



## **AGENDA**

Regular Meeting of the Council of the Village of Chase  
Council Chamber at the Village Office at 826 Okanagan Avenue  
on Tuesday, September 8, 2015 at 4:00 p.m.

### **1. CALL TO ORDER**

### **2. ADOPTION OF AGENDA**

Resolution:

**"That the September 8, 2015 Village of Chase Regular Council meeting agenda be adopted as presented."**

### **3. ADOPTION OF MINUTES**

Pages 1 - 10

Resolution:

**"That the minutes of the August 11, 2015 Special meeting of Council be adopted as presented."**

### **4. PUBLIC HEARINGS**

None

### **5. REPORTS**

- a) Mayor and Council Reports
- b) Staff Reports

### **6. DELEGATIONS**

Sgt. Gary Heebner, RCMP

### **7. UNFINISHED BUSINESS**

#### **7.1 Proposed Water Restriction Levels**

Pages 11 - 12

The proposed bylaw amendment is attached.

#### **7.2 International Day of Older Persons**

Page 13

A report is attached.

#### **7.3 Consideration of Development Variance Permit – 315 Lakeshore Drive**

Pages 15-19

A report is attached.

#### **7.4 Consideration of Development Variance Permit – Whispering Pines**

Pages 21 - 24

A report is attached.

#### **7.5 Consideration of Development Variance Permit – 117-455 VLA Road**

Pages 25-28

A report is attached.

#### **7.6 Acknowledgement of TNRD contributions to Arena**

Page 29

A report is attached.

### **8. NEW BUSINESS**

#### **8.1 Committee of the Whole Recommendations – September 1, 2015**

- 8.1.1 Service Area for Mutual Aid Fire Services Agreement with Adams Lake Indian Band Page 31  
Resolution:  
**“That it be recommended to Council that the map depicting the Adams lake Indian Band Fire Department Response Area and the Village of Chase Fire Protection Area, as provided to the Committee of the Whole on September 1, 2015 be incorporated into the Village’s Mutual Aid agreement for fire suppression services with Adams Lake Indian Band.”**
- 8.2 Invitation to Skwlax Wellness Centre Breast Cancer Awareness Walk Page 33  
An invitation has been received by the Skwlax Wellness Centre for Mayor and Council to attend, and participate in, a 4km walk and dinner to acknowledge breast cancer and cancer survivors in the surrounding communities.
- 8.3 Audit Guide for Local Governments Page 35  
Correspondence has been received by the Auditor General for Local Government advising of the release of a guide to assist interested individuals to understand the process they follow.
- 8.4 Performance Audit – City of Vernon Page 37  
Correspondence has been received by the Auditor General for Local Government advising of the release of the performance audit report on the City of Vernon.
- 8.5 Plaque Recognizing Outstanding Contributions  
Input is requested regarding the next recipient of the Village donated plaque which recognizes outstanding community service by local groups or organizations.
- 8.6 Repairs to Cenotaph Page 39  
The Chase Legion is requesting assistance with repairs to the Cenotaph located at the cemetery.
- 8.7 Request for Extra Parking Pages 41  
The Chase Legion is requesting use of the Village owned portion of the Curling Club for dry camping for the weekend of October 16, 2015.
- 8.8 Fortis BC Community Giving Grant Program Page 43  
A report is attached.
- 8.9 Speed Limit on Aylmer Road Pages 45  
Correspondence has been received from a resident requesting clarification as to why the speed limit on Aylmer Road is posted as 30 kph.
- 8.10 Application for Development Variance Permit – 12-161 Shuswap Ave Pages 47-50  
A report is attached.
- 8.11 Development Variance Permit Application for Chase Home Hardware  
CAO Report forthcoming
- 8.12 Application to amend Zoning Amendment Bylaw No. 683-2006 - 413 Cottonwood Street Pages 51 - 52  
A report is attached.

**RELEASE OF IN CAMERA ITEMS**

The Village of Chase has set a Special meeting to discuss the 2016 – 2021 Budget and Five Year Plan. The meeting is open to the public and is scheduled to take place Tuesday, September 15, 2015 in Council Chambers at 3:30 p.m.

**9. IN CAMERA**

None

**10. ADJOURNMENT**

Resolution:

**“That the August 11, 2015 Village of Chase Council meeting be adjourned.”**



Minutes of the Regular Meeting of the Council of the Village of Chase  
held at the Community Hall at 547 Shuswap Avenue  
on Tuesday, August 11, 2015

**PRESENT:**

Acting Mayor: A. Maki  
Councillors: N. Egely  
D. Lepsoe  
S. Scott

**FINAL**

In Attendance: J. Heinrich, Chief Administrative Officer  
T. Pretty, Deputy Corporate Officer  
L. Pederson, Director Financial Services

Public Gallery: 7  
Press: 1  
RCMP: 1

**1. CALL TO ORDER**

Acting Mayor Maki called the meeting to order at 4:00 p.m.

**2. ADOPTION OF AGENDA**

Moved by Councillor Scott

Seconded by Councillor Egely

**"That the August 11, 2015 Village of Chase Regular Council meeting agenda be adopted with the addition of items 8.22 Exploring Shuswap project and 8.23 attendance at Grand Entries at Neskonlith PowWow."**

**CARRIED**

**#2015/08/11\_001**

**3. ADOPTION OF MINUTES**

Moved by Councillor Lepsoe

Seconded by Councillor Egely

**"That the minutes of the June 23, 2015 Special meeting of Council be adopted as presented."**

**CARRIED**

**#2015/08/11\_002**

Moved by Councillor Scott

Seconded by Councillor Egely

**"That the minutes of the July 13, 2015 Regular meeting of Village of Chase Council be adopted as presented."**

**CARRIED**

**#2015/08/11\_003**

**4. PUBLIC HEARINGS**

None

**5. REPORTS**

a) Mayor and Council Reports

Councillor Egely:

- Signing of the Communications Protocol with Neskonlith Chief and Council;

- Citizens on Patrol meeting;
- Sewer Treatment Plant announcement;
- Chase Health Centre tour and meeting with Interior Health representatives;
- Neskonlith Chief and Council Swearing-in Ceremony.

Councillor Lepsoe:

- Signing of the Communications Protocol with Neskonlith Chief and Council;
- Pictograph meeting at Little Shuswap Lake Indian Band – they have hired a company to undertake an initial assessment;
- Meeting with the Honourable Blake Richards, Chair of the Federal Tourism Strategy Committee;
- Celebration of BC on the Move for Highway #1 for the announcement of funding to extend the highway from 2 lanes to 4 between Hoffman's Bluff and the Village;
- Waste Water Tream Treatment Plant announcement;
- Chase Health Centre tour and meeting with Interior Health representatives;
- Neskonlith Chief and Council Swearing-in Ceremony.

Acting Mayor Maki:

- Signing of the Communications Protocol with Neskonlith Chief and Council;
- Three Skatepark Committee meetings –Committee is now the Chase & District Skatepark Society and are applying for Not for Profit status to assist with grant funding applications;
- Canada Day round up meeting;
- Provided a tour of Chase to the Cranbrook bugle band;
- Celebration of BC on the Move for Highway #1 for the announcement of funding to extend the highway from 2 lanes to 4 between Hoffman's Bluff and the Village;
- Waste Water Tream Treatment Plant announcement;
- Cornstock Committee meeting;
- Welcoming speech on behalf of Mayor and Council at Cornstock. Participated in the Cornstar Challenge;
- Chamber of Commerce meeting.

Councillor Scott:

- Signing of the Communications Protocol with Neskonlith Chief and Council;
- Celebration of BC on the Move for Highway #1 for the announcement of funding to extend the highway from 2 lanes to 4 between Hoffman's Bluff and the Village;
- Waste Water Tream Treatment Plant announcement;
- Met with Administration and Fire Department regarding budget items;
- Chase Health Centre tour and meeting with Interior Health representatives;
- Adam River Salmon Society meeting;
- Meeting with Administration regarding Fire Department queries and subsequent meeting with Fire Department to relay answers;
- Participated in Cornstock festival and Cornstar Challenge.

Moved by Councillor Egely

Seconded by Councillor Scott

**"That Village of Chase Acting Mayor and Council reports be received for information."**

**CARRIED**  
**#2015/08/11\_004**

b) Staff Reports

CAO:

- Attended the Neskonlith/Village of Chase communications protocol signing ceremony at Neskonlith Arbour;
- Met with representatives of property owner wishing to develop property;
- Met with Public Works manager of ALIB with Village of Chase Supervisor of Public Works to discuss sewer agreement between ALIB and Chase;
- Participated in several meetings regarding building permits for new house construction, local area property condition complaints and attended the announcement for funding for the Sewer Upgrade project;
- Met with members of the public regarding dust issues, met with Fire Chief, Deputy Chief, Fire Department Council liaison and Director of Financial Services regarding general budget matters;
- Meeting with Council Liaison to Fire Department;
- Preparation of reports for Council and Committee of the Whole meetings;
- Approved payroll, accounts payable;
- Responded to several land use queries including development variance applications and zoning bylaw checks for building permits;
- Prepared and submitted application for funding for an Infrastructure Planning grant;
- Worked with Deputy Corporate Officer and Public Works Supervisor in drafting proposed water restriction levels for Council's consideration;
- Responded to several surveys regarding the Village of Chase's initiatives to address climate change.

Deputy Corporate Officer contractor reports:

Animal Control

- Impounded and released 2 dogs
- Conducted patrols of Village and Parks
- Discussed safety of having puppy on roof with resident

Bylaw Enforcement

- Patrolled parks
- Patrolled for sprinkler violations
- Dealt with several complaints (unlicensed vehicles on boulevard, unsightly premises)

Community Liaison

- Worked with Skatepark Committee to organize fundraising events. The Committee is now a Society so will soon be able to apply for funding
- Attended Canada Day round up meeting and provided recommendations
- Implementing two further Music in the Park initiatives
- Met with organizers of the Men's health forum for Chase and surrounding First Nation Communities in November

Deputy Corporate Officer:

- Set up Twitter account;
- Attended Canada Day Round up meeting;
- Drafted survey for business owners regarding TLO;
- Worked with office staff to coordinate Sewer funding announcement;
- Worked with Supervisor of Public Works and CAO drafting stricter water regulations;

- Dealing with MIA regarding a claim;
- Working on renewing two leases at rodeo grounds;
- Dealt with a number of complaint issues;
- Created insert for Sunflower this Friday;
- Preparation and follow up for meetings.

