed from the *Residential Single Family (R.1-A) zone* to the *Highway and Tourist Commercial (C.2) zone*.

READ a FIRST time this 7th day of October, 2024.

READ a SECOND time this 7th day of October, 2024.

Advertised on the 25th day of October, 2024 and posted on the City of Enderby website on the 8th day of October, 2024, and a Public Hearing held pursuant to the provisions of Section 464 of the Local Government Act on the day of , 2024.

READ a THIRD time this day of , 2024.

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

ADOPTED this day of , 2024.

MAYOR

CORPORATE OFFICER

**CITY OF ENDERBY
OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION**

File No: 0016-24-OR-END

September 12, 2024

APPLICANT: Beverley Humphrey

OWNER: GTI Petroleum (B.C.) Ltd.

LEGAL DESCRIPTION: LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563

PID #(s): 009-483-853

LOCATION: 1605 George Street, Enderby BC

PROPERTY SIZE: 1,426.3 m² (15,353 square feet)

PRESENT ZONING: Residential Single Family (R.1-A)

PROPOSED ZONING: Highway and Tourist Commercial (C.2)

PRESENT O.C.P DESIGNATION: Residential Medium Density

PROPOSED O.C.P DESIGNATION: Highway and Tourist Commercial

PROPOSAL: Change the OCP future land use designation and zoning designation of the property to enable a future commercial development on the site

RECOMMENDATION:

THAT City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024 which proposes to change the future land use designations of the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1605 George Street, Enderby BC, from *Residential Medium Density* to *Highway and Tourist Commercial*, be given First Reading;

AND THAT after First Reading of City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024 and in accordance with Sections 473 (2.1) and 477 of the *Local*

Government Act, Bylaw No. 1800 be considered in conjunction with the City's Housing Needs Assessment 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. 1800, 2024 in conjunction with the City's Housing Needs Assessment Report, Financial Plan, and Regional Solid Waste Management Plan, Bylaw No. 1800 be given Second Reading and forwarded to a Public Hearing;

AND THAT the referral process which requests that various authorities and organizations review the amendments proposed by City of Enderby Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1800, 2024, as outlined in this Staff Report, be considered appropriate consultation for the purposes of Sections 475 and 476 of the *Local Government Act*;

AND FURTHER THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1801, 2024 which proposes to rezone the property legally described as LOT 4 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 12563, and located at 1605 George Street, Enderby BC, from the Residential Single Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, be given First and Second Reading and forwarded to a Public Hearing.

BACKGROUND:

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 1605 George Street, Enderby BC. The applicant is proposing to change the Official Community Plan (OCP) designation for the subject property from *Residential Medium Density* to *Highway and Tourist Commercial* and to rezone it from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the property.

Site Context

The relatively flat property is 1,426.3 m² (15,353 square feet) in size and is located on the east side of George Street (Highway 97A). A one-storey single family dwelling, built in 1963, is located in the central portion of the property. Access to the property is gained via a paved driveway off of George Street (Highway 97A).

The Zoning and OCP designations of the subject property and surrounding properties are as follows:

- Subject property - Zoned Residential Single Family (R.1-A) and designated in the OCP as Residential Medium Density
- East and south properties - Zoned Residential Single Family (R.1-A) and designated in the OCP as Highway and Tourist Commercial
- North and west properties – Zoned Highway and Tourist Commercial (C.2) and designated in the OCP as Highway and Tourist Commercial

The following figure shows the zoning designations of the subject and surrounding properties:

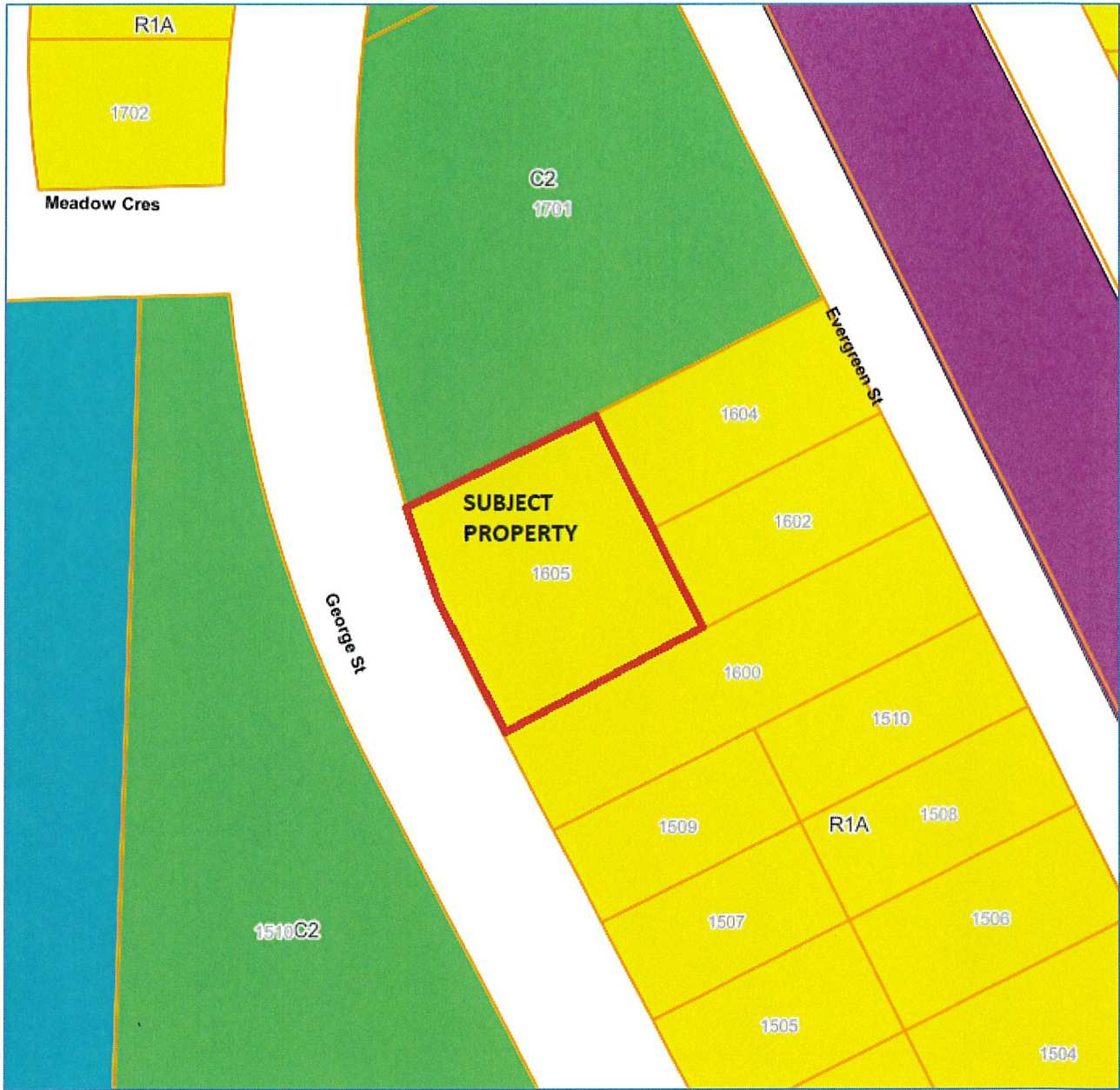


Figure 1. Zoning Map

Yellow – Residential Single Family (R.1-A)
 Green – Highway and Tourist Commercial (C.2)
 Purple – Transportation Corridor (S.2)

The following figure shows the OCP future land use designations of the subject and surrounding properties:



Figure 2. OCP Future Land Use Designations

Orange – Residential Medium Density
Yellow – Residential Low Density
Green – Highway and Tourist Commercial
Blue – Transportation Corridor

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



Figure 3: Orthophoto

****NOTE:** The property lines shown above are not an accurate representation of their true locations and are intended for display purposes only.

