

**VILLAGE OF CHASE
BYLAW NO. 786 – 2013**

A Bylaw to Adopt the Village of Chase 2013 – 2017 Financial Plan

WHEREAS the Community Charter requires that municipalities must establish a five year financial plan that is adopted annually by bylaw;

NOW THEREFORE the Council of the Village of Chase, in the Province of British Columbia, in an open meeting assembled enacts as follows:

1. Schedule "A", Village of Chase 2013 to 2017 Financial Plan and Schedule "B", Statement of Objectives and Policies, attached hereto, shall form part of this Bylaw and are hereby adopted as the Five Year Financial Plan for the Village of Chase for the years 2013 to 2017 inclusive
2. This Bylaw may be cited as "Village of Chase 2013 to 2017 Five Year Financial Plan Bylaw No. 786 – 2013".

READ A FIRST TIME THIS 7th DAY OF MAY, 2013

READ A SECOND TIME THIS 7th DAY OF MAY, 2013

READ A THIRD TIME THIS 7th DAY OF MAY, 2013

ADOPTED THIS DAY OF MAY, 2013

Mayor, R. Anderson

Corporate Officer, L. Randle

VILLAGE OF CHASE
Bylaw No.786 -2013
2013 to 2017 Financial Plan
Schedule "A"

	2013	2014	2015	2016	2017
Revenues					
Property Taxes	1,435,000	1,500,700	1,570,300	1,641,000	1,714,800
Utility Tax	35,600	35,900	36,300	36,700	37,100
Parcel Taxes					
Sewer Parcel Tax	78,400	78,400	78,400	78,400	78,400
Water Parcel Tax	218,000	218,000	218,000	218,000	218,000
Payments in Lieu of Taxes	13,700	14,000	14,300	14,600	14,900
Collection of taxes for Other Governments	1,778,900	1,813,800	1,849,800	1,886,200	1,923,000
Other Revenues					
Grants	5,409,000	379,400	326,600	326,600	326,600
Interest Earned	63,000	58,500	57,500	58,500	59,500
Fees					
Other Revenue Own Sources	342,100	349,700	357,200	364,300	371,500
Water Utility	224,700	229,200	233,800	238,500	243,200
Sewer Utility	207,200	207,800	208,400	208,800	210,100
Development Cost Charges	129,500	0	0	0	0
Transfers from Reserves					
General	431,100	206,300	69,000	0	7,400
Water	864,300	0	0	0	0
Sewer	8,000	0	0	0	0
Proceeds from Borrowing	1,077,400	1,297,200	0	0	0
Total Revenues	12,315,900	6,388,900	5,019,600	5,071,600	5,204,500
Expenditures					
Payment of taxes to Other Governments	1,778,900	1,813,800	1,849,800	1,886,200	1,923,000
Legislative Services	125,600	85,000	85,500	88,700	89,100
Corporate Services	574,400	592,400	593,600	605,600	628,400
Municipal Enforcement	69,100	70,400	71,900	72,600	74,600
Fire Department	238,000	236,300	238,400	244,100	245,100
Planning and Development	48,000	43,800	44,700	45,400	46,200
Public Works	150,200	158,400	160,900	163,400	164,700
Transportation	581,600	567,100	580,700	590,400	597,800
Parks & Recreation	590,800	611,700	614,300	621,400	629,500
Solid Waste	169,200	174,100	176,200	178,900	181,900
Water	362,600	479,200	522,100	627,700	531,500
Sewer	417,200	460,800	480,350	483,400	487,500
Other	24,300	30,100	30,400	30,700	31,100
Capital Expenditures					
General	1,021,400	744,000	267,000	27,000	0
Water	6,343,200	325,000	0	0	0
Sewer	8,000	500,000	0	0	0
Deduct Amortization	-649,800	-718,300	-767,800	-768,800	-768,800
Debt Repayment	27,500	98,900	82,700	82,700	82,700
Leases	311,400	289,800	223,900	193,000	185,900
Transfers to Reserves					
General	58,300	55,000	58,700	53,700	50,000
Water	0	0	0	0	0
Sewer	0	0	0	0	0
Total Expenses	12,249,900	6,617,500	5,313,350	5,126,100	5,180,200
Annual Cash Surplus/(Deficit)	\$66,000	(\$228,600)	(\$293,750)	(\$54,500)	\$24,300
Transfers (to)/from Surplus	(\$66,000)	\$228,600	\$293,750	\$54,500	(\$24,300)
Financial Plan Balance (will be \$0)	0	0	0	0	0