Director of Financial Services:

- Preparing a report on options for council when considering Permissive tax exemptions;
- Preparing Budget guidelines and timetable for the 2016 budget process;
- Analysis if the Water Treatment Plant project costing for the accounting presentation and amortization in our 2015 financial statements;
- Preparing guidelines for Grants in Aid.

Supervisor of Public Works:

- Continuing with regular summer maintenance of parks and other public amenities;
- Public Works staff recently re-painted the pier handrail;
- New employee, Brett York (Operator I) started July 27, 2015;
- Crew worked to replace an old valve on the water line near Chase Street at railway right of way – the valve will not shut off and needs to be replaced – may need to get outside assistance;
- Water Treatment Plant is operating very well;
- Some ongoing instrumentation works and safety platforms being installed in Water Treatment Plant;
- Working with CAO and consulting engineer on ALIB sewer agreement renewal;
- Will be working with Urban Systems' engineer on a process for the upgrade works at the sewer treatment facility.

Moved by Councillor Scott

Seconded by Councillor Egely

**“That Village of Chase Administration reports be received as information.”**

**CARRIED**

**#2015/08/11\_005**

## **6. DELEGATIONS**

Acting Mayor Maki recognized Sgt. Gary Heebner of the RCMP and gave him the floor. Sgt. Heebner gave a report on detachment statistics to August 11, 2015 and how they compared to the 2014 annual statistics.

## **7. UNFINISHED BUSINESS**

None.

## **8. NEW BUSINESS**

### **8.1 Committee of the Whole Recommendations – August 4, 2015**

#### **8.1.1 BC Hydro Funding – Beautification Fund**

Moved by Councillor Scott

Seconded by Councillor Egely

**“That the costs of BC Hydro Beautification projects  
(undergrounding electrical wiring/wrapping electrical kiosks with**

**decorative wrap) be referred back to Administration to investigate and report back to a future Council meeting.”**  
**CARRIED**  
**#2015/08/11\_006**

8.1.2 Skate Daze Chase Weekend  
Moved by Acting Mayor Maki  
Seconded by Councillor Egely  
**“That the use of Memorial Park including the band shell at no cost be granted to the Skateboard Park Committee’s fundraiser to be held on Sunday August 16, 2016.”**  
**CARRIED**  
**#2015/08/11\_007**

Moved by Councillor Scott  
Seconded by Councillor Egely  
**“That Village of Chase streets be closed off Shuswap Avenue for two blocks from the Public Library to the Royal Bank on Saturday, August 15 2015 from 2:00 p.m. to 4:00 p.m.”**  
**CARRIED**  
**#2015/08/11\_008**

8.1.3 Music in the Park  
Moved by Acting Mayor Maki  
Seconded by Councillor Egely  
**“That the Village of Chase donate \$400 from its 2015 Parks budget to pay entertainers for two Music in the Park events to be held in August and September in Memorial Park.”**  
**CARRIED**  
**#2015/08/11\_009**

Moved by Councillor Egely  
Seconded by Councillor Scott  
**“That the matter of funding for parks events/programming such as music in the park and other events organized by the Village be referred to the 2016 budget discussions for consideration.”**  
**CARRIED**  
**#2015/08/11\_010**

8.1.4 Electric Vehicle Charging Stations – Thompson Okanagan Tourism  
Moved by Councillor Lepsoe  
Seconded by Councillor Scott  
**“That a letter be written to the Thompson Okanagan Tourism Association informing them that the Village of Chase is working with BC Hydro to install an electric vehicle charging station in Chase.”**  
**CARRIED**  
**#2015/08/11\_011**

8.2 SILGA Finance 101 Seminars  
Moved by Councillor Scott  
Seconded by Councillor Egely  
**“That any Council member who wishes to attend the SILGA Finance 101 Seminars has their expenses reimbursed as per Village of Chase policy.”**  
**CARRIED**  
**#2015/08/11\_012**

8.3 Chase and District Chamber of Commerce – Governance Workshop

Moved by Councillor Egely

Seconded by Councillor Lepsoe

**“That any Council member who wishes to attend the Chamber of Commerce Governance workshop has their expenses reimbursed as per Village of Chase policy.”**

**CARRIED**

**#2015/08/11\_013**

8.4 Fire Department – Requesting Approval to Purchase items

Chief Lauzon noted that at the beginning of the year they had 7 volunteer firefighters and they are now up to 24. There are costs associated with outfitting each firefighter with the appropriate gear and, in addition, new pagers need to be purchased as parts are no longer available to fix the existing ones.

Moved by Councillor Scott

Seconded by Councillor Egely

**“That Village of Chase Council authorize an additional \$5,000 in spending under the Fire Department’s supplies budget for 2015.”**

**CARRIED**

**#2015/08/11\_014**

8.5 Raise a Reader 7<sup>th</sup> Annual Campaign

Moved by Councillor Lepsoe

Seconded by Councillor Scott

**“That Village of Chase Council authorize a grant-in-aid of \$500 to the Raise a Reader program and that future grant requests be accompanied by a breakdown of where and how funds are utilized.”**

**CARRIED**

**#2015/08/11\_015**

8.6 BC Economic Development Association Membership

Moved by Councillor Egely

Seconded by Councillor Scott

**“That Village of Chase obtain an “Organizational Membership” with the BC Economic Development Association and that the value of this membership be evaluated after one year.”**

**CARRIED**

**#2015/08/11\_016**

8.7 BC Economic Development Association Course

Moved by Councillor Lepsoe

Seconded by Councillor Egely

**“That any Council member who wishes to attend the BC Economic Development Association – 5<sup>th</sup> Annual Western Economic Development course has their expenses reimbursed as per Village of Chase policy.”**

**CARRIED**

**#2015/08/11\_017**

8.8 Proposed Water Restriction levels

Moved by Councillor Egely

Seconded by Councillor Scott

**"That the proposed water restrictions be referred back to Village of Chase Administration to make appropriate changes and bring forward as a bylaw to the next regular meeting of Council."**

**CARRIED**

**#2015/08/11\_018**

Moved by Councillor Egely

Seconded by Councillor Scott

**"That Administration proceed with a water reduction education program for the public and that Village of Chase public works moves to the Level 3 restrictions as soon as possible."**

**CARRIED**

**#2015/08/11\_019**

8.9 Salmon Fishery Closures

Moved by Councillor Scott

Seconded by Councillor Egely

**"That the Public Notice of Salmon Fishery closures be received as information."**

**CARRIED**

**#2015/08/11\_020**

8.10 4-way Stop at Coburn and Okanagan

Moved by Councillor Scott

Seconded by Councillor Egely

**"That the portion of Motion # 2015/07/13\_006 that reads "That Village of Chase Public Works be directed to remove the 4-way signage at the intersection of Coburn and Okanagan and replace it with 2-way signage and "New" signage on the Okanagan side street only" be rescinded."**

**CARRIED**

**#2015/08/11\_021**

Moved by Acting Mayor Maki

Seconded by Councillor Egely

**"That the 4-way stop signage at the intersection of Coburn Street and Okanagan Avenue remain in place until there is a better understanding of what Highway 1 improvements will be in place for the Village of Chase; AND Further, Citizens on Patrol be asked if they would be willing to conduct traffic surveys in that area over the next year."**

**CARRIED**

**#2015/08/11\_022**

8.11 Chase Lions Club – Annual Community Hall Rental Fee

Moved by Councillor Scott

Seconded by Councillor Egely

**"That the matter regarding the Lions Club 2015 rental fees be referred back to Administration and bring forward once storage rental fees have been incorporated into the Village of Chase Community Hall rental policy."**

**CARRIED**

**#2015/08/11\_023**

8.12 Gas Tax Agreement

Moved by Councillor Scott

Seconded by Councillor Egely

**"That the letters from UBCM regarding the Community Works Funds payment to the Village of Chase be received for information."**

**CARRIED**

**#2015/08/11\_024**

8.13 City of Armstrong and Township of Spallumcheen – Exhibition / Luncheon

Moved by Councillor Egely

Seconded by Councillor Lepsoe

**"That travel costs associated with the member of Village of Chase Council who attends the City of Armstrong and Township of Spallumcheen – Exhibition / Luncheon be reimbursed in accordance with policy."**

**CARRIED**

**#2015/08/11\_025**

8.14 Complaints Report from Office of the Ombudsperson of BC

Moved by Councillor Scott

Seconded by Councillor Egely

**"That the complaint report from the Ombudsperson of BC for the Village of Chase for the period April 1, 2015 to June 30, 2015 be received as information."**

**CARRIED**

**#2015/08/11\_026**

8.15 Fire Department Member Assistance

Moved by Councillor Lepsoe

Seconded by Councillor Egely

**"That the costs associated with provision of Critical Incident Stress Management Services for members of the Village of Chase Fire Department be approved."**

**CARRIED**

**#2015/08/11\_027**

8.16 Climate Action Report to the Public

Moved by Councillor Scott

Seconded by Councillor Lepsoe

**"That the Village of Chase report on actions being undertaken to address Climate Change be received for information."**

**CARRIED**

**#2015/08/11\_028**

8.17 International Day of Older Persons

Moved by Councillor Egely

Seconded by Councillor Lepsoe

**"That the matter of planning an event to coincide with the International Day of Older Persons be referred back to Administration to do further research and bring back recommendations at the next regular meeting of Village of Chase Council."**