The Proposal

The applicant is proposing to change the OCP designation for the subject property from *Residential Medium Density* to *Highway and Tourist Commercial* and to rezone it from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the property. At this time, the applicant has not yet determined what the specific future commercial use(s) will be. Should the applicant be successful in their application, the existing single-family dwelling would be deemed 'legally non-conforming' (i.e. grandfathered) and would be subject to the provisions contained in Division 14 of Part 14 of the *Local Government Act*. Under Division 14 of Part 14 of

the *Local Government Act*, a legally non-conforming use is permitted to continue but is subject to a number of restrictions, including:

- Section 530 - Does not authorize the non-conforming use of land to be continued on a scale or to an extent or degree greater than that at the time of the adoption of the land use regulation bylaw.
- Section 531 - A structural alteration or addition must not be made in or to a building or other structure while a non-conforming use is continued in all or any part of it, unless i) required by enactment, ii) permitted by the Board of Variance, or iii) is done to a protected heritage property through a heritage alteration permit.
- Section 532 - If the building associated with a legally non-conforming use is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, the structure must not be repaired or reconstructed except for a conforming use in accordance with the bylaw.

ZONING BYLAW:

The subject property is zoned Residential Single-Family (R.1-A) and uses within this zone include:

- Accessory residential
- Restricted agricultural use
- Single family dwellings
- Two family dwellings
- Three family dwellings
- Four family dwellings
- Attached secondary suites
- Detached secondary suites
- Bed and breakfasts
- Civic and public service use
- The keeping of backyard hens
- The keeping of backyard bees

Uses permitted within the proposed Highway and Tourist Commercial (C.2) zone include:

- Accessory buildings and structures
- Accommodation including apartments, dwelling units, hotels and motels
- Civic and public service use
- Auditoriums, youth centres, and social halls
- Food service including coffee shops, dairy bars, restaurants, bakeries, butcher shops, caterers, and fish shops
- Retail sales and service for: automobiles, farm equipment, boats, mobile homes, trucks, recreation vehicles, motorcycles, and sporting goods
- Retail sales including servicing where applicable: confectionery stores, flowers, fruit, plants, produce, nurseries, green houses, tire shops, wine and beer shops, appliances, beverages, bicycles, electronic equipment, furniture, garden supplies, glass, hardware, paint, pets, pet food, plants,

animal beauty parlours, bakery shops, hairdressers, locksmith shops, optical shops, shoe repair, tailor shops, and watch repair

- Service, repair and rental: service stations, garages for automobile service and repairs, mini storage facilities, car washes, petroleum distribution, costume rentals, and video rentals
- Transportation facilities including commercial parking lots, passenger transportation depots, taxi dispatch offices, and weigh scales
- Retail sales of beer, wine and liquor
- Educational facilities and professional studios including art studios, business colleges, dance studios, music studios, photography studios, radio studios, television studios, and trade schools
- Entertainment and recreation facilities including arcades, billiard halls, bowling alleys, drive-in clubs, sports clubs, and sports facilities
- Office and commerce facilities and accommodations for engineers, funeral homes, land surveyors, management companies, mortuaries, newspapers, publishing, real estate, surveyors, veterinarians, massage therapy clinics, dentists, doctors, and any other professional office
- Cannabis-Related Business

OFFICIAL COMMUNITY PLAN:

Policies contained within the Official Community Plan which apply to this development include:

- 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.
- Policy 3.3.h - Council will utilize the development approval process, including Phased Development Agreements, to secure an adequate supply of quality affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.
- Policy 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.
- Policy 12.3.c - Council encourages and supports creative and innovative infilling, development, redevelopment and renovation of existing buildings in order to maintain a strong focus on commercial activity in commercial areas.

SUBDIVISION SERVICING AND DEVELOPMENT BYLAW

In addition to having the ability to require off-site improvements as a condition of building permit issuance or subdivision approval, municipalities have the authority to require off-site improvements as a condition of rezoning. Historically, the City of Enderby has not required off-site improvements as a condition of rezoning, given that it is quite common for rezoning applications to be made without having a firm development proposal or site plan in place (as is the case for the subject application), therefore the impacts of the proposed development are not fully known. Furthermore, it is common for development plans to change over time, which could result in the City under-collecting or over-collecting for off-site improvements as a condition of rezoning. Given this, the City will consider the requirement for off-site

improvements as a condition of a future building permit issuance or subdivision approval, at which point the City will have a better understanding of the extent of the proposed development of the subject properties and the potential impacts to the City's infrastructure. It should be noted that given that the subject property only fronts an arterial highway under jurisdiction of the Ministry of Transportation, the City's consideration of the requirement for off-site improvements would be limited to the extent to which the proposed development impacts municipal infrastructure (i.e. water, sanitary or storm sewer infrastructure within the highway right of way).

HOUSING NEEDS REPORT

As per Section 473 (2.1) of the *Local Government Act*, when a local government is amending its OCP in relation to statements or map designations relating to the location, amount, type and density of residential development required to meet anticipated housing needs, the local government must consider its most recently received Housing Needs Report. The City of Enderby received its first Housing Needs Report at the Regular Council Meeting of November 2, 2020, which can be accessed through the following link:

<https://www.cityofenderby.com/enderby-housing-needs-assessment-report/>

An overview of how the proposal relates to the outcomes of the Housing Needs Assessment Report is provided in the Planning Analysis section of this report.

REGIONAL SOLID WASTE MANAGEMENT PLAN

As per Section 477 (3)(a) of the *Local Government Act*, after giving first reading to an OCP amendment bylaw a local government must consider the bylaw in conjunction with any waste management plan under Part 3 [Municipal Waste Management] of the *Environmental Management Act* that is applicable in the municipality. Below is a link to the Regional District of North Okanagan Solid Waste Management Plan which is applicable to the City of Enderby:

https://www.rdno.ca/sites/default/files/2021-04/180620_RDNO_SWMPUpdate_Final.pdf

The application was referred to the Regional District of North Okanagan Manager of Regional Engineering Services, as discussed below

REFERRAL COMMENTS:

The application was referred to the following individuals/agencies:

- City of Enderby Public Works Manager;
- City of Enderby Chief Financial Officer;
- Building Inspector;
- Fire Chief;
- Regional District of North Okanagan Manager of Regional Engineering Services; and
- Ministry of Transportation and Infrastructure.