Village of Chase
Bylaw No. 786-2013
2013 to 2017 Financial Plan
Schedule "B" – Statement of Objectives and Policies

In accordance with Section 165(3.1) of the *Community Charter*, the Five Year Financial Plan must include objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from the following funding sources described in Section 165(7) of the *Community Charter*:
 - (a) revenue from property value taxes;
 - (b) revenue from parcel taxes;
 - (c) revenue from fees;
 - (d) revenue from other sources;
 - (e) proceeds from borrowing.
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

FUNDING SOURCES

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2013.

In 2013, grants, included in the "Other Sources" line in Table 1, form the greatest proportion of revenue for the Village. Chase has been very fortunate to secure over 4.5 million dollars from the Canada – British Columbia Building Canada Fund which will pay for two-thirds of the new Water Treatment Plant. Construction of the plant was delayed from 212 and is proceeding in 2013.

Property taxation, the second largest revenue source, offers a stable and reliable source of revenue for services that are difficult or undesirable to fund on a user-pay basis. These include services such as maintenance of streets, sidewalks, and parks, general administration, fire protection, bylaw enforcement, and snow removal.

Borrowing forms the third largest portion of planned source of funds. Borrowing has been necessary to fund part of the Village's one-third share in the cost of the new Water Treatment Plant. Two million dollars will be borrowed, to be paid back over the next 25 years. With a life expectancy of forty to fifty years for the water treatment plant, funding in this manner is justifiable. Other borrowings will be for five year leases for equipment.

Objective

- Over the next five years, the Village will increase the proportion of revenue that is received from user fees and charges until the fees and charges more closely meet the costs incurred to provide the services.

Village of Chase
 Bylaw No. 786--2013
 2013 to 2017 Financial Plan
 Schedule "B" – Statement of Objectives and Policies

Policies

- Where possible, the Village will supplement revenues from user fees and charges, rather than taxation, to lessen the burden on its limited, primarily residential, property tax base.
- Based on the above statement, the Village will be reviewing and revising user fees to ensure that they are adequately meeting both the capital and operating costs of the services for which they are collected.
- A billing process for metered water usage is planned for implementation in early 2014. At this time, "sample" bills with anticipated metered rates will be included with the normal utility bills as soon as the bugs have been worked out of the system. It is anticipated that actual metered billings will be implemented in early 2014.
- Sewer fees will be reviewed and adjusted.

<u>Revenue Source</u>	<u>Amount</u>	<u>Percentage of Total</u>
Property Taxes	1,435,000	18
Parcel Taxes	296,400	4
Fees	774,000	7
Other Sources	5,650,800	61
Borrowing	1,077,400	10
Total	9,233,600	100

DISTRIBUTION OF PROPERTY TAX RATES

Table 2 outlines the distribution of property tax rates among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class forms the largest proportion of the assessment base and consumes the majority of Village services.

Our only "Major Industry" class, Adams Lake Lumber, is exempted from any Village of Chase property tax rate increases, as the Letters Patent by which their property was incorporated into the Village of Chase requires that the tax rate to be used is set by the provincial "Taxation (Rural Area) Act Regulation". The "Utility" class is also determined by the province under that same regulation and we are already using the maximum tax rate allowed and therefore it cannot change.

Objective

- The amount of taxes to be collected from the "Residential", "Business and Other", "Recreation/Non-Profit" and "Farm" classes will increase by about 4% per year. This will be reviewed as user fees are implemented to offset property taxes.

Policies

- The Village will supplement its revenues from user fees and charges to keep property tax increases to a minimum.

Village of Chase
 Bylaw No. 786-2013
 2013 to 2017 Financial Plan
 Schedule "B" – Statement of Objectives and Policies

- The Village will continue to maintain and encourage economic development initiatives designed to attract more retail and commercial businesses to invest in the community and create new jobs.
- The Village will regularly review the tax rates and revenues relative to the expenses incurred within each property class.