**CARRIED**

**#2015/08/11\_029**

- 8.18 Consideration of Development Variance Permit – 319 Lakeshore Drive  
Moved by Councillor Lepsoe  
Seconded by Councillor Egely  
**“That Council authorizes Development Variance permit No. 73-2015 varying the front yard parcel line setback from 6 meters to 2.6 meters to permit the enclosure of a breezeway providing for the accessory building to become part of the principal building.”**  
**CARRIED**  
**#2015/08/11\_030**
- 8.19 Application for Development Variance Permit – 315 Lakeshore Drive  
Moved by Councillor Scott  
Seconded by Councillor Egely  
**“That Council authorizes Administration to proceed with the required processes associated with the application to vary provisions of the Zoning Bylaw for 315 Lakeshore Drive.”**  
**CARRIED**  
**#2015/08/11\_031**
- 8.20 Application for Development Variance Permit – 1214 Okanagan Avenue  
Moved by Councillor Scott  
Seconded by Councillor Egely  
**“That Council authorizes Administration to proceed with the required process associated with the application to vary provisions of the Mobile Home Park Bylaw for 1214 Okanagan Avenue.”**  
**CARRIED**  
**#2015/08/11\_032**
- 8.21 Application for Development Variance Permit – 117 455 VLA Road  
Moved by Councillor Lepsoe  
Seconded by Councillor Scott  
**“That Council authorizes Administration to proceed with the required processes associated with the application to vary provisions of the Zoning Bylaw for 117 – 455 VLA Road.”**  
**CARRIED**  
**#2015/08/11\_033**
- 8.22 Everything Shuswap Project  
Moved by Councillor Egely  
Seconded by Acting Mayor Maki  
**“That the Village of Chase contributes grant-in-aid in the amount of \$250 to the Everything Shuswap project.”**  
**CARRIED**  
**#2015/08/11\_034**
- 8.23 Attendance at 19<sup>th</sup> Annual Neskonlith Traditional PowWow  
Moved by Councillor Egely  
Seconded by Councillor Lepsoe  
**“That members of Village of Chase Council coordinate attendance at the Grand Entry events that are part of the 19<sup>th</sup> Annual Neskonlith Traditional PowWow being held August 21 – 23, 2015.”**  
**CARRIED**  
**#2015/08/11\_035**

**9. IN CAMERA**

None.

**RELEASE OF IN CAMERA ITEMS**

The Village of Chase has been granted funding from the Federal and Provincial Governments for the Sewer Treatment Facility Upgrade Project. The project will cost approximately \$1.6 million, 2/3 of which will be funded by the Federal and Provincial Governments.

**10. ADJOURNMENT**

Moved by Councillor Scott

Seconded by Councillor Egely

**“That the August 11, 2015 Village of Chase Council meeting be adjourned.”**

**CARRIED**

**#2015/08/11\_036**

The meeting was adjourned at 5:24 p.m.

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R. Berrigan, Mayor

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T. Pretty, Deputy Corporate Officer

**VILLAGE OF CHASE**  
**Bylaw No. 810 - 2015**

**A Bylaw to Amend the Village of Chase Waterworks Bylaw No. 718-2010**

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**WHEREAS** the Council of the Village of Chase has adopted the Village of Chase Waterworks Bylaw No. 718-2010;

**AND WHEREAS** the Council of the Village of Chase deems it necessary to amend Bylaw No. 718-2010;

**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 Waterworks Bylaw No. 718 - 2010, Amendment Bylaw No. 810 - 2015".
2. Village of Chase Waterworks Bylaw No. 718 - 2010, is hereby amended by changing item 9.2 to read as follows:

9.2 Every person that sprinkles or irrigates lawns, gardens or fields using water supplied from the Waterworks System shall follow watering restrictions as specified by Council resolution or, without such resolution, at the discretion of the Supervisor of Public Works, Chief Administrative Officer or designate, as follows:

**LEVEL 1**

- a) Between May 15 and September 30 annually, both automated and non-automated irrigation systems shall only water on the following basis:
  - i) Properties with odd numbered addresses shall water only on odd numbered days of the month.
  - ii) Properties with even numbered addresses shall water only on even numbered days of the month.
- b) While watering restrictions are in effect, there shall be no sprinkling or irrigating of lawns, gardens or fields between the hours of 11:00 a.m. and 4:00 p.m.
- c) Hand watering of flower and vegetable gardens is permitted at any time.

**LEVEL 2**

- a) Both automated and non-automated irrigation systems within the Village of Chase shall only water on the following basis:
  - i) Properties with odd numbered addresses shall water only on Sunday and Thursday;
  - ii) Properties with even numbered addresses shall water only on Saturday and Wednesday.
- b) While watering restrictions are in effect, there shall be no sprinkling or irrigating of lawns, gardens or fields between the hours of 9:00 a.m. and 5:00 p.m.
- c) Hand watering of flower and vegetable gardens is permitted at any time.
- d) Vehicle and boat washing are permitted on the same days as lawn irrigating but is not permitted between the hours of 9:00 a.m. and 5:00 p.m.
- e) Driveway and parking lot washing is not permitted.

### LEVEL 3

- a) Both automated and non-automated irrigation systems within the Village of Chase shall only water on the following basis:
  - i) Properties with odd numbered addresses shall water only on Thursday;
  - ii) Properties with even numbered addresses shall water only on Wednesday.
- b) While watering restrictions are in effect, there shall be no sprinkling or irrigating of lawns, gardens or fields between the hours of 8:00 a.m. and 6:00 p.m.
- c) Hand watering of flower and vegetable gardens is permitted at any time.
- d) Vehicle and boat washing are not permitted
- e) Driveway and parking lot washing is not permitted.
- f) Operation of fountain or pond only allowed if it uses recirculated water.
- g) Refilling of pools permitted once per week during sprinkler times

### LEVEL 4

- a) Sprinkling or irrigating of lawns, gardens or fields is not permitted.
- b) Hand watering of flower and vegetable gardens is permitted twice per week on the following basis:
  - i) Properties with odd numbered addresses shall water only on Sunday and Thursday;
  - ii) Properties with even numbered addresses shall water only on Saturday and Wednesday.
- c) While watering restrictions are in effect, there shall be no hand watering between the hours of 8:00 a.m. and 6:00 p.m.
- d) Vehicle and boat washing are not permitted
- e) Driveway and parking lot washing is not permitted.
- f) No filling or re-filling of residential swimming pool or pond.
- g) No operation of fountains or ponds.

Any person who violates this section will be refused access to service through the use of a fire hydrant or temporary water connection and may be subject to penalties under this bylaw or a Municipal Ticket Information bylaw.

READ A FIRST TIME THIS      DAY OF      , 2015

READ A SECOND TIME THIS      DAY OF      , 2015

PUBLIC HEARING HELD THIS      DAY OF      , 2015

READ A THIRD TIME THIS      DAY OF      , 2015

ADOPTED THIS      DAY OF      , 2015

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Mayor

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Deputy Corporate Officer



# VILLAGE OF CHASE

## Memorandum

**Date:** September 8, 2015  
**To:** Mayor and Council  
**From:** Deputy Corporate Officer  
**RE:** International Older Persons Day Event – October 1, 2015

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At the August 11, 2015 regular meeting of Council the following resolution was passed:

**“That the matter of planning an event to coincide with the International Day of Older Persons be referred back to Administration to do further research and bring back recommendations at the next regular meeting of Village of Chase Council.”**

The Community Liaison has been in contact with Creekside Seniors Centre and will be meeting with them Thursday, September 10, 2015. She will be proposing a full day of activities concluding with a dinner at 6:00 p.m. In addition there are plans to have display tables providing information on available services that may be of interest and we will be requesting the involvement of local not-for-profit organizations. The event will be advertised through the usual avenues (Sunflower, social media, website, LED sign, office foyer). The Village is also able to provide posters or flyers for organizations who may request them.

It has been requested that Mayor and Council are available to assist with the dinner and that the Mayor deliver a short speech.

**Recommendation:**

It is recommended Administration and the Event Liaison members proceed to work with the Creekside Seniors Centre in the planning and implementation for an event in honour of International Older Persons Day.

Original Signed

T. Pretty, Deputy Corporate Officer





*Village Of Chase*  
**Administrative Report**

**TO:** Mayor and Council

**FROM:** CAO

**DATE:** September 8, 2015

**RE:** Application for Variance – Accessory Building Height and  
Front Parcel Line Setback – 315 Lakeshore Drive

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**ISSUE/PURPOSE**

To obtain direction from Council as to whether it wishes to grant the requested variance or not.

**OPTIONS**

1. Grant the variance that will vary the maximum height of the accessory building from 5 meters to 6.91 meters (16.4 feet to 22.67 feet) and the front parcel line setback reduction from 6 meters to 1.5 meters (19.68 feet to 4.92 feet).
2. Grant the height variance request OR the front parcel setback variance request.
3. Do not grant any of the variance requests, requiring the property owner to adhere to the existing setback and height regulations in the R-1 zone of the Village's Zoning Bylaw.

**DISCUSSION**

At its August 11, 2015 Regular meeting, Council passed the following resolution:

***“That Council authorizes Administration to proceed with the required processes associated with the application to vary provisions of the Zoning Bylaw for 315 Lakeshore Drive.”***

Notifications were sent out to property owners within the required distance of the subject property, as per the requirements of the Local Government Act.

The Fire Chief was also asked to comment on the variance application. He has indicated that the interests of the fire department are not affected by this application.

## **Analysis**

### **Height Variance Request**

- The existing principal building is 6.04 meters, which is lower than the maximum 9 meters permitted. The maximum height permitted for an accessory building is 5 meters. The property owner is requesting that maximum height for the proposed accessory building be relaxed to allow for 6.91 meters in height. This relaxed height would be less than the maximum height allowed for the principal building.

### **Front Parcel Line Setback**

- In this case, the lot is a 'panhandle lot' (see attached drawing). While the front yard is that portion of the lot that is adjacent to the driveway access, this particular lot will not be visible from the street once the lot to the south of it is developed.

## **POLICY IMPLICATIONS**

Pursuant to the provisions in the Local Government Act, a local government may, by resolution, issue a development variance permit, in respect of the land covered in the permit, the provisions of a bylaw that regulates Zoning. As a limit to Council's authority, the use or density of land cannot be varied. In the existing case, the use and density of the property will not be varied by the granting of the variance requests.