The following comments were received in response to the application:

City of Enderby Chief Financial Officer

The application raises no concerns regarding the City's Financial Plan.

Ministry of Transportation and Infrastructure

The Ministry has reviewed the above noted rezoning referral. The proposed future development is unknown, and it is difficult to determine if the Ministry requires offsite works to mitigate the impact of future development traffic. Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act, subject to the following conditions:

- 1. Provision of a suitably worded covenant, registered in favor of His Majesty the King in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, stating that no development is to occur, beyond what is reasonable for the current use, without approval of the Ministry of Transportation and Infrastructure.*
- 2. In the absence of a Controlled Highway Access Permit for 1605 George Street, it is noted that an application and permit will be necessary for any existing and proposed driveway/entrance fronting Highway 97A. The landowner is encouraged to apply online.*

The Ministry also appreciates the opportunity to provide comments on the proposed changes to the OCP. No approval is required from the Ministry, however, depending upon future development any concerns will be addressed at the time of proposal(s).

No other comments were received in response to the referral.

PLANNING ANALYSIS:

The City of Enderby Planner raises no objections to the applicant's request to change the OCP designation for the property from *Residential Medium Density* to *Highway and Tourist Commercial* and to rezone it from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone. Upon consideration of input received at a Public Hearing, it is recommended that Council approve the application for the following reasons:

- The City of Enderby has a finite amount of commercial land, particularly along the highway corridor which has a strong potential for intensive commercial development; the proposal would enable an increase in commercial activity, which would result in significant economic development benefits to the broader community;
- The proposed OCP future land use designation of *Highway and Tourist Commercial* for the subject property is consistent with the OCP designations of all surrounding properties, with the OCP envisioning this tract of land between Evergreen Street and George Street as a highway and tourist commercial corridor;
- The subject property and neighbouring properties to the east and south are all under the same ownership, and the neighbouring properties are also proposed to have their zoning designations

changed in support of future commercial development; this creates the potential for the properties to be consolidated, which would result in the creation of a large commercial lot which would have the potential for a very intensive commercial highway development;

- Although the proposal would eliminate the potential for a significant, *standalone* multi-family development on the property, there would still be the potential for significant residential development on the site, given that the Highway and Tourist Commercial (C.2) zone supports mixed-use development; the C.2 zone allows for dwelling units to be located above or behind a principal commercial use, with residential densities up to 60 units per hectare (which is the same residential density allowances as the City's most intensive multi-family residential zone), therefore the proposal would be consistent with the objectives of the City of Enderby Housing Needs Assessment Report related to increasing the availability of housing within the community; and
- Given the scarcity of commercial property with highway frontage, there are other more appropriate areas upon which to focus residential development within the community.

As described by the Ministry of Transportation and Infrastructure in its referral comments above, the Ministry's approval of the rezoning bylaw is subject to the applicant satisfying two conditions. Should Council give First and Second Readings to the bylaw and forwards it to a public hearing, and then gives the bylaw third reading following the conclusion of the public hearing, the City will not be able to adopt the bylaw until such time as the applicant has satisfied the Ministry's conditions and the Ministry has endorsed the bylaw.

SUMMARY

This report relates to a Joint Official Community Plan Amendment and Rezoning Application for the property located at 1605 George Street, Enderby BC. The applicant is proposing to change the Official Community Plan (OCP) designation for the subject property from *Residential Medium Density* to *Highway and Tourist Commercial* and to rezone it from the Residential Single-Family (R.1-A) zone to the Highway and Tourist Commercial (C.2) zone, in order to enable the future commercial development of the property.

The City of Enderby Planner is supportive of the application.

Prepared By:

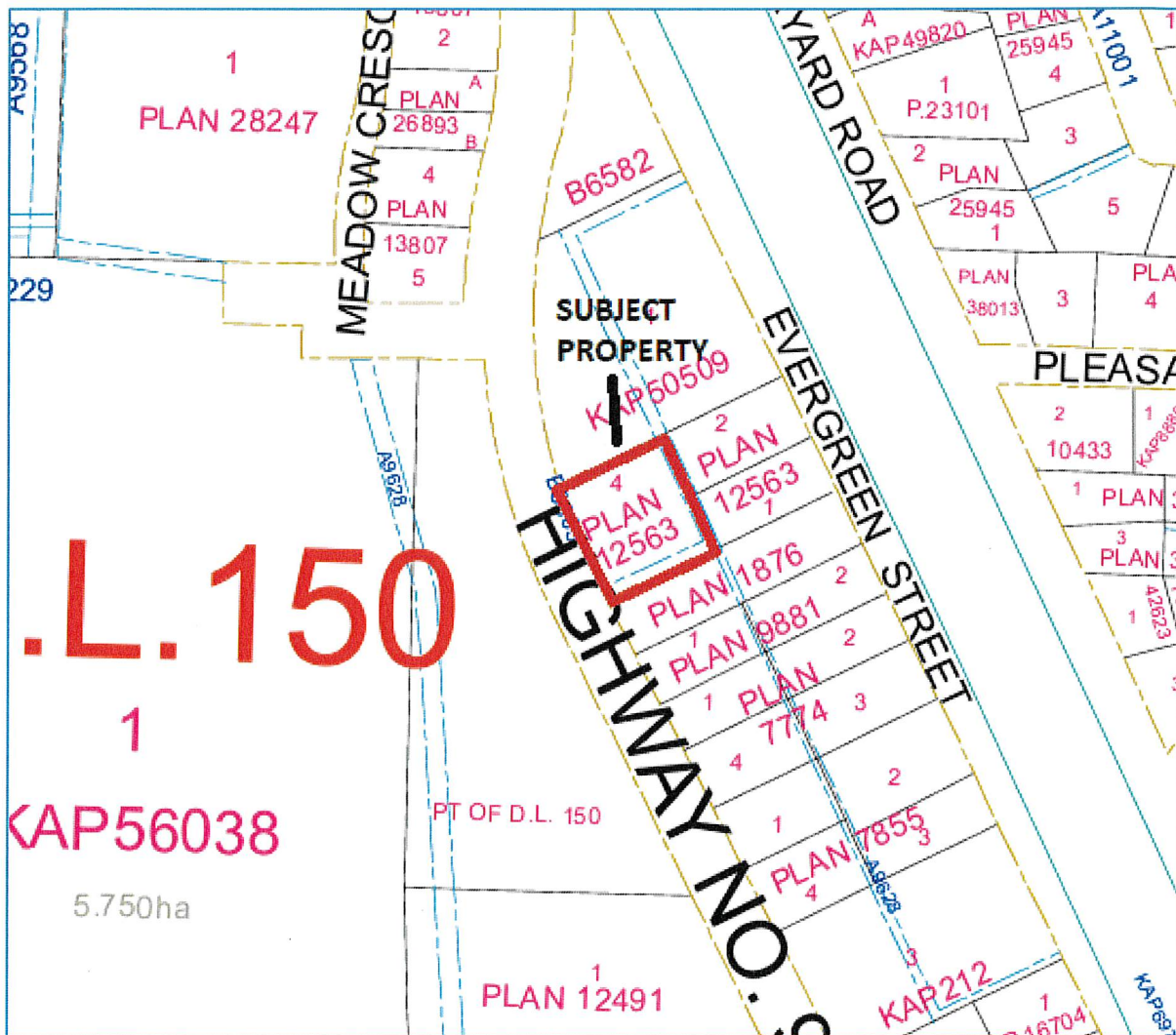
Kurt Inglis, MCIP, RPP
Planner

Reviewed By:

Tate Bengtson
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY
JOINT OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION
SUBJECT PROPERTY MAP

File: 0016-24-OR-END
Applicant: Beverley Humphrey
Owner: GTI Petroleum (B.C.) Ltd.
Location: 1605 George Street, Enderby BC



THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1804

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”;

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. 1804, 2024”.
2. DIVISION THREE – GENERAL REGULATIONS is amended by replacing Section 309.1.f as follows:
 - f. Screening shall not consist of untreated plywood, corrugated metal (except for decorative corrugated metal fence panels) or chain link fencing (except for chain link fencing that contains slat inserts to create a visual barrier).
3. DIVISION SIX – RESIDENTIAL ZONES is amended by replacing Section 604.10.b as follows:
 - b. Front Yard:

A front yard free of buildings and structures shall be provided with a depth of not less than:

 - i. 10 m (32.81 feet) for apartment and multi-family use; or
 - ii. 6 m (19.68 feet) for row housing and adult retirement housing; or
 - iii. 6 m (19.68 feet) for single family dwellings except that the front yard may be reduced to 4.5 m (14.76 feet) for single family dwellings on lots exceeding twenty percent (20%) average natural slope determined from the uppermost point on the lot to the lowest point on the lot; or
 - iv. 6 m (19.68 feet) for all other uses.
4. DIVISION SIX – RESIDENTIAL ZONES is amended by replacing Section 604.10.d as follows:
 - d. Rear Yard:

A rear yard free of buildings and structures shall be provided with a depth of not less than:

 - i. 10 m (32.81 feet) for apartment and multi-family use; or
 - ii. 6 m (19.68 feet) for row housing and adult retirement housing; or

- iii. 6 m (19.68 feet) for single family dwellings except that the rear yard may be reduced to 4.5 m (14.76 feet) for single family dwellings on lots exceeding twenty percent (20%) average natural slope determined from the uppermost point on the lot to the lowest point on the lot; or
- iv. 6 m (19.68 feet) for all other uses.

Public notice provided in an edition of the local/regional print newspaper on the 25th day of October, 2024 and posted on the City of Enderby website on the 8th day of October, 2024, and a Public Hearing held pursuant to the provisions of Section 464 of the *Local Government Act* on the day of , 2024.

READ a FIRST time this 7th day of October, 2024.

READ a SECOND time this 7th day of October, 2024.

READ a THIRD time this day of , 2024.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
 this _____ day of _____, 20____

 for Minister of Transportation & Infrastructure

ADOPTED this day of , 2024.

 MAYOR

 CORPORATE OFFICER



VERNON NORTH OKANAGAN DETACHMENT

3rd Quarter (July to September) 2024

QUARTERLY POLICING REPORT

Committed to preserve the peace, uphold the law and provide quality service in partnership with our communities.

Superintendent Blake MacLeod

Officer in Charge

POLICING ACTIVITY REPORT ~ 3rd Quarter 2024

The Vernon North Okanagan Detachment is committed to our four priorities of *Public Safety*, *Vulnerable Victims*, *Community Outreach* and *Employee Excellence* to ensure our communities remain a safe place to live. We are dedicated to providing an outstanding police service by developing strong mental health and resiliency in our members, and building and maintaining trust through timely and accurate communication. We work collaboratively with our partners to assist vulnerable persons in the community. Most importantly, we foster safer communities through evidence based, targeted and collaborative enforcement.

PRIORITY ONE: PUBLIC SAFETY

The Vernon North Okanagan RCMP's primary focus is on the safety of the public within the communities we police.

Operations

The table below highlights the total number of calls for service for the 3rd quarter of 2024 as well as previous totals from 2023 and 2022 for comparison. The percentage changes are compared to the same quarter from the previous year.

Total Calls for Service – Quarter 3							
Area	2021	2022	2023	2024	2021-2022 % change	2022-2023 % change	2023-2024 % change
Vernon	5770	5698	5083	4959	-1.24%	-10.79%	-2.43%
Coldstream	525	443	378	405	-15.61%	-14.67%	+7.14%
Vernon Rural	543	478	544	484	-11.97%	+13.8%	-11.02%
Armstrong	278	329	348	336	+18.34%	+5.77%	-3.44%
Enderby	654	704	549	645	+7.49%	-22.01%	+17.48%
Falkland	267	205	272	252	-23.22%	+32.68%	-7.35%
Lumby	418	318	305	342	-23.92%	-4.08%	+12.13%
Spallumcheen	417	423	399	322	+1.43%	-5.67%	-19.29%
Westside	368	379	329	341	+2.98%	+3.6%	+3.64%
Total	9237	8977	8025	8086	-2.81%	-10.6%	+0.76%

The number of total calls for service will not equal the values reported below due to the location of where the offence occurred as it may be unknown or outside our policing jurisdiction.

Criminal Code Offences

The table below highlights the total number of Criminal Code offences for the 3rd quarter as well as previous totals from 2023, 2022 and 2021 for comparison; percentage changes are compared to the same quarter from the previous year. Total Criminal Code offences include persons and property offences.

Criminal Code Offences– Quarter 3							
Area	2021	2022	2023	2024	2021-2022 % change	2022-2023 % change	2023-2024 % change
Vernon	1562	1646	1638	1725	+5.37%	-0.48%	+5.31%
Coldstream	111	111	86	115	0%	-22.52%	+33.72%
Vernon Rural	77	64	109	82	-16.88%	+70.31%	-24.77%
Armstrong	83	92	67	67	+10.84%	-27.17%	0%
Enderby	205	215	119	105	+4.87%	-44.65%	-11.76%
Falkland	43	41	34	45	-4.65%	-17.07%	+32.35%
Lumby	109	115	50	66	+5.5%	-56.52%	+32%
Spallumcheen	98	101	63	50	+3.06%	-37.62%	-20.63%
Westside	89	113	96	73	+26.96%	-15.04%	-23.95%
Total	2377	2498	2262	2328	+5.09%	-9.44%	+2.91%

Criminal Code Offences include Founded Files Only.