<u>Property Classification</u>	<u>% of Total Property Taxation</u>	<u>Value</u>
Residential (1)	73.68%	1,039,214
Utilities (2)	2.02%	28,422
Major Industry (4)	9.08%	128,065
Business and Other (6)	15.08%	212,738
Recreation / Non-Profit (8)	0.06%	908
Farm (9)	0.08%	1074
Total All Sources	100.00%	1,410,421

PERMISSIVE TAX EXEMPTIONS

The Village has established past practice to guide decision making for permissive tax exemptions, but has no specific policy. Council considers the following criteria before granting permissive tax exemptions:

- The tax exemption must demonstrate benefit to the community and residents of the Village by enhancing the quality of life economically, socially and/or culturally.
- The goals, policies and principles of the organization receiving the exemption must be consistent with those of the Village.
- The organization receiving the exemption must be a registered non-profit organization or government institution.
- Permissive tax exemptions will be considered in conjunction with:
 - (a) Other assistance being provided by the Village;
 - (b) The potential demand for Village services or infrastructure arising from the property; and
 - (c) The amount of revenue that the Village will lose if the exemption is granted.

Objective

- The Village will continue to provide permissive tax exemptions to non-profit societies, agencies and government institutions providing services to the community.
- The Village will consider additional permissive tax exemptions as allowed under the *Community Charter*.

Policies

- Consider the development of a tax exemption policy detailing the procedures to be used for all permissive tax exemptions.

VILLAGE OF CHASE

Bylaw No. 787-2013

To establish 2013 Property Taxation Rates for Municipal,
Regional District and Regional Hospital District Purposes

WHEREAS the Community Charter requires that a council must, by bylaw, impose property value taxes for the year by establishing tax rates for:

- a) The municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan; and
- b) The amounts to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body,

NOW THEREFORE the Council of the Village of Chase, in open meeting assembled, enacts as follows:

- 1. The following rates are hereby imposed and levied for the year 2013:
 - a) For general purposes of the municipality on the value of land and improvements taxable for general municipal purposes, the rates appearing in Column A of Schedule "A" attached to and forming part of this Bylaw shall apply.
 - b) For regional district purposes on the value of land and improvements taxable for hospital purposes, rates appearing in Column B of Schedule "A", attached to and forming part of this Bylaw shall apply.
 - c) For hospital purposes on the value of land and improvements taxable for hospital purposes, rates appearing in Column C of Schedule "A", attached to and forming part of this Bylaw shall apply.
- 2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
- 3. This Bylaw may be cited as "Village of Chase Tax Rates Bylaw No. 787-2013".

READ A FIRST TIME THIS 7th DAY OF MAY, 2013

READ A SECOND TIME THIS 7th DAY OF MAY, 2013

READ A THIRD TIME THIS 7th DAY OF MAY, 2013

ADOPTED THIS DAY OF MAY, 2013

Mayor, R. Anderson

Corporate Officer, L. Randle

VILLAGE OF CHASE

Bylaw No. 787-2013
Schedule "A"

2013 Property Taxation Rates
for Municipal, Regional District and Regional Hospital District Purposes

Tax Rates (Dollars of Tax Per \$1,000 of Taxable Value)

PROPERTY CLASS	Class Number	Column A	Column B	Column C
		GENERAL MUNICIPAL	REGIONAL DISTRICT	REGIONAL HOSPITAL
Residential	1	3.9970	1.3315	0.3899
Utilities	2	40.0000	4.6602	1.3648
Major Industry	4	5.1100	4.5271	1.3258
Business and Other	6	10.4691	3.2622	0.9554
Recreation/Non-Profit	8	8.8164	1.3315	0.3899
Farm	9	15.3282	1.3315	0.3899

VILLAGE OF CHASE
BYLAW NO. 785 - 2013

A BYLAW TO AMEND THE VILLAGE OF CHASE ZONING BYLAW NO. 683 - 2006

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 683 – 2006;

AND WHEREAS the Council of the Village of Chase deems it necessary to amend Bylaw No. 683.

NOW THEREFORE, the Council of the Village of Chase in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Village of Chase Zoning Bylaw No. 683 - 2006, Amendment Bylaw No. 785 – 2013”.
2. The Village of Chase Zoning Bylaw No. 683-2006, is hereby amended by changing the zoning for the permitted land use on Lots 24 and 25, Block A, DL 517, KDYD, Plan 514 from “R-2 Medium Density Residential” to “C-3 Service Commercial and that the minimum parcel size for the combined lands described herein only, be reduced to 533 m².”

