



**VILLAGE OF CHASE
PUBLIC HEARING MINUTES
November 3, 2015 at 4:00 p.m.
Village Office Council Chamber, 826 Okanagan Avenue**

PRESENT:

Mayor: R. Berrigan, Chair
Councillors: N. Egely
D. Lepsoe
A. Maki
S. Scott

FINAL

In Attendance: J. Heinrich, Chief Administrative Officer
T. Pretty, Deputy Corporate Officer
B. Lauzon, Fire Chief

I. Call to order

Chair Berrigan called the Public Hearing regarding Zoning Amendment Bylaw No. 812 – 2015 to order at 4:00 p.m.

II. Opening statement

Chair Berrigan read the opening statement for the Public Hearing.

III. Introduction of the Bylaws

The Chief Administration Officer introduced the Bylaws:

- The owners of the property wish to put the property to use by developing it with a self-storage business, RV storage and building a single family dwelling in which they intend to reside. Their intention is to house the enclosed self-storage units and the dwelling on the front and middle areas of the property, and utilize the south end of the property for the RV storage area.
- The lot is currently zoned C-3 Service Commercial. The permitted uses of C-3 Service Commercial have been distributed to Council and the gallery.
- While the existing permitted uses in the C-3 zone do not include a 'self-storage' facility, the property owner is applying to rezone the property as a site specific zone to include 'self-storage' as a permitted use for this particular property only. Currently, 'storage and warehousing' is a permitted use in the M-1 Light Industrial Zone. As the Official Community Plan designates the Shuswap Avenue corridor from the Trans Canada Highway (west entrance to Chase) Combination Light Industrial/Service Commercial and Service Commercial, Administration is of the opinion that a site specific zoning amendment to permit enclosed self-storage with RV parking at the south end of the property (away from the Shuswap Avenue frontage) is appropriate in terms of the existing policies outlined in the OCP.

IV. Public Input

Chair Berrigan called a first time for public input. One letter of opposition to the proposed zoning amendment was received and a letter with an accompanying diagram and photographs of existing storage facilities was distributed by the proponent to Council and members of the gallery.

Karen Bassett

- Opposed to this project;
- There are other applications submitted that were not approved by Council;
- She did not choose to move to Chase for an industrial area to be developed along Shuswap Avenue;
- There are already existing storage units in the Village that are not full.

Shelley Amies

- Has owned a storage business in Chase for 7 years which is located along Aylmer;
- They originally looked at obtaining property along Shuswap but were told they wouldn't be able to have that type of business on those properties;
- Although her facility may sometimes look full that is deceiving because she does store her own items as well as Lions and Rotary free of charge;
- Currently running at 50% or less capacity;
- Believes competition is healthy but it needs to be fair competition and they are simply asking that the main street not be used for this type of facility;
- If this is approved it will infringe on existing businesses and 7 years of sweat and equity are at risk.

Wally Churchill

- Understands the concerns but there are other existing businesses along that road and this business would bring additional tax revenue to the Village;
- This business won't stink as others might and he doesn't see any reason it shouldn't be approved.

Guy Spencer

- Has operated a storage business for 16 years and prior to opening he investigated the need in Canada and the numbers quoted by the proponent are geared towards the American market;
- The OCP is intended to guide decisions on planning and land use management and the Land Use Map shows that property to the Southeast of this property is designated for future use as multi family housing;
- The OCP also designates the area where the business is proposed to be located as a future extension of downtown;
- The OCP identifies the property at the rear of the proposed business as F5 that "has a prime location of large lots which will be fronting on Shepherd Road Extension between Brooke Street and Cottonwood Street. The potential exists for redevelopment of the large lots to Multi-Family Residential Development. The objective is to encourage quality Multi-Family Residential Development that enhances the area and maximizes the re-development of land, meeting local social and housing needs without access onto Shuswap Avenue." Storage doesn't fall in with multi-family housing;
- The OCP also states the area should be compatible with future land use;
- The community went through an in depth study in regard to the OCP and there was a large turnout when it was open to public input;
- To deviate from the OCP isn't in the community's interests;
- Applaud Shelley Amies for speaking and the 3 existing storage facility owners for attending this hearing. Those owners purchased appropriate zoned lands. This use isn't appropriate and would give an unfair advantage to the proponent;

- The *Local Government Act* Section 181 “Definition of Assistance” defines assistance as “providing a grant, benefit, advantage or other form of assistance” and Section 182 “Prohibition against assistance to business” states “a board” which also means Council “must not provide assistance to an industrial, commercial or business undertaking.”;
- He and others paid a premium to be on industrial zones land and this would provide the proponent an unfair advantage;
- This doesn’t mean he intends to say no to all development in Chase and although this proposed business would increase tax revenues the effect on existing storage facilities could squeeze them out of business which would have a negative effect on the tax base;
- Careful consideration must be made by Mayor and Council to get rid of potential for multi dwelling use.

Laurene Evans

- Moved here from Kamloops 8 years ago and if she was looking to move now and there was a storage facility on the main street she isn’t sure she would choose to come here.

Greg Evans

- It looks like there has already been a lot of construction at the site and is curious how they can do that if this hasn’t yet been approved. Chair Berrigan noted the owner of the land can put fencing up without having a permit in place.

Bev Iglesias

- She has done a bit of research and of the 3 storage facilities the one along VLA road does not allow for that use in its current zoning so if the property sells it will not be able to continue running that business.
- When Highway 1 is expanded as part of the 4-laning process the business along there may also be lost.
- People currently struggle to find heated storage units.
- The zoning amendment is site specific so would only affect this property and not others along Shuswap.
- There is currently a multi residential property near the proposed business and the owner also owns adjacent land that could be used for further multi residential use, however, the developer doesn’t believe it would be cost effective to build there for that use, otherwise he would have already built multi-family housing there.
- If the front of the property is landscaped and the units inside kept neat it would certainly be better than a vehicle storage yard as that would be a disaster.

Lynne Moyer

- Queried if the OCP was rezoned from a condominium designation to accommodate the new tire store on Shuswap. Chair Berrigan noted that no zoning amendment took place as the property was zoned as C3.

Gary Lanoue

- He originally opened a storage facility at his property on Shuswap but was shut down so he purchased property zoned for industrial use.
- He applied for a variance on the property on Shuswap and was told no.

- He spoke with Councillor Lepsoe recently on this matter and it was a very good conversation.
- Just wants to see a level playing field.

Chair Berrigan called a second time for public input.

Chair Berrigan requested further submissions a third and final time.

Given that no further verbal or written input was received, a motion to adjourn was made by Councillor Egely and seconded by Councillor Maki.

CARRIED

Chair Berrigan adjourned the Public Hearing at 4:29 p.m.

These minutes were adopted by a resolution of Council this _____ day of _____, 2015.

R. Berrigan, Mayor / Chairman

T. Pretty, Deputy Corporate Officer