Violent Offences

The table below highlights the total number of violent crime offences for the 3rd quarter as well as previous totals from 2023, 2022 and 2021 for comparison; percentage changes are compared to the same quarter from the previous year. Total violent crime offences include homicides, assaults, sexual assaults, uttering threats and criminal harassment.

Violent Offences – Quarter 3							
Area	2021	2022	2023	2024	2021-2022 % change	2022-2023 % change	2023-2024 % change
Vernon	258	303	302	310	+17.44%	-0.33%	+2.64%
Coldstream	29	27	26	26	-6.89%	-3.7%	0%
Vernon Rural	28	18	29	20	-35.71%	+61.11%	-31.03%
Armstrong	21	19	23	26	-9.52%	+21.05%	+13.04%
Enderby	40	41	36	35	+2.5%	-21.19%	-2.77%
Falkland	10	10	10	6	0%	0%	-40%
Lumby	19	22	11	12	+15.78%	-50%	+9.09%

Spallumcheen	19	19	19	14	0%	0%	-26.31%
Westside	17	15	21	30	-11.76%	+40%	+42.85%
Total	441	474	477	479	+7.48%	+0.63%	+0.41%

Total Violent Offences (Founded Files Only) Include: (1000 Series UCR - Crimes Against Person) Murder, Robbery, Assault, Harassing Communications, Utter threats against Person.

During this quarter, the Vernon Serious Crime Unit assumed conduct of a suspicious death investigation in July and two homicide investigations – one in July and one in August. All three remain under investigation.

Targeted Policing assumed conduct of the investigation into a residential shooting incident where the suspects fired several rounds into a residence in Vernon.

Property Crime

The table below highlights the total number of property crime offences for the 3rd quarter as well as previous totals from 2023, 2022 and 2021 for comparison; percentage changes are compared to the same quarter from the previous year. Total property crime offences include break and enter, theft, mischief, arson, fraud, and possession of stolen property.

Property Crime – Quarter 3							
Area	2021	2022	2023	2024	2021-2022 % change	2022-2023 % change	2023-2024 % change
Vernon	975	1001	883	981	+2.66%	-11.78%	+11.09%
Coldstream	59	69	37	59	+16.94%	-46.37%	+59.45%
Vernon Rural	39	47	54	42	+20.51%	+14.89%	-22.22%
Armstrong	31	34	31	28	+9.67%	-8.82%	-9.67%
Enderby	76	56	63	55	-26.31%	+12.5%	-12.69%
Falkland	17	16	17	27	-5.88%	+6.25%	+58.82%
Lumby	62	48	29	39	-22.58%	+39.58%	+34.48%
Spallumcheen	29	44	26	27	+51.72%	-40.9%	+3.84%
Westside	38	49	48	32	+28.94%	-2.04%	-33.33%
Total	1326	1364	1188	1290	+2.86%	-12.9%	+8.58%

Total Property Crime (Founded Files Only): Include B&E (Residential, Business, Other, Seasonal Residence), Theft Over \$5000, Theft Under \$5000, Theft of MV, Theft from MV, Possession of Stolen Property, Fraud, Mischief, Arson.

During this quarter frontline officers responded to a break and enter in progress at a business in the 7800 block of Hwy 97 and arrested three suspects. As well, police responded to a commercial alarm at a business in the 3000 block of 31st Street and obtained a description of the suspect. A suspect was located a short distance away and arrested for possession of stolen property.

Targeted Policing

During this quarter Targeted Policing completed an investigation into a drug trafficking operation where the suspects involved were utilizing seasonal rental properties in the area to trafficking drugs which resulted in the arrest of four subjects and seizure of fentanyl, cocaine, methamphetamine and prescription pills. The investigation continues.

Prolific Offender Unit

A Prolific Offender is identified as an adult or youth offender with an established pattern of persistent Criminal Code and/or Controlled Drugs and Substances Act offenders, identified by current intelligence to be criminally active and assessed by police and partner agencies as medium to high risk to re-offend. These offenders reside within our detachment area and are capable of causing a disproportionate amount of crime in the community.

At the conclusion of this reporting period, there were 13 Prolific Offenders identified for monitoring in the Vernon North Okanagan. Of those, 9 are currently in custody and four are not in custody. Of the 4 not in custody, 1 resides or is known to frequent the City of Vernon, 1 resides in Armstrong and 2 relocated outside of our jurisdiction.

Repeat Violent Offender Initiative (ReVOII)

ReVOII is a coordinated multi-agency initiative designed to intervene and address repeat violent offenders in communities across BC. The program is comprised of dedicated Crown prosecutors, probation officers, correctional supervisors, and includes enhanced investigation and monitoring of repeat violent offenders by police agencies. There are currently four subjects identified in the Vernon area with two in custody and two out of custody with one residing in the Vernon area.

Downtown Enforcement

During this reporting period the Downtown Enforcement Unit (DEU) liaised with the street entrenched population, provided referral information and conducted enforcement action. During the course of their duties DEU executed 34 warrants of arrest and recommended six investigations for charge approval including several incidents of failure to comply with release conditions and driving while prohibited.

Road Safety

The Vernon North Okanagan frontline officers contribute to safer roads through documented contacts with motorists to enforce the Province of British Columbia Motor Vehicle Act which include disobey traffic control device, distracted driving and speed related offences.

Traffic Contacts – Quarter 3							
Area	2021	2022	2023	2024	2021-2022 % change	2022-2023 % change	2023-2024 % change
Vernon	549	663	583	620	+20.76%	-12.06%	+6.34%
Coldstream	141	123	169	147	-12.76%	+37.39%	-13.01%
Vernon Rural	19	32	21	13	68.42%	-34.37%	-38.09%
Armstrong	102	101	48	38	-0.98%	-52.47%	-20.83%
Enderby	39	37	35	88	-5.12%	-5.4%	+151.42%
Falkland	66	30	22	20	-54.54%	-26.66%	-9.09%
Lumby	104	122	40	49	+17.3%	-67.21%	+22.5%
Spallumcheen	135	206	198	87	+52.59%	-3.88%	-56.06%
Westside	47	35	14	103	-25.53%	-60%	+635.71%
Total	1202	1349	1130	1165	+12.22%	-16.23%	+3.09%

Total Traffic Contacts include violations tickets and written warnings.

PRIORITY TWO: VULNERABLE PERSONS

The Vernon North Okanagan RCMP works collaboratively with partner agencies to assist vulnerable persons in the community who are in the greatest need and are at risk of harm or exploitation.

Domestic Violence Unit (DVU)

In high-risk intimate partner violence investigations the Domestic Violence Unit assists frontline investigators, conducts file reviews as well as facilitates Integrated Case Assessment Team (ICAT) meetings to support a high-risk victim through the process. During this quarter DVU opened 11 new ICAT files and currently has an additional 10 previous ICAT files requiring file management, monitoring and victim support.

Sex Crimes

During this quarter the BC Integrated Child Exploitation Unit (BC ICE) advised of 18 reports of possession of child pornography. Each investigation requires a significant amount of time to complete production orders, execute search warrants and, where the evidence supports, prepare charge packages for Crown Counsel.