READ A FIRST TIME THIS 26th DAY OF MARCH, 2013

READ A SECOND TIME THIS 26th DAY OF MARCH, 2013

PUBLIC HEARING HELD THIS ___ DAY OF _____, 2013

READ A THIRD TIME THIS THIS ___ DAY OF _____, 2013

Approved by the Ministry of Transportation pursuant to Section 52 (3) (a) of the *Transportation Act*

For Minister of Transportation and Infrastructure

Date

(Senior District Development Technician, District Development Technician and Area Development & Operations Technician)

ADOPTED THIS ___ DAY OF _____, 2013

Mayor

Corporate Officer

December 3, 2012

Dear Chief Administrative Officer,

RE: New Date for Drinking Water Week 2013 (May 20th to 26th, 2013) and NEW Small Community Grants Program.

In September 2012, BC Water & Waste Association mailed you a letter inviting your community to participate in Drinking Water Week 2013 and the Community Water Challenge. Below are two important updates:

- **Date change:** Drinking Water Week 2013 will now take place May 20 - 26, 2013 (due to the Provincial election on May 15, which would greatly impact media attention and other awareness).
- **NEW – Community Grants Program:** BCWWA has launched a Small Community Grants Program to help communities (local governments) host educational events and activities during Drinking Water Week 2013. More details and application forms will be provided in mid-December 2012.

A powerful way to educate residents:

Drinking Water Week along with the Community Water Challenge are powerful ways to educate your residents about their drinking water, including where it comes from, where it ends up, and the many people and processes involved along the way. An important part of this is raising awareness of the need to conserve our water and protect our environment. Visit www.drinkingwaterweek.org to learn more and find helpful resources.

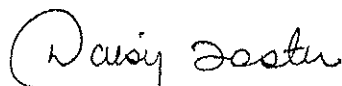
How you can participate, and resources that will be available to help engage your community:

- Host a tour of your local watershed or water/wastewater treatment facility, open house, information session or other community event during Drinking Water Week.*
- Use free customizable advertising templates for print and bus shelters.
- Distribute and share children's activities and informational postcards provided by BCWWA.
- Encourage participation in the Community Water Challenge – a province-wide contest that asks participants to take simple steps towards being more water wise (www.drinkingwaterweek.org/challenge).
- Use our supporter badges to link from your website to the campaign website (www.drinkingwaterweek.org), which includes BC water statistics, conservation tips, downloadable resources, and a calendar of events.
- Place a supporting advertisement in our Black Press community newspaper educational advertorials.
- Proclaim Drinking Water Week in your community, **ideally at a public event** (sample wording available). Supporting communities will be listed on the Drinking Water Week website home page.

* Examples of activities eligible for BCWWA Community Grants Program funding.

For more information, please contact Alana Tees, BCWWA Communications Coordinator at atees@bcwwa.org or 604-630-5348. Our goal is to engage as many communities as possible with these vital messages. Please pass this letter on to other decision makers in your community, water and wastewater managers, and staff.

Yours sincerely,



Daisy Foster, CEO

September 17, 2012

Dear Joni Heinrich, Chief Administrative Officer,

Start planning now for Drinking Water Week 2013 – May 13th to 19th

Did you know that more than 75 communities in BC carried out activities during Drinking Water Week 2012 to help their residents understand what it takes to bring clean, safe water to their homes and businesses? Drinking Water Week is an extremely powerful way for communities to educate residents about our drinking water in BC, including where it comes from, where it ends up, and the many people and processes involved along the way. BC Water & Waste Association (BCWWA) is pleased to invite your community to participate in next year's Drinking Water Week – May 13 – 19, 2013.

To encourage involvement at the community level, BCWWA is working to expand our network of Drinking Water Week "Community Liaisons" – individuals in communities across BC who have the opportunity to provide input, share resources and information, and champion awareness locally. We noticed that we do not yet have a liaison for your community – **we kindly ask that you appoint a person to be this contact within your organization by October 5, 2012.**

Should you choose to get involved, BCWWA will provide you with a variety of free Drinking Water Week resources and materials that can be customized with your local logo and/or messages. These resources are intended to complement your own regional engagement and awareness initiatives. Community Liaisons will be notified as soon as new resources become available, and will receive regular campaign updates.