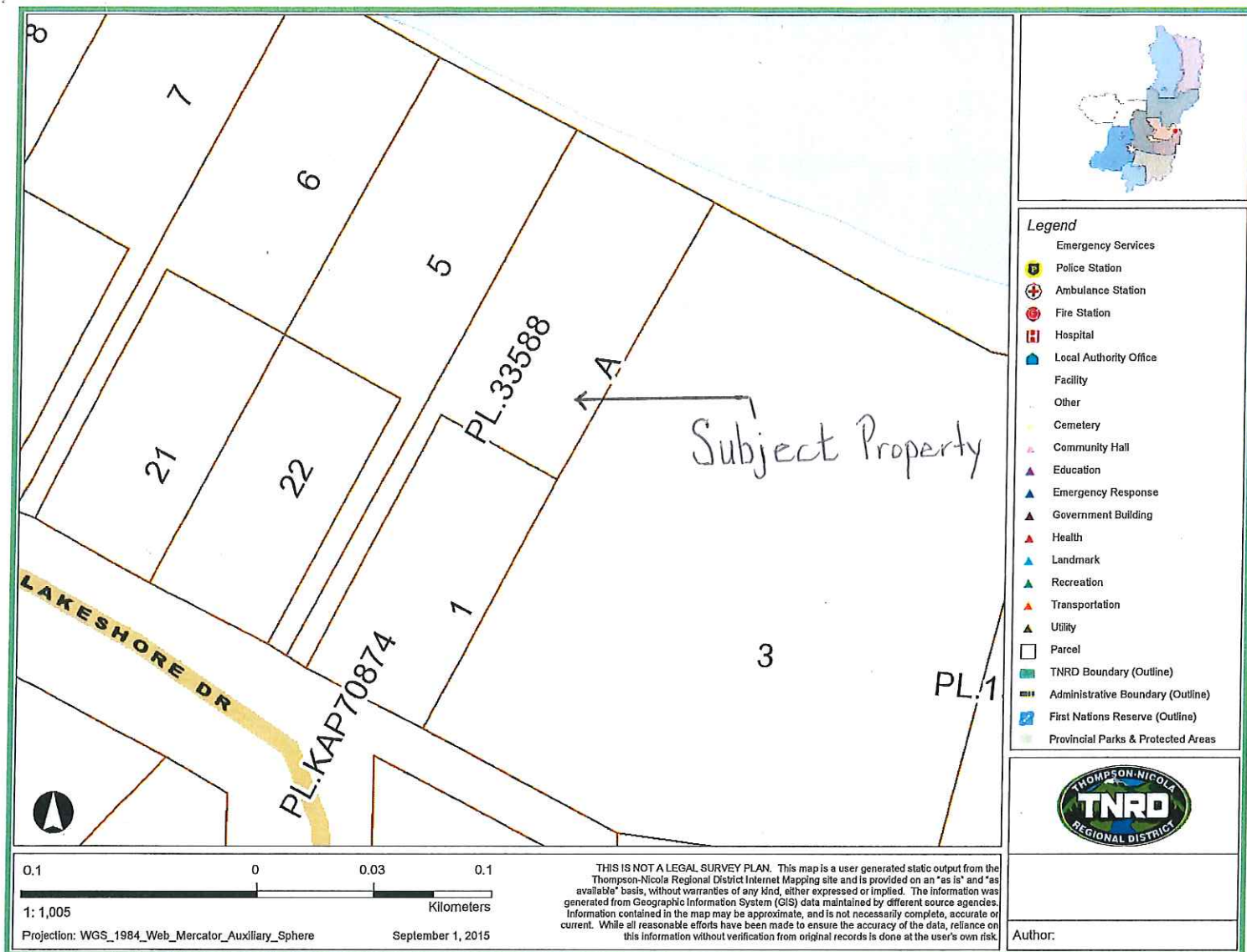
## **RECOMMENDATION**

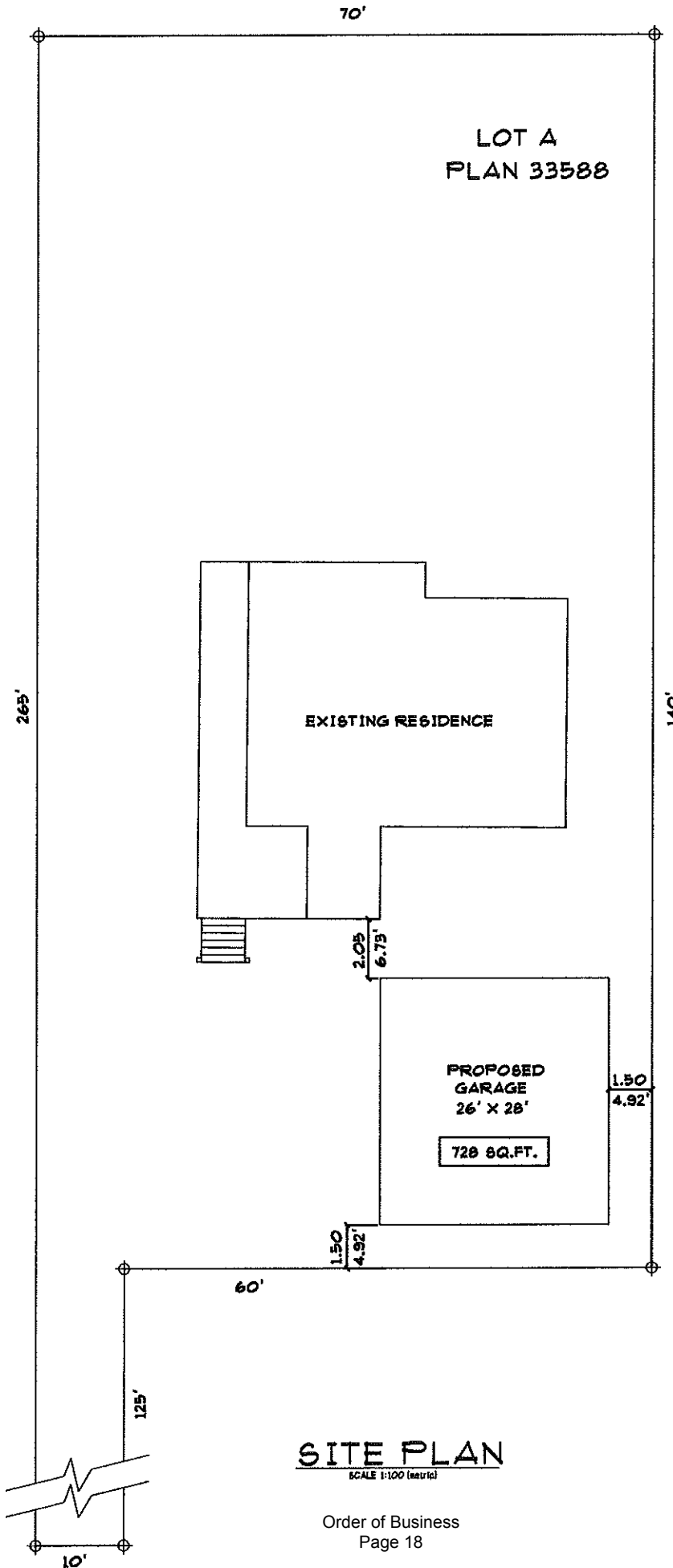
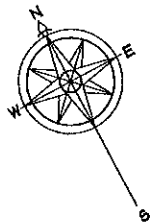
That Council grant the request to vary the provisions of the Village's Zoning bylaw pertaining to 315 Lakeshore Drive to:

- Allow the accessory building to reach a height of 6.91 meters
- Allow the accessory building to be setback from the front parcel line by 1.5 meters

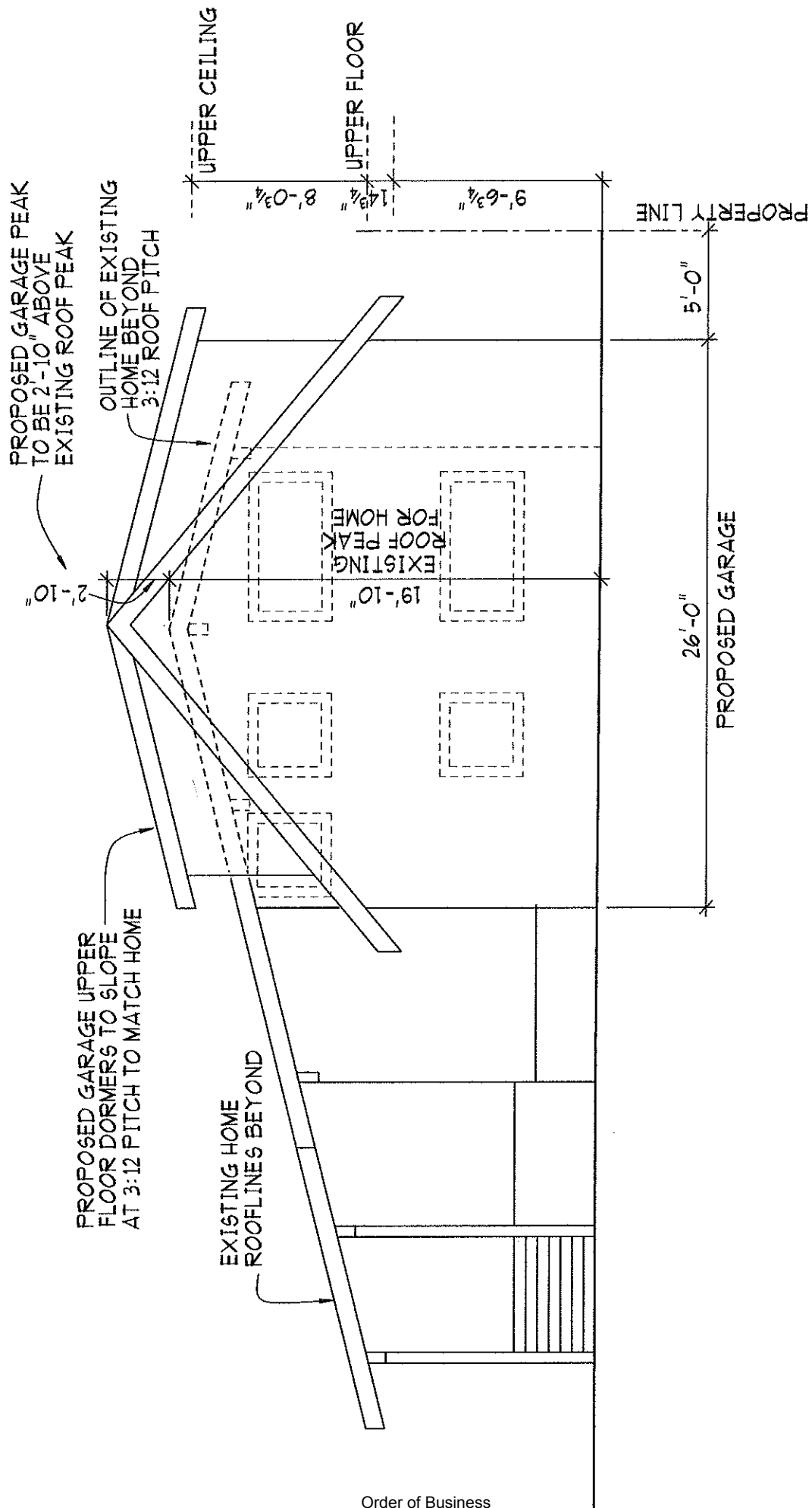
Respectfully submitted,

Original Signed  
Joni Heinrich, CAO





**SITE PLAN**  
SCALE 1:100 (metric)



## PROPOSED GARAGE OUTLINE

315 LAKESHORE DR.





*Village Of Chase*  
***Administrative Report***

**TO:** Mayor and Council

**FROM:** CAO

**DATE:** September 8, 2015

**RE:** Application for Variance to the Village's Mobile Home Park Bylaw  
Buffer Area Requirement from Highway Right of Way – Whispering Pines  
Mobile Home Park

---

**ISSUE/PURPOSE**

To obtain direction from Council as to whether it wishes to grant the requested variance or not.

