



Welcome to the Village of Chase

Official Community Plan

Open House

Purpose of Tonight

- Summarize key issues expressed by the community
- Present draft guiding principles for discussion
- Present general policy directions for discussion
- Suggest some potential actions to be undertaken by the Village of Chase

and most importantly...

- To obtain your feedback!

There are 11 stations set up throughout the room. Please visit the stations that are of interest to you, review the material at the stations, and provide your feedback. Feedback can be provided either in person or in written form through the feedback survey.

Your attendance is greatly appreciated!



Opportunities

Chase has many opportunities that it can leverage for growth and community development. These include physical, natural and social assets that come together to create a stronger community. These opportunities include:

- The lakefront and natural environment including the salmon run that can be leveraged for community and economic development
- Pursuing reconciliation with local Secwepemc communities to create healing and shared benefits
- Leveraging small town connectedness
- Proximity to Kamloops which allows people to work in Kamloops and live in Chase
- Availability of affordable housing in comparison to bigger centres
- Potential use of the Annex for community uses or other development
- Compact community that enables greater connectivity and easier to service with infrastructure
- Recent infrastructure upgrades to water and sewer
- Developers are interested in Chase

What other opportunities do you think Chase can leverage for growth and community development? Please write your answers on a sticky note and post below:



Challenges

There are many challenges that Chase experiences that can impede growth and community development. These include:

- Constrained land availability
- Dominance of residential land area from a tax base perspective
- Slow internet connectivity and spotty cell coverage
- Proximity to Kamloops creating 'bedroom community' feel
- Gaps in housing supply and tenure
- Volunteer base is shrinking causing some programs to cease to exist
- High number of people living in Chase part-time and not establishing roots in the community
- Number of professionals living in Kamloops or Salmon Arm and commuting to Chase which means they are not putting roots down
- Gateways into Chase need to be improved

What other challenges do you think Chase experiences that impedes growth and community development? Please write your answers on a sticky note and post below:



Vision

Chase in 20 years:

- A small town where people have developed strong connections within the community and the community is connected externally to other communities
- A strong relationship between Chase and local Indigenous communities
- A diversified population in terms of ages and backgrounds
- A tourist town that attracts people to come visit due to the lakefront parks, interesting shops, community trails, and proximity to Sun Peaks
- An environmental leader working with partners to protect air and water quality, protect the salmon run, address waste, and reduce greenhouse gas emissions
- A strong and diversified tax base that enables reinvestment in the community
- A thriving economy based on entrepreneurship, tourism, forestry, government and community service



Economic Development

Guiding Principle

- Create a more vibrant and diversified economy that attracts entrepreneurs and businesses that will contribute to the local economy of Chase

Policies and Actions

General

- Ensure new industrial and/or commercial developments in Chase do not negatively impact the environment, aesthetics, and health of the residents of Chase
- Work collaboratively with the Ministry of Transportation and Infrastructure to investigate and evaluate the potential impacts of the Trans Canada Highway 4-laning project on local businesses
- Consider ways of attracting creative entrepreneurs to Chase to establish businesses
- Encourage residents to shop locally where possible
- Encourage agri-businesses within Chase and region
- Support the development of the alternate access to Sun Peaks
- Work collaboratively with First Nations communities on economic development initiatives that bring shared prosperity
- Explore areas which may be suitable for clean industrial uses
- Lobby for increased internet service in Chase

Tourism

- Work collaboratively with the Chamber of Commerce and Shuswap Tourism to promote and market Chase as a tourism destination
- Finalize the Tourism Strategy currently being undertaken by the Village
- Implement a tourism strategy that leverages the natural features (Little Shuswap Lake, Chase Creek falls, salmon), outdoor recreational opportunities, agriculture, arts and culture, local history (both indigenous and non-indigenous), and small town living offered in Chase.
- Explore options for developing a new campground and/or expanding the existing Lions Club RV park.
- Leverage the Sunshore Golf Course to increase local tourism
- Develop a wayfinding strategy to facilitate tourism in Chase
- Examine the use of technology such as apps to enrich the tourist experience in Chase

Downtown Core

- Promote a vibrant downtown core
- Develop guidelines to regulate the form and character of new developments/building renovations within the downtown
- Engage the community of Chase to establish an architectural 'theme' for the downtown core
- Consider a beautification project for Shuswap Avenue corridor
- Explore options to address on-street parking issues in the downtown
- Make it easier to walk and cycle to, and within the downtown core
- Consider the implementation of a 30 km/h speed limit in Chase
- Consider policies that encourage outdoor patios and open-air businesses in the downtown
- Encourage more mixed use residential and commercial uses in the downtown
- Consider policies and incentives to encourage businesses to locate in the downtown
- Consider the establishment of a downtown tax exemption program to encourage development in the downtown



Environmental Protection and Emergency Planning

Guiding Principles

- Ensure that the natural environment is protected and that the impacts of the built environment on the natural environment are mitigated to the furthest extent possible
- Ensure that we are prepared for emergencies that we may encounter

Policies and Actions

General Environmental Considerations

- Review the feasibility of developing community energy systems based on solar
- Investigate the possibility of implementing a pesticides ban
- Encourage and support educational activities and programs which highlight the natural resources of Chase
- Support efforts to reduce plastics
- Further embrace the cultural and biological importance of the salmon to Chase
- Encourage the protection and enhancement of pollinators in the community
- Encourage the installation of electric vehicle charging stations