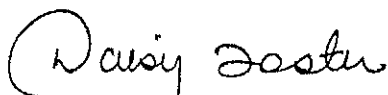
Below are some examples of ways you can participate (and resources available to communities):

- Proclaim Drinking Water Week in your community, ideally at a public event (sample wording available).
- Host a tour of your local watershed or water/wastewater treatment facility, or other community event.
- Make use of free customizable advertising templates for print and bus shelters.
- Distribute children's activities and informational postcards provided by BCWWA.
- Link from your organization's website to the Drinking Water Week website (www.drinkingwaterweek.org), which includes BC water statistics, conservation tips, downloadable resources, and a calendar of events.
- Encourage participation in the Community Water Challenge – a province-wide contest that asks participants to take simple steps towards being more water wise (visit www.drinkingwaterweek.org/challenge for details).
- More – your creative ideas are welcome!

For more information about Drinking Water Week resources, and to provide us with a Community Liaison, please contact Alana Tees, Communications Coordinator at atees@bcwwa.org or 604-630-5348.

Our goal is to reach as many communities as possible with these vital messages – let's work together to make this happen. With your help, we look forward to a successful Drinking Water Week 2013. Please pass this letter on to other decision makers in your community, water and wastewater managers and staff.

Yours sincerely,



Daisy Foster, CEO

RECEIVED
Village of Chase

SEP 21 2012

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Agenda _____





Public Works and
Government Services
Canada

Travaux publics et
Services gouvernementaux
Canada

219 - 800 Burrard Street
Vancouver, BC V6Z 0B9

800, rue Burrard - Bureau 219
Vancouver (C-B) V6Z 0B9

April 4, 2013

Leif Pedersen
Village of Chase
PO Box 440
Chase, BC V0E 1M0

Dear Sir:

Re: 2013 Review of Federal Payments in Lieu of Property Taxes

I wish to advise you that a valuation review of federal properties in your municipality will be undertaken by our office during 2013.

Assessment officials responsible for your municipality may be contacted regarding changes in values.

This review will also, if applicable, include adjusting values to reflect legislative ineligible items of a property, third party occupancies, classification issues, and administrative case law.

The values and tax classes on properties in your municipality may change as a result of our review; therefore, you may wish to consider the potential impacts in your 2013 budget. We will advise you of the outcome of these reviews.

Please note that our mailing address has changed to:

Payments in Lieu of Taxes Program
PWGSC Pacific Region
219 - 800 Burrard Street
Vancouver, BC V6Z 0B9

Should you have any questions or require additional information concerning the above, please contact me at 604-775-9359.

Yours truly,

Guo He, AACI, P.App.
Senior Valuation Analyst
Payments in Lieu of Taxes Program
PWGSC Pacific Region

RECEIVED
Village of Chase

Project _____
File _____
Copy _____
Receipt _____

Canada

March 15, 2013

Mayor Ronald Anderson
Village of Chase
Box 440
Chase, BC V0E 1M0

RECEIVED
Village of Chase

Dear Mayor Ronald Anderson,

Re: UBCM Executive needs to take action on the concept of towns with no people and appointed councils

Original _____
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For discussion at an open meeting of council or board

The District of Invermere passed the following resolution at our regular meeting of Council on February 26th:

WHEREAS the Resolution B55 was endorsed by the vast majority of delegates at the 2012 UBCM convention;

AND WHEREAS the response provided by the Ministry of Community, Sport and Cultural Development does not address the concerns and clear position taken by the membership of UBCM;

AND WHEREAS the recently created Jumbo Glacier Mountain Resort Municipality will not be eligible for membership to the Union of British Columbia Municipalities because the council is not elected, thereby violating the position taken by B55, generally undermining the reputation and credibility of British Columbia Local Governments, and destroying the 100% membership of local governments record the UBCM is very proud of having;

AND WHEREAS the West Kootenay Community Ecosociety has submitted a petition to court requesting a judicial review of the constitutionality of and the consultation around the creation of a municipality without an electorate or population and with an appointed council, and that this issue directly affects local governments and the UBCM;

THEREFORE BE IT RESOLVED the UBCM executive be encouraged to waive the normal policy of the UBCM not being involved in legal issues until the appeal process, and the UBCM submit an application to the Supreme Court of British Columbia seeking intervention status in the case between the Ecosociety and the Province of British Columbia and Jumbo Glacier Mountain Resort Municipality

AND THAT IT FURTHER BE RESOLVED that every local government of British Columbia be sent this resolution and asked to send their support for the UBCM to be involved in this important legal proceeding, and that they be encouraged to express their concern to the Government of the Province of British Columbia for the precedent set by establishing a municipality with no population and with an appointed council.