**OPTIONS**

- 1. Grant the variance that will vary the provisions of the Village's Mobile Home Parks Bylaw to reduce the buffer distance from the boundary of the park abutting the Ministry of Highways right-of-way (Highway 1) from 25 feet to 9 feet for the Whispering Pines Mobile Home Park in relation to Pad 41.**
- 2. Do not grant the variance request.**

**DISCUSSION**

At its August 11, 2015 Regular meeting, Council passed the following resolution:

***"That Council authorizes Administration to proceed with the required process associated with the application to vary provisions of the Mobile Home Park Bylaw for 1214 Okanagan Avenue."***

Notifications were sent out to property owners within the required distance of the subject property, as per the requirements of the Local Government Act.

The Fire Chief was also asked to comment on the variance application. He has indicated that the interests of the Fire Department are not affected by this application.

The Ministry of Highways was contacted and asked for their opinion prior to the property owner applying for the variance. The Ministry staff confirmed with Village of Chase Administration that any highway improvements along the 'Chase' corridor in the future will not impact the subject mobile home park.

## **Analysis**

### **Buffer Areas**

- Generally, the buffer areas outlined in the Village's Mobile Home Parks bylaw is a general regulation that applies to all newly created mobile home parks, as well as existing parks
- The existing park boundaries do not conform to the 25 foot buffer in all areas that are adjacent to the Highway right of way
- In the case of the existing property, the geography of the land is such that a very steep bank exists along the portion of the right-of-way and the area known as Pad 41
- While a 25 foot buffer would be practical in the case where the land is less steep, the existing steep bank acts as a natural buffer between the right of way and the mobile home park lands

## **POLICY IMPLICATIONS**

Pursuant to the provisions in the Local Government Act, a local government may, by resolution, issue a development variance permit, in respect of the land covered in the permit, the provisions of a bylaw that regulates...“construction and layout of trailer courts”. As a limit to Council's authority, the use or density of land cannot be varied. In the existing case, the use and density of the property will not be varied by the granting of the variance request.

## **RECOMMENDATION**

That Council grants the request to vary the provisions of the Village's Mobile Home Parks bylaw pertaining to the buffer area between Pad 41 and the highway right-of-way from 25 feet to 9 feet.

Respectfully submitted,

Original Signed  
Joni Heinrich, CAO

The maximum density for a mobile home park shall be 9 units per acre.

#### 4.06 Mobile Home Space/Lot

- (1) The minimum area for a mobile home space shall be 3800 square feet, and a doublewide 4500 square feet.
- (2) The minimum frontage of each mobile home space abutting an internal roadway right-of-way shall be 40 feet except in the case of mobile home space abutting a cul-de-sac or a panhandle mobile home space in which cases minimum frontage shall be 20 feet.
- (3) Each mobile home space shall be clearly marked off by suitable means.
- (4) All mobile home spaces shall:
  - (a) be drained properly;
  - (b) be clearly numbered;
  - (c) have a clearly discernible mobile home pad of compacted gravel or surfaced with asphalt or concrete pavement. Mobile home pads shall have a maximum 6% longitudinal and/or 15% cross or crown gradient.

#### 4.07 Site Coverage

The mobile home and additions to it, exclusive of a carport, shall not exceed the square footage of the mobile home or shall not cover more than 35% of the mobile home space upon which it is situated.

#### 4.08 Buffer Areas

- (1) To provide a buffer area, the mobile home spaces shall be located not less than 25 feet from that boundary of the park abutting a public street or highway and not less than 15 feet from the remaining boundaries of the park. These setbacks/buffer areas shall be suitably landscaped.
- (2) Within a buffer area
  - (a) no recreation or service areas, except for waterfront. Recreation or amenity areas, may be located;
  - (b) no mobile home area nor an owner's residential plot may be located;

17. *Notes:*

OFFER



Pad 41

# Highway

(100)

$$\frac{1}{100}'' = 1 \text{ Foot}$$

Bank

2003

ROAD

2/1 井

72024

#40  
Rose  
way

12 + 66

8x141  
ADD

477

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23

1081 TOTAL LIFE MONTH

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Page 24

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*Village Of Chase*  
***Administrative Report***

**TO:** Mayor and Council

**FROM:** CAO

**DATE:** September 8, 2015

**RE:** Application for Variance – Side and Rear Yard Setbacks  
117-455 VLA Road (Drake's Landing)

---

**ISSUE/PURPOSE**

To obtain direction from Council as to whether it wishes to grant the requested variance or not.

**OPTIONS**

1. Grant the variance that will vary the minimum distance for an accessory building from the rear yard parcel line from 6 meters to 3 meters and the minimum distance of the side yard setback from 3 meters to 1.5 meters.
2. Grant one of the variance requests (side or rear parcel line setback relaxation) but not both.
3. Do not grant any of the variance requests, requiring the property owner to adhere to the existing setback and height regulations in the AR-3 zone of the Village's Zoning Bylaw.

**DISCUSSION**

At its August 11, 2015 Regular meeting, Council passed the following resolution:

***“That Council authorizes Administration to proceed with the required processes associated with the application to vary provisions of the Zoning Bylaw for 117 – 455 VLA Road.”***

Notifications were sent out to property owners within the required distance of the subject property, as per the requirements of the Local Government Act.

The Fire Chief was also asked to comment on the variance application. He has indicated that the interests of the Fire Department are not affected by this application.

## **Analysis**

The subdivision known as Drake's Landing is zoned AR-3. While that zone permits single family dwellings and accessory uses, it also permits some limited agricultural uses.

Primarily the uses of the lots in Drake's Landing are residential. The property owner in this case is asking that Council consider allowing the setbacks for the proposed accessory building to be the same as the setbacks in an R-1 zone (low density residential).

## **POLICY IMPLICATIONS**

Pursuant to the provisions in the Local Government Act, a local government may, by resolution, issue a development variance permit, in respect of the land covered in the permit, the provisions of a bylaw that regulates Zoning. As a limit to Council's authority, the use or density of land cannot be varied. In the existing case, the use and density of the property will not be varied by the granting of the variance request.

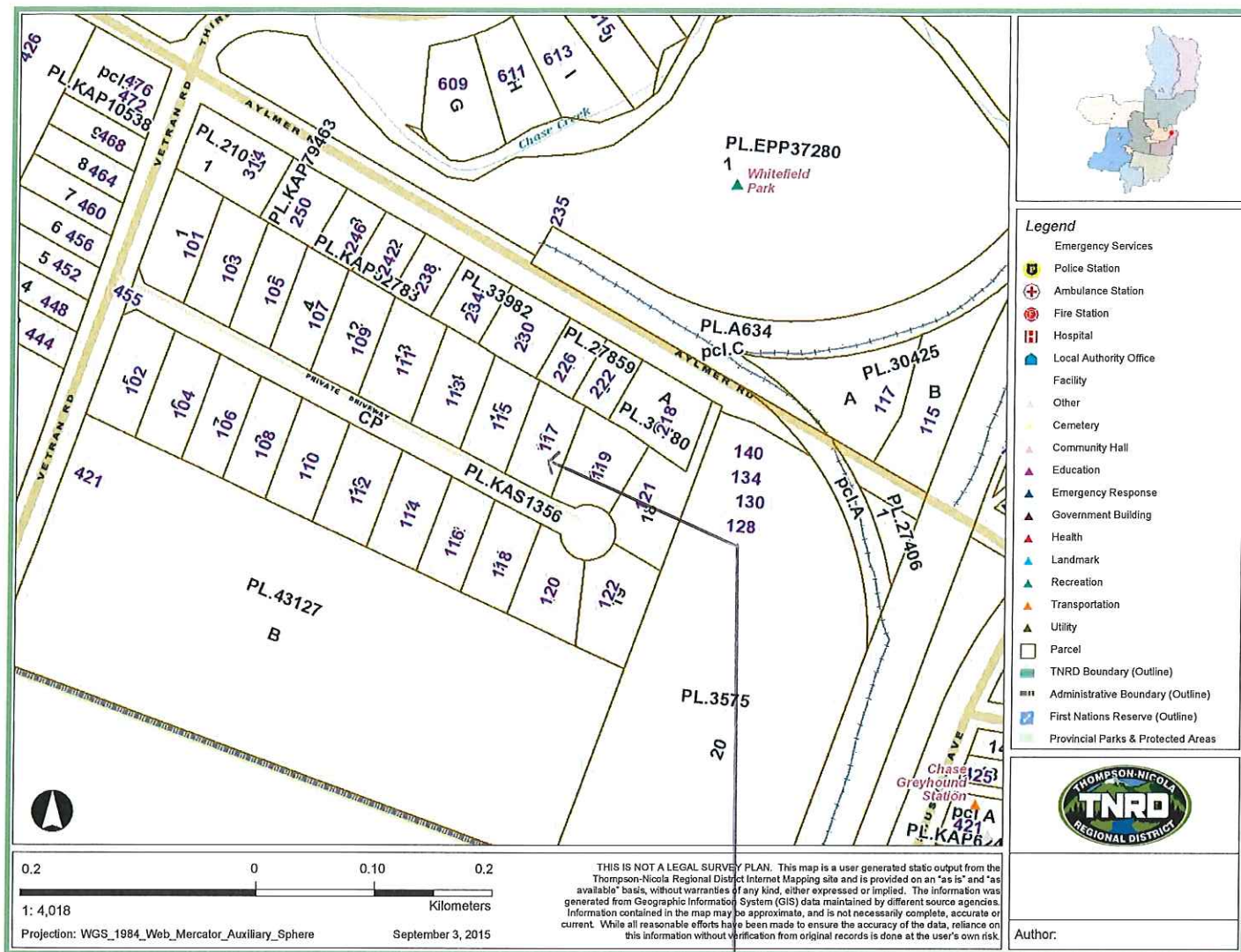
## **RECOMMENDATION**

That Council grant the request to vary the provisions of the Village's Zoning bylaw pertaining to 117-455 315 Lakeshore Drive to:

- Relax the setback from the rear property line for the proposed accessory building from 6 meters to 3 meters
- Relax the setback from the right side parcel line for the proposed accessory building from 3 meters to 1.5 meters

Respectfully submitted,

Original Signed  
Joni Heinrich, CAO



Subject Property

J.J. MECHANICAL

NORMS  
AUTOBODY

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Village of Chase

AUG - 4 2015

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LOT 15

Scale  
60:1 meters

SHED  
18 m<sup>2</sup>

28.64 m

Proposed  
Garage  
66.8 m<sup>2</sup>

3.0 m

1.5 m

single family  
dwelling

160 m<sup>2</sup>

9.7 m

51.8 m

4.2 m

50.6 m

Lot 16  
1500 m<sup>2</sup>

9 m

Location  
of sewer

water  
hookup

28.47 m

DRAKES LANDING ROAD



# VILLAGE OF CHASE

## Memorandum

**Date:** September 8, 2015  
**To:** Mayor and Council  
**From:** Deputy Corporate Officer  
**RE:** TNRD Recognition Event

---

At the June 9, 2015 regular meeting of Council the following resolution was passed:

**“That Council send thank you letters to CSRD and TNRD Electoral Area directors and their Board of Directors for their contributions to the Chase and District Arena projects by way of gas tax funding; AND That a public recognition event be planned and held early in the 2015 / 2016 hockey season to thank the Electoral Area Directors on behalf of the Village of Chase and the Chase and District Recreation Centre Society.”**

Administration has been in contact with the Chase and District Recreation Centre Society who have offered tickets to those directors and members of staff and Council who wish to attend a game between Chase Heat and Kamloops Storm. The announcer would acknowledge those in attendance and outline the improvements that were funded through the generous contributions.

Available dates are:

Sunday, September 27, 2015

Saturday, December 5, 2015

Friday, November 20, 2015

Friday, February 13, 2016

**Recommendation:**

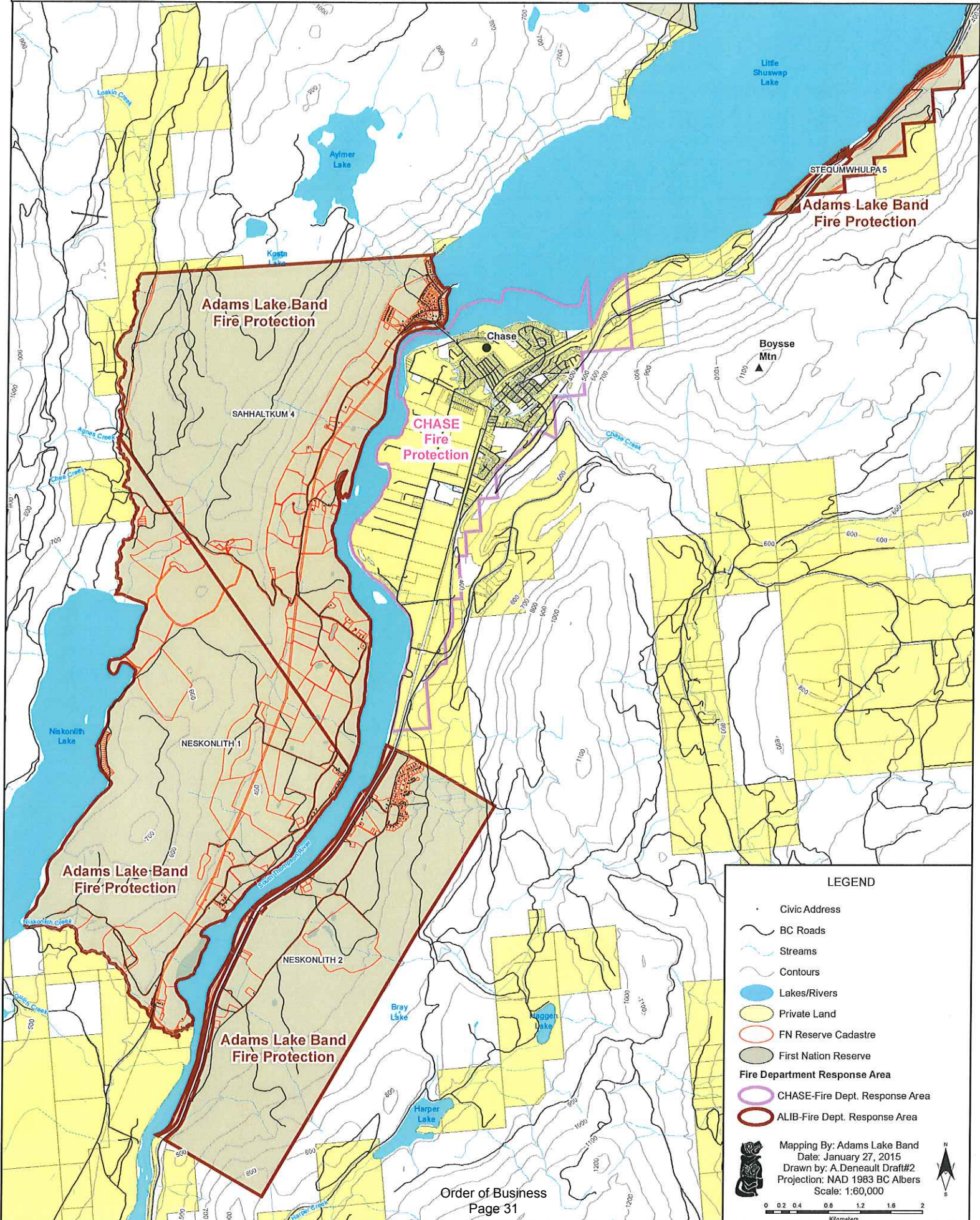
It is recommended Administration contact the CSRD and TNRD Board of Directors to obtain availability and schedule attendance at the game for which the majority would be able to be present.

Original Signed

T. Pretty, Deputy Corporate Officer



# Adams Lake Indian Band Fire Department Response Area







*Skwlax Wellness Centre*

15 -1528 Little Shuswap Lake Road, Chase, BC V0E 1M2  
Phone: (250) 679 3702 Fax: (250) 679 3742

September 3, 2015

Village of Chase  
C/O Mayor and Council  
PO Box 440, Chase, BC  
V0E 1M0

Dear Mayor and Council:

The Skwlax Wellness Centre located on the Little Shuswap Lake Band, is organizing a Breast Cancer Awareness walk and dinner on Friday, October 9<sup>th</sup> at 4pm. October is National Breast Cancer Awareness month and we want to acknowledge our breast cancer and cancer survivors from our surrounding communities.

We would like to invite the Mayor or a Council designate to make a welcoming speech for our guests at the Little Shuswap Lake Band Pow Wow arbour (1886 Little Shuswap Lake Road West).

We would also invite you to put a walking team in for the 4km walk.

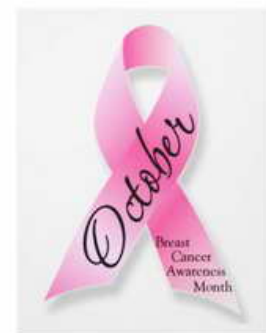
We are inviting various organizations from the surrounding communities to come and join us for this special day to walk and share a dinner with us.

The date of the welcoming is Friday, October 9th at approximately 4:00pm. If you cannot make it please let me know or send a designate in your place.

Thanks for your time and consideration. We look forward to your confirmation on attendance and speech.

Sincerely,

Dawn Francois,  
Office Manager,  
Skwlax Wellness Centre







September 2, 2015

Ref: 159353

To: Mayors and Councillors  
Chairs and Directors of Regional District Boards  
Chairs and Directors of Greater Boards

I am pleased to inform you of the release of our Performance Audit Guide for Local Governments. This guide is a resource to help elected representatives and staff – as well as other interested British Columbians – understand the process we follow in undertaking performance audits. In addition to the guide, we have developed an introductory brochure that provides a brief overview of how the AGLG does its work.

We intend to review the audit guide from time to time as procedures change and standards evolve and I welcome your suggestions for making this guide a more useful tool for local governments.

You can find the Performance Audit Guide for Local Governments and introductory brochure on our website [www.aglg.ca](http://www.aglg.ca).

Sincerely,



Arn van Iersel, CPA, FCGA  
A/Auditor General for Local Government

pc: Chief Administrative Officers





**AUDITOR GENERAL FOR  
LOCAL GOVERNMENT**

ACCESSIBILITY • INDEPENDENCE • TRANSPARENCY • PERFORMANCE



August 28, 2015

Ref: 159151

To: Mayors and Councillors  
Chairs and Directors of Regional District Boards  
Chairs and Directors of Greater Boards

I am pleased to inform you that the Office of the Auditor General for Local Government will be releasing a performance audit report on the City of Vernon under the topic “Achieving Value for Money in Operational Procurement”.

The audit report will be published on our website [www.aglg.ca](http://www.aglg.ca) on Monday, August 31 at 11:00 am.