As a highly trained interviewer the Sex Crimes investigator conducts all interviews with vulnerable child victims of crime. From October to December Sex Crimes conducted 11 victim interviews with regards to sexual assault or sexual interference crimes against children.

Mental Health Calls

The Integrated Crisis Response Team is comprised of a regular member partnered with a nurse from the Interior Health Authority who responds to calls for service involving persons in crisis. This quarter ICRT responded to 230 calls for service and assisted frontline officers with follow up on an additional 31 investigations.

Vernon/ Coldstream	MENTAL HEALTH FILES – Quarter 3						
	2021	2022	2023	2024	2021-2022 % change	2022-2023 % change	2023-2024 % change
Mental Health Files	339	261	328	480	-23%	+25.6%	+46.34%
Acting under the Authority	200	158	167	176	-21%	+5.69%	+5.38%
Emergency Apprehension Section 28	47	44	47	38	-6.38%	+6.81%	-19.14%
Form 21, 10, 4 Apprehension	21	25	34	30	+19.04%	+36%	-11.76%

North Okanagan Rural <i>(Armstrong, Enderby, Falkland, Lumby, Spallumcheen)</i>	MENTAL HEALTH FILES – Quarter 3						
	2021	2022	2023	2024	2021-2022 % change	2022-2023 % change	2023-2024 % change
Mental Health Files	88	89	82	85	+1.13%	-7.87%	+3.65%
Acting under the Authority	58	46	45	40	-20.68%	-2.17%	-11.11%
Emergency Apprehension Section 28	14	6	4	8	-57.14%	-33.33%	+100%
Form 21, 10, 4 Apprehension	3	3	1	3	0%	-66.66%	+200%

Toxic Drug Crisis Response

Frontline officers in the Vernon North Okanagan work to improve service for people suffering from addiction issues which often lead to an increased involvement in criminal behaviour. Through partnership with Interior Health, Mental Health and Substance Use and the BC Centre for Disease Control, the Vernon North Okanagan RCMP offer Naloxone kits to those at risk of overdose. During the course of their duties, frontline officers provide referral to and information regarding local harm reduction services within the community.

PRIORITY THREE: COMMUNITY OUTREACH

The Vernon North Okanagan RCMP work to build and maintain relationships within our communities to increase public trust and confidence.

Youth Connection

The School Resource Officer is an effective part of the School District 22 team, collaborating with teachers, administrators, parents, students and other community partners to enhance safety and security in our schools. Due to staffing shortages on the frontline the School Resources Officer is re-deployed to general duty for the 2024-2025 school year in order to assist with the response to calls for service. Nonetheless, the Vernon North Okanagan detachment remain committed to assisting with lock-down drills, providing school presentations and are planning to offer the Constable Jean Minguy Memorial RCMP Youth Academy in May 2025.

Community Engagement



Over the Canada Day weekend our officers provided a police presence at the Funtastic Ball tournament venue with regular foot patrols and site security, as well as attended various family friendly Canada Day celebrations in the communities. Throughout the summer our officers were seen on the local waterways conducting boat patrols and vessel safety checks. Over the Labour Day long weekend frontlines officers provided a police presence to the 123rd Interior Provincial Exhibition & Stampede.

Community Safety Office (Vernon)

The nine active volunteers of the Community Safety Office (CSO) assisted 1139 members of the public, fielded 164 phone calls and returned over 259 Police Information Checks. The CSO coordinator conducted presentations to the community including 'Hug a tree & survive', De-escalation, Frauds & Cons and Personal Safety as well as conducting two Crime Preventions through Environment Design (CPTED) audits of businesses and residences. In addition, the volunteers were involved in community events including the NOYFSS Community BBQ, Cops for Kids Charity Ride landing and the International Overdose Awareness Day event. As well, volunteers ensured 340 entries were made to the Operation Cat's Paw pawn program data base. The CSO Anti-tag Team focused on identifying, documenting and removing unwanted graffiti in the city, the majority of which were discovered around Vernon on BC Hydro boxes, Canada Post boxes and commercial dumpsters.

Vernon RCMP Volunteers

During this past quarter the 29 volunteers provided a total of 707 hours through their participation with the Vernon RCMP Volunteer Program. They drove 762 kilometers, worked 43 Community Safety Patrol shifts and ran 959 licence plates on the Stolen Auto Recovery program. Over the past three months volunteers spent 126 hours conducting 33 Speed Watch operations to slow down 4600 vehicles.

With summer boating underway, volunteers spent 18 hours over three days to conduct pre-safety checks of 12 vessels and, fortunately, did not locate any invasive mussels. In addition, volunteers participated in the Sun Valley Cruise In during the July 6th & 7th weekend and the Vernon Volunteer Fair in September.

[Lumby RCMP Volunteers](#)

The Village of Lumby and Electoral Area D supports a small RCMP volunteer program consisting of four operational volunteers. These dedicated volunteers conduct Speed Watch operations and is facilitated by the Village of Lumby Community Safety Officer.

[PRIORITY FOUR: POLICING EXCELLENCE](#)

The Vernon North Okanagan RCMP is committed to supporting our police officers and support staff to build confidence, resiliency and empower our employees to reach their full potential.

[Detachment Level Training](#)

The Vernon North Okanagan is committed to providing local training opportunities for our police officers in order to enhance their skillset. During this quarter local subject matter experts from the Missing Persons Unit, Combined Forces Special Enforcement Unit, North Okanagan Youth and Family Services, Integrated Forensic Identification Unit, RCMP Victim Services, City of Vernon Fire Rescue and Vernon Crown Counsel attended to police briefings to share their knowledge.

[Pacific Regional Training Centre \(PRTC\)](#)

During this quarter four regular members attended to PRTC for Operational Skills Training, two Municipal Employees attend the Advanced Disclosure course and two Public Service Employees attended for training on detachment procedures including specialized computer training.

[Human Resources - Established Levels](#)

Vernon North Okanagan Detachment is currently at 107 Regular Members: 60 City of Vernon; 30 Provincial; 4 City of Armstrong; 7 District of Coldstream; 4 Township of Spallumcheen, 1 Splotsin First Nation and 1 Okanagan Indian Band (OKIB).

RCMP MISSION, VISION, VALUES

Our Mission:

To preserve the peace, uphold the law and provide quality service in partnership with our communities.

Our Vision:

The RCMP is a healthy and inclusive organization trusted by employees, partners and the public that keeps Canada safe by consistently delivering exceptional policing services and continually striving to grow and improve.

Our Values:

- **Act with integrity:** We conduct ourselves ethically, and do so with honesty, dignity and honour.
- **Show respect:** We treat all people with fairness. We value and promote reconciliation, diversity and inclusion by being considerate of the democratic rights, history and lived experiences of others.
- **Demonstrate compassion:** We care for each other and the communities we serve by approaching each situation with empathy and a genuine desire to help.
- **Take responsibility:** We are transparent about our decisions and actions and hold ourselves accountable for the results and impacts.
- **Serve with excellence:** We commit to continuous learning and work collaboratively with colleagues, communities and partners to provide and support innovative and professional policing services.