As background information, resolution B55 from the September 2012 UBCM convention and the Provincial response are attached, along with the letters patent creating the Jumbo Glacier Mountain Resort Municipality (JGMRM).

We strongly believe that having towns without residents and without elected councils threatens democratic principles and the credibility of local governments and the positions of "elected officials" in the Province British Columbia. We also believe there are serious concerns around the fettering of council discretion and around guaranteed development rights as seems to be suggested in the letters patent for JGMRM. It also seems unsustainable to have municipalities exists for an undetermined length of time with no tax base being completely reliant on Provincial Government grants to fund their

operations. It also seems that the UBCM is weakened as an organization and loses credibility by not having 100% membership. We appreciate your support regarding this important issue, and ask that you please write to the UBCM executive encouraging them to take action on this item.

Sincerely,



Gerry Taft
Mayor
District of Invermere

VILLAGE OF CHASE
MEMORANDUM

DATE: MAY 7, 2013

TO: MAYOR AND COUNCIL

FROM: L. RANDLE, CORPORATE OFFICER

RE: ZONING AMENDMENT BYLAW NO. 788-2013

Background:

A zoning bylaw amendment application from the owner of the undeveloped property located at 127 Shuswap Avenue has been received. The property is currently zoned C-3 Service Commercial. The attached map shows the location of the property, the current zoning as well as adjacent properties and their current zoning.

The applicant wishes to leave the property zoned C-3 Service Commercial but would like to add one permitted use for this property only:

- machinery, farm implement and heavy equipment sale and repair

In 2004, the applicant successfully added this single, permitted use to the adjacent property that he owns at 125 Shuswap Avenue through the same zoning bylaw amendment process. The business has operated and grown since then without problems for the Village of Chase.

In the Village of Chase this use of land is permitted in the M-1 Light Industrial zone, the M-2 General Industrial Zone and on the adjacent property, as already noted.

The C-3 zone in the Village's Zoning Bylaw includes

- truck and truck trailer sales, rental and repair establishments;

as a permitted use. To add "machinery, farm implement and heavy equipment sale and repair" as an additional permitted use to the property located at 127 Shuswap Avenue is arguably, very closely related.

Official Community Plan Bylaw No. 635 - 2002

The property is in the Combination Light Industrial/Service Commercial designation which is compatible with the proposed use.

Discussion:

The letter submitted by the applicant explains the reasons for the requested Zoning Bylaw Amendment. He is in the process of improving the property and has good exposure to the Trans-Canada Highway and from Shuswap Avenue.

Due to the fact that the property is within an 800 metre radius of an intersection with the Trans-Canada Highway, in accordance with section 52 of the Transportation Act, the Zoning Bylaw will require Ministry of Transportation approval (if it proceeds) after third reading and prior to adoption. Draft Bylaw No. 788-2013 is attached to this report.

Recommendation:

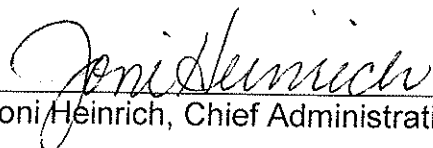
That Village of Chase Zoning Bylaw No. 683 - 2006, Amendment Bylaw No. 788 – 2013 be read a first and second time and referred to a Public Hearing.

Respectfully submitted,



Larry Randle, Corporate Officer

Approved for Council Agenda,



Joni Heinrich, Chief Administrative Officer

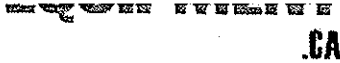


Dan Brumbaugh

Ph: 250-679-3339
Toll Free: 877-679-3339
Fax: 250-679-7717
Cell: 250-682-5750

Team Equipment Ltd.

We Finance what we sell
125 Shuswap Avenue, 8826 Holding Rd, Chase, BC V0E 1M2
dan@teamequipment.ca



**8826 Holding Road
Chase, B.C. V0E 1M2
Phone (250) 679-3339
Fax (250) 679-7717**

April 23, 2013

Village of Chase

Application for zoning plan amendment

Please find attached the required material for a zoning amendment for 127 Shuswap Ave Pid 026-847-698 Lot B, DL-517, KDYD, Plan KAP 82198.