I welcome feedback from local governments on all aspects of the work of our office, so I look forward to your comments on the report.

Sincerely,

A handwritten signature in black ink, appearing to read "Arn van Iersel".

Arn van Iersel, CPA, FCGA  
A/Auditor General for Local Government

pc: Chief Administrative Officers



August 26, 2015

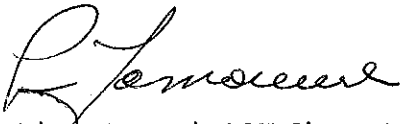
TO WHOM IT MAY CONCERN:

Last week I was up at the cemetery to change the wreaths at the cenotaph. I noticed that it is in need of some major repairs. One of the main support beams seems to be quite decayed and some of the roof trusses are cracked and some are split quite badly.

Unfortunately the Cenotaph is not registered with the National Cenotaph Registry so a grant cannot be applied for to repair it. Sadly the Legion is not in a position right now to offer financial assistance for these repairs. Having said that we can offer all the labour that would be needed to refurbish the Cenotaph. I don't know if there are other grants which the Village can apply for.

Respectfully,

Paul Lamoureux



President Branch 107 Chase Legion

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Village of Chase

AUG 27 2015

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August 26, 2015

To Whom it may concern;

On the weekend of October 17<sup>th</sup> and 18<sup>th</sup> the Legion will be hosting the annual Fall Zone meeting. In the event we are in need of extra parking we were wondering if it would be possible to park in the Curling club parking lot. If necessary we would need the lot Friday night, 16<sup>th</sup>, Saturday all day and would leave on Sunday after lunch.

Respectfully,



Paul Lamoureux

President Branch 107,

Chase Legion

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AUG 27 2015

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# VILLAGE OF CHASE

## Memorandum

**Date:** September 8, 2015  
**To:** Mayor and Council  
**From:** CAO  
**RE:** Fortis BC Community Giving Grant Program

---

In conjunction with UBCM 2015, Fortis BC is providing funds through their Community Investment Program with specific focus on projects or initiatives requiring financial support in order to launch, succeed or be completed within the next 12 months.

Features of the grant include:

- The recipients of the grant must be a charitable organization
- Three grants are being provided, each not to exceed \$15,000
- Preference will be given to organizations/projects that align with one or more of the following categories:
  - Safety – promote and/or increase community or personal safety and accident avoidance
  - Education – support energy literacy, trades or skill development, and/or leadership
  - Environment – directly benefit the local environment
  - Aboriginal initiatives – meet the unique needs of an Aboriginal group, organization or community
- Preference will be given to projects expected to show major results or completion by August 15, 2016
- Groups such as religious, fraternal, labour and sports teams/individual athletic pursuits are excluded

### **RECOMMENDATION**

**Council is being asked to consider any eligible projects for nomination.**

Original Signed  
Joni Heinrich, CAO



To: Mayor & Council

Sept 2/15

Speed limit on Aylmer Rd.

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Village of Chase

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The speed limit on Shuswap Ave. is posted at 50 kph and that is good. The speed on Pine St. is 50 kph but for the exception of that portion between the railway track and Third Ave. Which is posted as 30 kph. This is due to the childrens park, and that is good. All other side streets and avenues are presumably 50 kph as there are no signs indicating higher or lower speeds. There is however one exception to this rule and that is Aylmer road. It befuddles me in that it is not residential, there are no childrens playgrounds and yet 30 kph is posted. Please explain the logic so that I and the majority of Chase residents can sleep easy knowing that council have our best interest at heart. If on the other hand you cannot provide a valid reason for this speed then I beg you to reconsider and upgrade the speed to 50 or even 60 kph.

P van Hoof

Citizen of Chase





## *Village Of Chase*

### *Administrative Report*

**TO:** Mayor and Council

**FROM:** CAO

**DATE:** September 8, 2015

**RE:** Application to Vary provisions of Village of Chase Mobile Home Park Bylaw DVP #77-2015

---

### **ISSUE/PURPOSE**

To obtain Council's consideration to proceed with the notification process in relation to the application for variance of Mobile Home Park Bylaw provisions in relation to #12-161 Shuswap Avenue.

### **OPTIONS**

- 1. Authorize Administration to proceed with the required processes associated with the application to vary provisions of the Mobile Home Park (MHP) Bylaw.**
- 2. Do not authorize Administration to proceed with the required processes associated with the application to vary provisions of the MHP bylaw and deny the variance being requested.**

### **BACKGROUND/DISCUSSION**

Earlier in 2015, Council received an application to vary provisions of the Mobile Home Park Bylaw in relation to the home at #12-161 Shuswap Avenue. One of the variances granted was to reduce the distance between the homes on pads #12 and #13 from 20 feet to 10 feet, to facilitate the completion of a carport construction on Unit #12. While the owner of Unit #12 had requested a larger variance (6 feet 9 inches) for the carport, Administration recommended a distance between the carport and the neighbouring mobile home of no less than 10 feet and Council approved the 10 foot distance variance.

The owner of #12-161 Shuswap Avenue has applied once again for the consideration of the full variance to reduce the distance between the home at Unit #12 and the home Unit #13 from 20 feet to 6 feet 9 inches. The owner is willing to do the following to ensure fire risks are minimized:

- Remove the overhang to ensure the roof line of the carport is flush with the support beam
- Cover the solid fascia of the carport roof and beam with 29 gauge metal to reduce the risk of fire at the carport
- Ensure all works to reduce fire risk are engineered

Administration had had an initial discussion with the Building Inspector regarding engineering and metal protection relating to fire safeguarding. While fire risk would be lowered with such measures being undertaken, the Fire Chief was consulted for the variance that was requested and granted previously, and has concerns in relation to variance currently being requested.

In addition, the existing bylaw provisions state that mobile homes and additions thereto must allow for 20 feet between each mobile home. Over the years, as does occur, additions have been added to mobile homes throughout the Village that were constructed without permits, reducing the 20 foot distance between many mobile homes in the Village mobile home parks. The concerns of fire are heightened with dwellings of this nature. Reducing the distance between two mobile homes to less than 10 feet is problematic for access, regardless of whether additional fire guards are in place.

### **POLICY IMPLICATIONS**

An application can come forward at any time to vary a regulation pertaining to construction and development. Council needs to consider whether it is in the best interests of the mobile home owner and neighbouring residents to allow the full variance requested by the mobile home owner to facilitate more convenient use of his carport with additional fire protection added, or to leave the already approved 10 foot separation variance in place.

### **RECOMMENDATION**

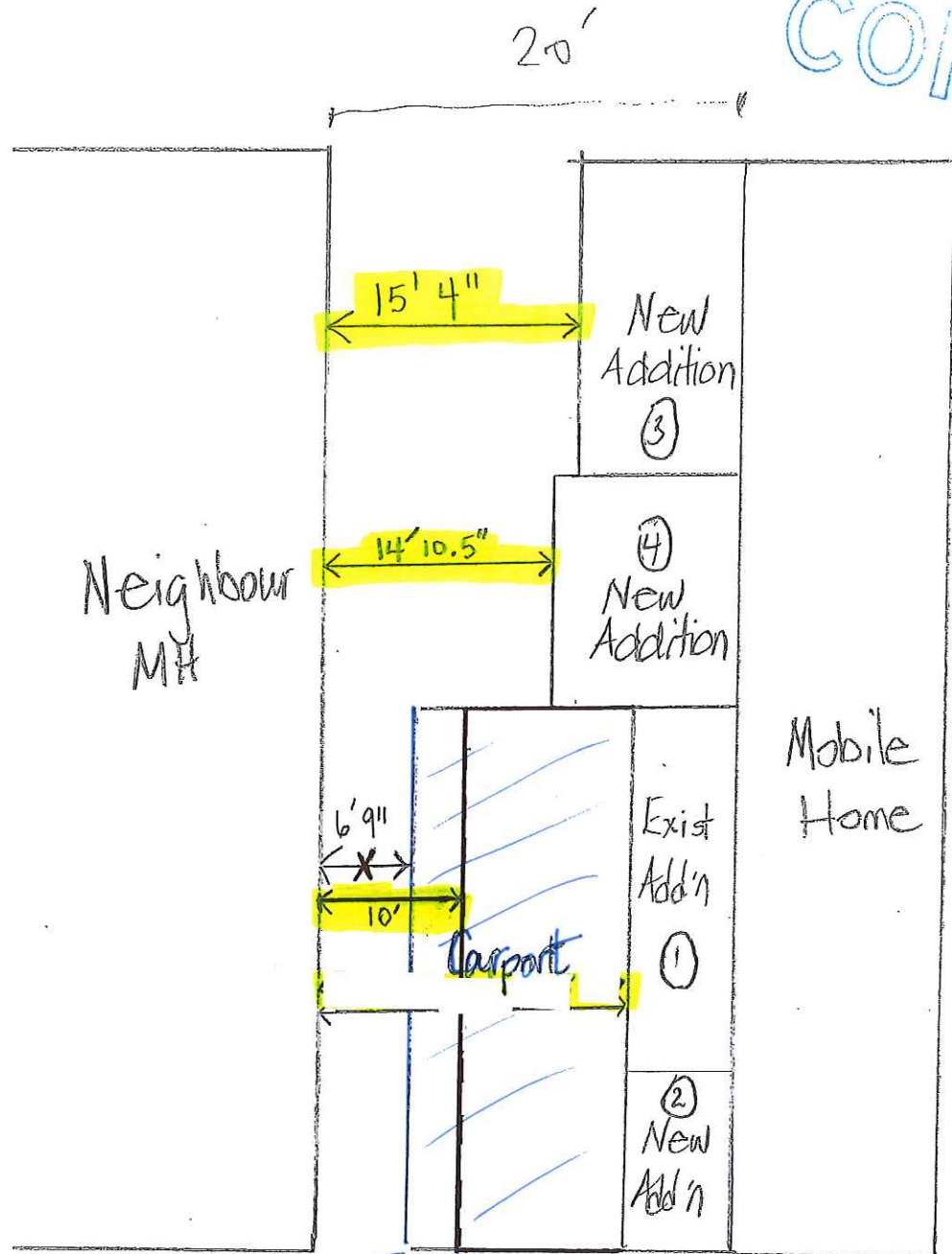
**That Council provides direction to Administration as to whether it wishes to proceed with the required processes associated with the Development Variance permit application No. 77-2015 or whether it wishes to deny the variance currently being requested.**

Respectfully submitted,

Original Signed  
Joni Heinrich, CAO

MH at #12-161 Shuswap Ave

COPY



New Variance request

Carport width

reduced to  
10 feet from neighbouring MH



10 feet  
separation to Unit #13

6'9"  
separation



## *Village Of Chase*

### *Administrative Report*

**TO:** Mayor and Council  
**FROM:** CAO  
**DATE:** September 8, 2015  
**RE:** Zoning Amendment Application – 413 Cottonwood Street

---

#### **ISSUE/PURPOSE**

To obtain a resolution of Council to give Zoning Amendment Bylaw No. 811-2015 first and second readings and refer the bylaw to a public hearing.