MEMO

To: Mayor and Council
From: Tate Bengtson, CAO
Date: October 28, 2024
Subject: Regular Meeting Schedule for 2025

RECOMMENDATION

THAT Council approves the Notice of 2025 Regular Council Meetings schedule;

AND THAT Council directs staff to make the schedule available to the public by posting it at the Public Notice Posting Place as defined in the City of Enderby Council Procedure Bylaw No. 1732, 2021 and giving notice of its availability in accordance with section 127(1) of the *Community Charter* and the City of Enderby Public Notice Bylaw No. 1770, 2023.

BACKGROUND

Each year, Council must approve a schedule of its regular meetings and give notice to the public of that approval in accordance with its statutory requirements.

The requirements are outlined in section 127(1) of the *Community Charter*, section 6 of the City of Enderby Council Procedure Bylaw No. 1732, 2021 (“the Council Procedure Bylaw”), and section 2 of the City of Enderby Public Notice Bylaw No. 1770, 2023.

The recommended schedule is based on the following provisions from section 5 of the Council Procedure Bylaw:

- (2) Regular Council meetings must:
 - (a) be held on the first and third Monday of each month during February, March, April, May, June, September, October, November and December;
 - (b) be held on the third Monday of January, July and August;
 - (c) begin at 4:30 p.m.;
 - (d) [...]
 - (e) when such meeting falls on a statutory holiday, be held on the next day City Hall is open which is not a statutory holiday; and
 - (f) [...]

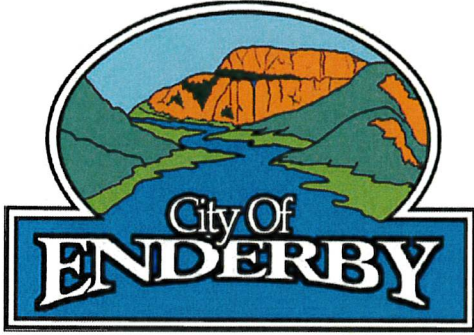
Attached is the City’s Notice of 2025 Regular Council Meetings.

Notwithstanding the Regular Council Meeting schedule, Council may call a special meeting should a need arise.

Respectfully submitted,



Tate Bengtson
Chief Administrative Officer



619 Cliff Avenue
Enderby, BC
VOE 1V0

Phone: 250-838-7230

Fax: 250-838-6007

Email: info@cityofenderby.com

Website: www.cityofenderby.com

NOTICE OF 2025 REGULAR COUNCIL MEETINGS

Regular Council Meetings are held at 4:30 p.m. on the dates specified below in the Council Chambers of Enderby City Hall (619 Cliff Avenue, Enderby BC).

The public may attend meetings in person or by means of electronic facilities.

Access codes to attend meetings electronically can be found at the top of each meeting agenda, posted to www.cityofenderby.com/mayor-council/agendas/.

January 20
February 3
February 18 (Tuesday; Family Day)
March 3
March 17
April 7
April 22 (Tuesday; Easter Monday)
May 5
May 20 (Tuesday; Victoria Day)
June 2
June 16

July 21
August 18
September 2 (Tuesday; Labour Day)
September 15
October 6
October 20
November 3
November 17
December 1
December 15

MEMO

To: Mayor and Council
From: Tate Bengtson, CAO
Date: October 28, 2024
Subject: Acting Mayor Schedule 2025

RECOMMENDATION

THAT Council adopts the Acting Mayor Schedule for 2025;

AND THAT Council designates the following rolling order of succession for Acting Mayors:

- Councillor Baird
- Councillor Davyduke
- Councillor Schreiner
- Councillor Shishido
- Councillor Ramey
- Councillor Yerhoff

BACKGROUND

Section 130 of the Community Charter requires that Council designate an Acting Mayor from amongst its members. The Acting Mayor is responsible for acting in the place of the Mayor when the Mayor is absent or unable to act, or when the office of Mayor is vacant. The Acting Mayor has the same powers and duties as the Mayor in relation to the applicable matter.

The Acting Mayor role is designated on a rotating basis for short-term absences pursuant to section 10(1) of the City of Enderby Council Procedure Bylaw No. 1732, 2021 (“the Council Procedure Bylaw”). In the event of a foreseeable absence greater than 90 days or when the office of Mayor becomes vacant, Council would elect a non-rotating Acting Mayor by ballot from amongst its members pursuant to section 10(2) of the Council Procedure Bylaw.

The below Acting Mayor schedule is proposed for discussion. At Council’s discretion, it may change the duration of a given period or the person designated to serve during that period.

Period	Councillor
January	Schreiner
February	Shishido
March	Ramey

Period	Councillor
April	Yerhoff
May	Baird
June	Davyduke
July 1-15	Schreiner
July 16-31	Shishido
August 1-15	Ramey
August 16-31	Yerhoff
September	Baird
October	Davyduke
November	Schreiner
December	Shishido

In the event that both the Mayor and Acting Mayor are absent or unable to act, a rolling order of succession has been specified based on the length of tenure of the elected official and then alphabetically by last name. The rolling order of succession would be as follows:

- Councillor Baird
- Councillor Davyduke
- Councillor Schreiner
- Councillor Shishido
- Councillor Ramey
- Councillor Yerhoff

Under the rolling order of succession, for example, if Councillor Shishido is the designated Acting Mayor but is unable or unavailable to perform that role, Councillor Ramey would be the next in the order of succession and would assume the Acting Mayor role, then Councillor Yerhoff, then Councillor Baird, and so on.

Respectfully submitted,

Tate Bengtson
Chief Administrative Officer

MEMO

To: Mayor and Council
From: Tate Bengtson, CAO
Date: October 28, 2024
Subject: Proposed 2025 Strategic Planning Date

RECOMMENDATION

THAT Council approves January 13, 2025 for strategic planning.

ALTERNATE RESOLUTION

THAT Council approves _____, 2025 for strategic planning.

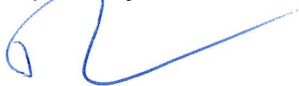
BACKGROUND

In accordance with Council's Strategic Plan, January of each year is targeted for its next strategic planning session.

Staff are proposing that Monday, January 13, 2025 be set for the next strategic planning session.

Typically, the initial strategic planning session of a new term is an all-day meeting, while the subsequent sessions serve as a "check in and update" beginning in the late afternoon and concluding later in the evening. The last session started at 4:00pm.

Respectfully submitted,



Tate Bengtson
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

MEMO

To: Tate Bengtson, Chief Administrative Officer
From: Kurt Inglis, Planner
Date: October 28, 2024
Subject: Royal Canadian Legion Branch #98 Road Closure Application – Remembrance Day Ceremony

RECOMMENDATION

THAT Council receives the Royal Canadian Legion Branch #98's Road Closure application (Remembrance Day Ceremony) for information.