Team Equipment and the Greyhound bus depot are currently located at 125 Shuswap Ave . We have enjoyed substantial growth over the last 7 years and find it necessary to expand our business, hence the purchase of the adjacent property at 127 Shuswap Ave, this expansion will also mean we will be needing additional local people and products .

There is water and sewer available to the property but it will not be required for our use at this time.

The intended use of the property is for a machinery display area for machines to be sold, we will be removing the dividing fence and making 125 and 127 one large fenced area.

As the property is already flat we intend to put gravel over the area as well as fencing the perimeter with a 20' gate on the Shuswap Ave end.

Team Equipment is a locally owned company and enjoys the Chase area. We live and work in chase as well.

We are a major contributor to the Chase Heat and also contribute to other local activities, we look forward to a long and prosperous relationship with the community.

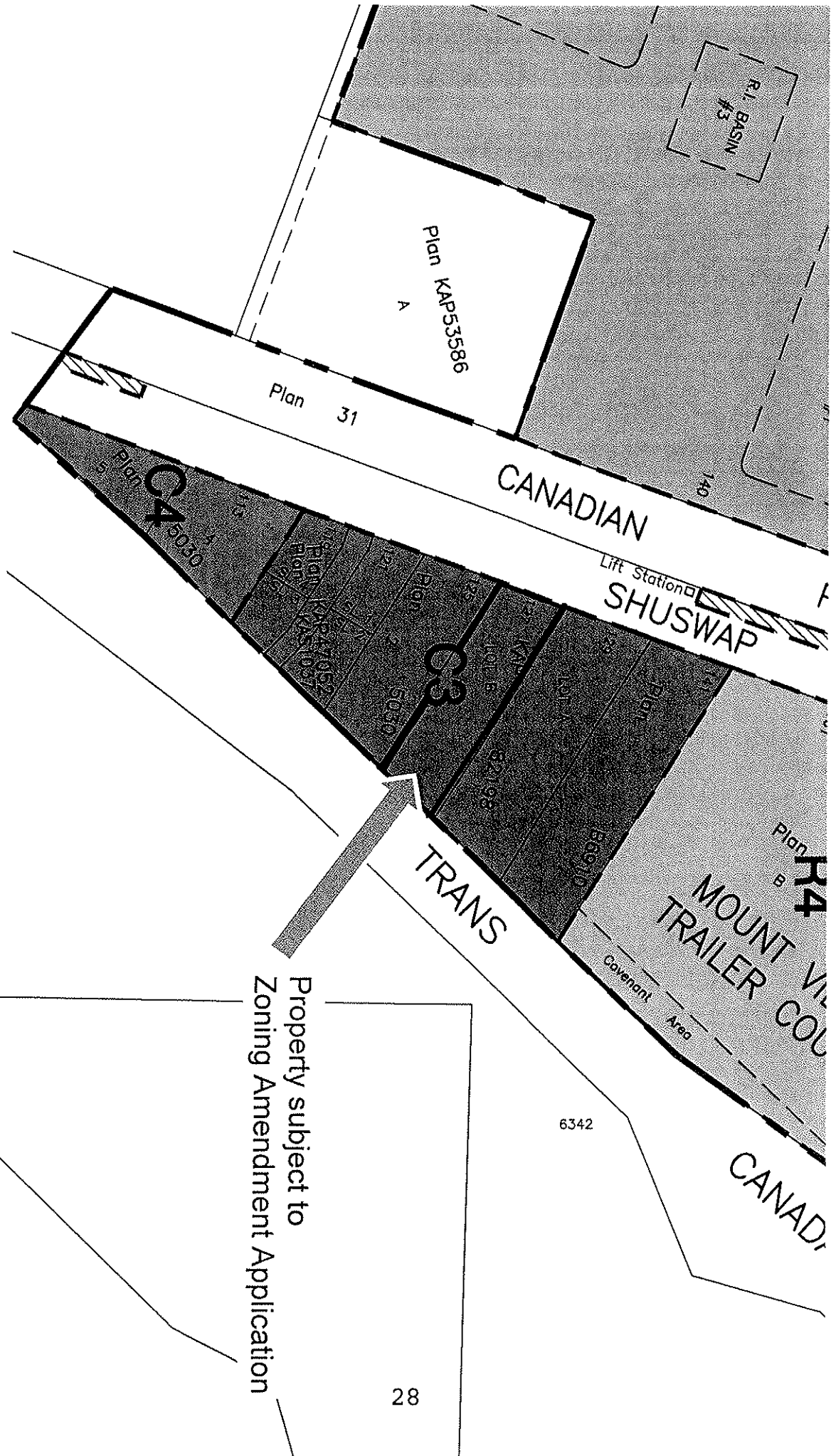
Yours truly

TEAM EQUIPMENT LTD.