#### **OPTIONS**

1. Proceed with first and second readings and refer to public hearing.
2. Deny the request to amend the zoning bylaw.

#### **REFERENCE**

- Bylaw No. 811-2015

#### **DISCUSSION**

The property at 413 Cottonwood Street is for sale. Upon investigation by the realtor handling the file, it has been discovered that the existing 4 Units on the property do not conform with the density provisions of the Village's Zoning Bylaw under R-2 Medium Density Residential. The lot size is more than adequate, the maximum density of 35 dwelling units per hectare provision when divided into the lot size, shows a maximum number of unit at just under 4. All other provisions of the bylaw regulations are met, including all parcel line setbacks, frontage and height requirements.

In order that if the 4-plex could be rebuilt in the future if it were to be destroyed, the existing zoning must be legalized. As the unit determination based on the maximum density is a general guideline for all of these types of multi-unit dwelling, and all other aspects of the zoning conform, Administration is recommending that Council consider moving the amending bylaw in relation to this property forward for consideration.

## **POLICY IMPLICATIONS**

While Zoning bylaws are put in place to regulate land use, there are variations that do arise in certain instances. Council has the authority to make amendments to its bylaws that are relevant and provide for the best use of lands within the community based on the interests of property owners as well as the community as a whole.

## **RECOMMENDATION**

**That Council gives Zoning Bylaw No. 683-2006, Amendment Bylaw No. 811-2015, first and second readings and refers the bylaw to a public hearing.**

Respectfully submitted,

*Original Signed*  
Joni Heinrich, CAO



## *Village Of Chase*

### *Administrative Report*

**TO:** Mayor and Council  
**FROM:** CAO  
**DATE:** September 8, 2015  
**RE:** Development Variance Application – Chase Home Hardware  
DVP 78-2015

---

### **ISSUE/PURPOSE**

To obtain support from Council to proceed with the necessary notifications pertaining to the application to vary provisions of the C-3 Service Commercial Zone in the Village's Zoning Bylaw to permit additions to storage buildings and to reduce the parking requirements.

### **OPTIONS**

1. Authorize Administration to proceed with the necessary notifications pertaining to the variance application.
2. Do not proceed and deny the request.

### **REFERENCE**

- Development Variance Sketch

### **BACKGROUND/DISCUSSION**

Home Hardware is situated at 197 Shuswap Avenue, and also owns 189 Shuswap Avenue (lot adjacent to the west of 197). The primary building and two exterior storage sheds are located at 197 Shuswap while a third storage shed and graveled storage area are located at 189 Shuswap Avenue.

Home Hardware is applying for three variances in this application:

1. They wish to vary the accessory building size provision of the Village's Zoning Bylaw under the C-3 Service Commercial zone. Currently the regulations provide for accessory structures to be 10 square meters in size. For a service commercial establishment such as Home Hardware, this maximum size is woefully inadequate for the undercover storage of the types of materials handled. They are asking for consideration of 669 square meters for their Storage Shed "A", 499.6 square meters for their Storage Shed "B" and 40.9 square meters for their Storage Shed "C" (see sketch). The storage sheds already exist,

and Home Hardware wishes to legalize the existing structures and provide for expansion of both Sheds “A” and “B”.

2. They wish to vary the interior side parcel line setback from 6 meters to 2.27 meters to legalize the siting of the existing Shed “B” and its proposed expansion.
3. They wish to vary the parking space requirement in the Zoning Bylaw from 85 parking spaces to 60 parking spaces. The Village’s bylaw includes accessory buildings in the gross floor area calculation used to determine the number of parking spaces required on site. The nature of Home Hardware’s business is such that they have both a retail component and a large warehouse component. The retail component is intended to draw in customers to which Home Hardware have supplied what they consider appropriate parking. Home Hardware is intending to place asphalt on the Northwest side of the main building to provide more delineated parking spaces for the retail component.

### **POLICY IMPLICATIONS**

The current variance requests will legalize existing accessory buildings and will allow for expansion of those buildings with property building permits in place. In terms of siting, there will be no reductions in setbacks from existing ones, and parking will be enhanced, improving the aesthetics of the Shuswap Avenue orientation of the business.

Administration is of the opinion that the parking requirements currently provided by and contemplated by Home Hardware will be adequate.

### **RECOMMENDATION**

**That Council authorizes Administration to proceed with the required process associated with the Development Variance Permit Application No. 78-2105, giving notification of the variance application to neighbouring property owners.**

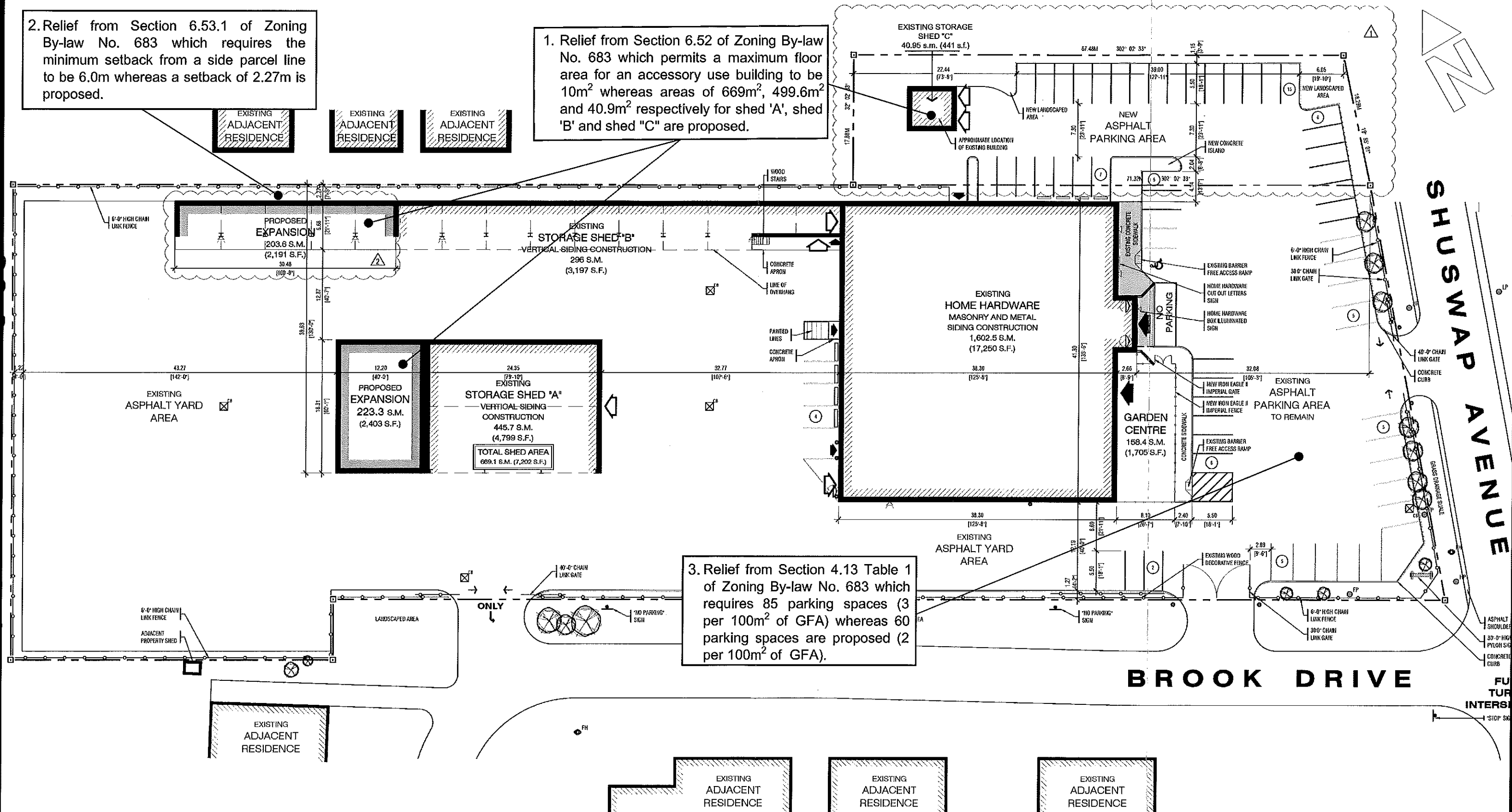
Respectfully submitted,

Origianl Signed  
Joni Heinrich, CAO

2. Relief from Section 6.53.1 of Zoning By-law No. 683 which requires the minimum setback from a side parcel line to be 6.0m whereas a setback of 2.27m is proposed.

1. Relief from Section 6.52 of Zoning By-law No. 683 which permits a maximum floor area for an accessory use building to be 10m<sup>2</sup> whereas areas of 669m<sup>2</sup>, 499.6m<sup>2</sup> and 40.9m<sup>2</sup> respectively for shed 'A', shed 'B' and shed 'C' are proposed.

3. Relief from Section 4.13 Table 1 of Zoning By-law No. 683 which requires 85 parking spaces (3 per 100m<sup>2</sup> of GFA) whereas 60 parking spaces are proposed (2 per 100m<sup>2</sup> of GFA).



DEVELOPMENT VARIANCE SKETCH  
197 SHUSWAP AVENUE  
HOME HARDWARE STORES LIMITED  
CHASE, BC

SCALE 1:750 (PAPER SIZE: 11x17)

PROJECT No. P-815



Labreche Patterson & Associates Inc.  
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