BACKGROUND

The Royal Canadian Legion Branch #98 has submitted a Road Closure application (attached) related to the annual Remembrance Day ceremony. The applicant is proposing to close portions of Mill Avenue and Belvedere Street on Monday November 11, 2024 between the hours of 9:30 am and 12:00 pm; the applicant has confirmed that the routing and traffic management will be identical to that of previous years.

The *Temporary Road Closures for Community Events Policy* has delegated authority to Staff to approve a Temporary Road Closure Application on behalf of Council, subject to the applicant meeting all of the requirements of the Policy. All first-time events must be approved by Council. As this is not a first-time event and all requirements for a road closure have been met consistent with the *Temporary Road Closures for Community Events* policy, Staff have approved the application.

Respectfully Submitted,



Kurt Inglis
Planner

**Schedule A
Application for a Temporary Road Closure for a Community Event**

Is this a first-time or relocated event?

Yes

No

Name of Sponsoring Organization ROYAL CANADIAN LEGION BR 98

Name of Contact Person LINDSAY GOWIN

Telephone or Email (250) 838-7283 enderbylegion@gmail.com

Name of Event REMEMBRANCE DAY 2024

Date(s) of Closure NOVEMBER 11, 2024

Start time for Closure 9:30 End time for Closure 12:00


Location of Closure AS PER ATTACHED MAP
(BELVEDERE + VETERANS WAY)

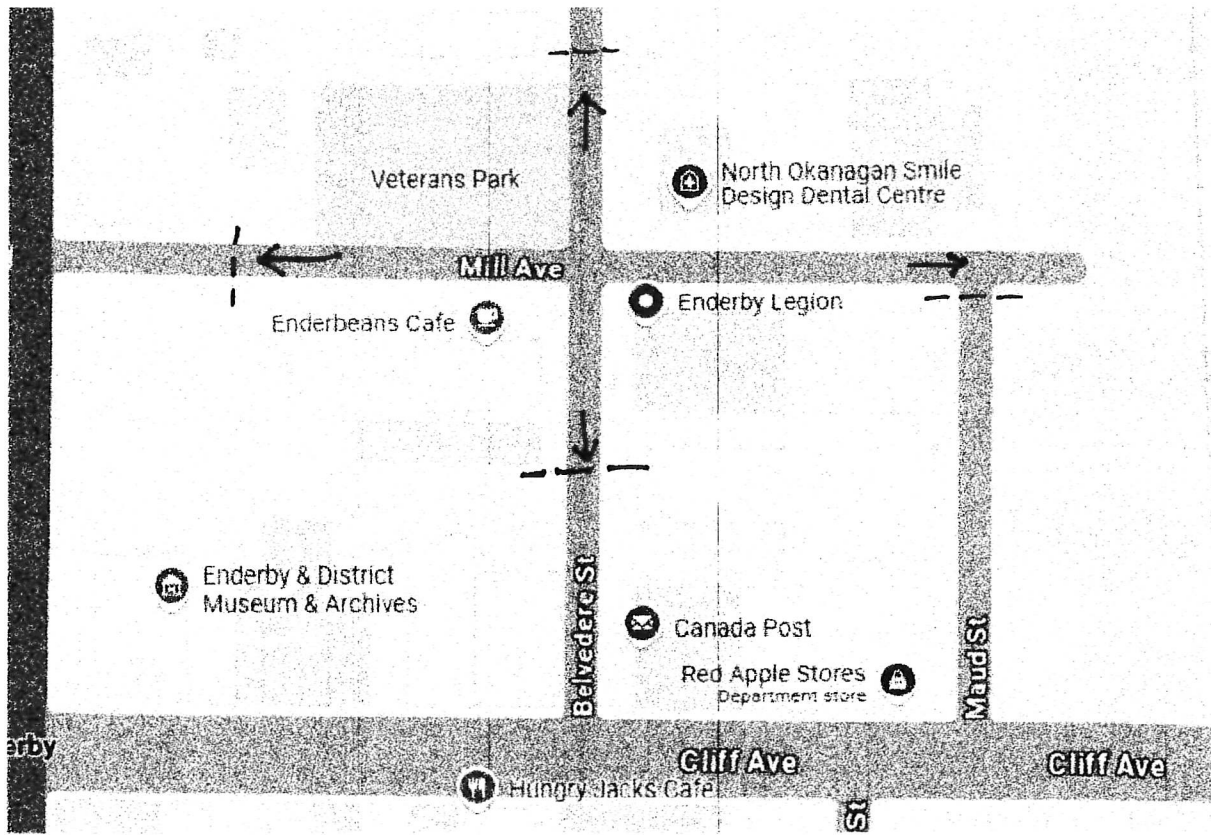
Required Attachments

- Map showing closure and emergency access route
- Petition of affected business owners (if applicable)
- Certificate of insurance (if applicable)

Indemnity: The applicant agrees to indemnify and save harmless the City of Enderby from and against any and all claims, including but not limited to harm, damage, injury, or loss to body or property caused by, arising from, or connected with any act or omission of the applicant or any agent, employee, customer licensee or invitee of the applicant, and against and from all liabilities, expense costs and legal or other fees incurred in respect of any such claims or any actions or proceedings brought thereon arising directly or indirectly from or in connection with the property, facilities, or services of the City. The applicant will be required to obtain and keep in force throughout the period of use insurance in a form specified by the City of Enderby unless waived in writing.

Authorized Signatory  Date 4 OCTOBER 2024

Do Not Complete – For Administrative Purposes			
Approved by	<u></u>	Date	<u>OCT 17, 2024</u>
Certificate of Insurance	Yes	No	N/A
Map	Yes	No	N/A
Petition of Affected Business Owners	Yes	No	N/A



THE CORPORATION OF THE CITY OF ENDERBY

MEMO

AGENDA

To: Tate Bengtson, CAO
From: Jennifer Bellamy, CFO
Date: October 24, 2024
Subject: Disclosure of Contracts - Council

RECOMMENDATION

THAT Council receives the Disclosure of Contracts – Council memorandum dated October 24, 2024 for information.

BACKGROUND

Section 107 of the *Community Charter* requires that any contract entered into by the City, that would provide a member of Council with a direct or indirect financial interest, be reported at a Council meeting that is open to the public. This is also required for anyone who was a previous member of Council for a six month period after their position has ended.

It is the responsibility of each elected official to inform the Corporate Officer of any contracts that must be reported. Section 107(3) of the *Community Charter* states that a person who does not report their contracts will be disqualified from holding office, unless the contravention was done inadvertently, or an error of judgement was made in good faith. Staff will prepare this disclosure report based on the information provided by the elected official; however, if there any contracts missing from this report that should be included, the elected official is to let the Corporate Officer know as soon as possible so this can be reported correctly.

During the said period, the City of Enderby entered into the following contracts:

July 1, 2024 to September 30, 2024

Council Member	Supplier	Amount
Councillor Baird	Baird Bros Ltd	\$ 2,194.78

Respectfully submitted,


Jennifer Bellamy
Chief Financial Officer