Per: 
Dan Brumbaugh

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Village of Chase

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Property subject to
Zoning Amendment Application

C-3 SERVICE COMMERCIAL

6.50 INTENT

The purpose of this zone is to accommodate commercial uses of a service-oriented nature which have a repair, maintenance, service or distribution component or are small-scale manufacturing uses. C-3 uses usually are developed with large outdoor areas designated for storage, handling and service of material, goods and equipment.

6.51 PERMITTED USES * SITE SPECIFIC – SEE BELOW

The following uses and no others are permitted in the C-3 zone:

- animal hospital
- auction room
- automobile repair shop, paint shop, body shop
- automobile, boat, trailer and recreation vehicle showroom and sales
- mobile home sales and storage
- restaurant
- business and professional office
- car washing establishment
- commercial nursery and greenhouse
- community care facility including daycare
- delivery and express service
- office, storage building and yard for trade contractor
- service establishment including dry-cleaning and laundry, appliance repair, locksmith, shoe repair, upholstery and similar uses
- public transportation depot
- building supply establishment
- retail sale, rental and repair of tools and small equipment
- tire shop
- retail sale of new automobile parts and accessories
- truck and truck trailer sales, rental and repair establishments
- fuel service station
- recycling depot
- motel
- fire hall and police station

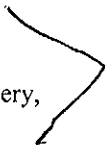
- public utility
- warehouse
- accessory use
- vehicle storage yards
- welding shop
- small-scale manufacturing including but not limited to:
 - non-metallic product industries
 - clothing and garment industries
 - electrical product industries
 - leather goods industries
 - wood product industries
 - tent, awning and allied products
 - fabrication industries



*** Permitted Uses – Site Specific**

For the following site only, the permitted uses are different than those above, as described below:

- (a) For 125 Shuswap Avenue (Lot 2, DL 517, KDYD, Plan 5030) as per Bylaw 654, “machinery, farm implement and heavy equipment sale and repair” is an additional permitted use.



6.52 REGULATIONS

On a parcel located in an area zoned as C-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	3 m.
rear parcel line	3 m.
Minimum parcel area for:	
motel	1,700 m. ²
all other permitted uses	550 m. ²

VILLAGE OF CHASE
BYLAW NO. 788 - 2013

A BYLAW TO AMEND THE VILLAGE OF CHASE ZONING BYLAW NO. 683 - 2006

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 683 – 2006;

AND WHEREAS the Council of the Village of Chase deems it necessary to amend Bylaw No. 683 - 2006.

NOW THEREFORE, the Council of the Village of Chase in open meeting assembled, enacts as follows:

1. THAT this Bylaw may be cited for all purposes as “Village of Chase Zoning Bylaw No. 683 - 2006, Amendment Bylaw No. 788 – 2013”.
2. THAT this bylaw shall apply only to Lot B, Plan KAP82198, DL 517, KDYD, PID 026-847-698 having a civic address of 127 Shuswap Avenue.
3. THAT the Village of Chase Zoning Bylaw No. 683-2006 be amended by rezoning the lands identified in section (2) of this bylaw by adding “machinery, farm implement and heavy equipment sale and repair” as a permitted use.

READ A FIRST TIME THIS ____ DAY OF _____, 2013

READ A SECOND TIME THIS ____ DAY OF _____, 2013

PUBLIC HEARING HELD THIS __ DAY OF _____, 2013

READ A THIRD TIME THIS THIS __ DAY OF _____, 2013

Approved by the Ministry of Transportation pursuant to Section 52 (3) (a) of the *Transportation Act*

For Minister of Transportation and Infrastructure

Date

(Senior District Development Technician, District Development Technician and Area Development & Operations Technician)

ADOPTED THIS ____ DAY OF _____, 2013

Mayor

Corporate Officer