Water

- Encourage the protection of the riparian areas along Chase Creek, the South Thompson River and Little Shuswap Lake
- Protect the Village's drinking water sources
- Encourage water conservation
- Consider implementing a garbage collection program along Chase Creek and throughout Chase

Emergency Preparedness

- Finalize the Community Wildfire Protection Plan currently being undertaken
- Explore the feasibility in expanding the Chase Fire Department's services (i.e. water rescue, internal operations)
- Explore the feasibility of establishing a training facility for the Fire Department within the Village's public works yard
- Explore options to create a more resilient Fire Department
- Encourage the replacement of coniferous trees and shrubs with deciduous species in order to reduce the wildfire hazard
- Pursue and obtain FireSmart certification
- Obtain updated floodplain information once it becomes available and incorporate into Chase's land use planning and emergency response policies
- Develop a flood mitigation strategy
- Work collaboratively with the Ministry of Transportation and Infrastructure to assess the potential impacts of the Trans Canada Highway 4-laning project on highway access and response times for emergency services

Community Development



Guiding Principles

Create a resilient community that enables people to thrive

Policies and Actions

Arts and Culture

- Recognize and promote the local arts scene
- Explore the possibility of establishing an Arts and Culture Centre (e.g. possibly within the Annex building)
- Include local Secwepemc artists in Chase arts and culture events
- Work with local First Nations in the implementation of the Secwepemc Landmark Project
- Encourage the restoration and demarcation of historic buildings in Chase

Schools

- Encourage the continued operation of public schools in Chase
- Explore options for expanding course offerings for grade 11 and 12 students
- Encourage the maintenance of public schools in Chase and encourage educators to live in the community
- Promote the Safe Streets to School program

General Community Development

- Encourage the development of social enterprises to address key social and economic issues within the community
- Establish an online community calendar to market events and encourage greater coordination of events
- Encourage the development of more daycare services in Chase including for before and after school care and summer
- Implement the Child Care Action Plan
- Continue to implement the Active Transportation Plan

Volunteers

- Encourage greater coordination of volunteer groups to create synergies in mandate, resources, and fundraising
- Encourage greater volunteerism in Chase to enable expanded community-based programs

Food Security

- Continue the community garden program and consider the expansion of community garden facilities
- Support and promote the local Farmer's Market
- Encourage the use of under-utilized agricultural lands
- Support the development of an expanded location for the Food Bank
- Support programs such as Meals on Wheels and Community Kitchen

Community Building

- Recognize and celebrate the role of Secwepemc people in this area, both historically and currently
- Work with the Secwepemc Nation communities to identify areas of key importance in Chase and develop protocols for areas of archeological importance
- Develop more community events that bring people together and help foster integration between generations
- Establish better working relationships and coordination with and between volunteer groups in Chase to create synergies of events, programming, resources and funding
- Encourage professionals working in Chase to live in the community full-time
- Provide more opportunities for residents and visitors to learn about the Secwepemc and colonial history of Chase including identifying historical buildings and places in and around the community
- Have a community-wide clean-up day once a year

Community Safety

- Encourage the RCMP to expand staffing in Chase, particularly in summer months
- Encourage the continued operation of the Citizens on Patrol Society (COPS)
- Encourage the RCMP to address drug houses in Chase
- Explore potential options for increasing RCMP staffing levels, including a greater aboriginal policing presence

Health

- Encourage Interior Health to at least maintain and potentially expand health services in Chase
- Reduce social isolation in the community
- Use the built environment to foster better health and wellness in the community
- Encourage provincial agencies to provide proper mental health and addiction services in Chase



Infrastructure

Guiding Principles

- Ensure that Chase's key infrastructure services are maintained and enhanced in a fiscally responsible and sustainable manner

Policies and Actions

General

- Develop and implement an asset management strategy to ensure that infrastructure and facilities are maintained proactively over the long-term
- Ensure sustainable financing for infrastructure and facility renewal

Transportation

- Re-construct the pedestrian bridge over Chase Creek in Willson Park
- Construct a pedestrian bridge over Chase Creek near Mill Park in order to complete the looping of the Village's trail network
- Extend sidewalks west along Shuswap Avenue to the Trans Canada Highway
- Undertake pedestrian upgrades along the Chase Street corridor between Shuswap Avenue and the Health Centre
- Work collaboratively with BC Hydro to relocate power poles in Chase which impede pedestrian movement
- Support the continued use of golf carts on public roads
- Consider integrating traffic calming into all neighbourhoods
- Encourage universal access design in the buildings and pedestrian network of Chase
- Implement the Active Transportation Plan
- Consider a community-wide 30 km/h speed limit to support
- Develop a parking strategy to address summertime parking issues in Downtown Chase
- Encourage the development of a car share program in Chase

Water and Sanitary

- Complete necessary upgrades to the Village's sanitary sewer system
- Continue to migrate septic users onto municipal sewer service
- Implement recommendations to protect sources of drinking water

Other

- Explore options to improve cellular and high-speed internet services in Chase
- Explore options for the installation of a fibre optic network in Chase



Housing

Guiding Principles

Ensure that a diverse range of safe and comfortable housing is developed and maintained that meets the needs of the community of today and tomorrow

Policies and Actions

- Promote the development of a greater range of housing types including multi-family and single-family houses
- Support options to increase the supply of rental accommodations within the Village
- Ensure there is affordable housing available for all community members
- Encourage mixed commercial/residential buildings in the downtown core
- Encourage housing types that accommodate seniors downsizing from single family residential homes (i.e. single story, low maintenance)
- Complete the Housing Needs Assessment
- Develop guidelines to regulate the form and character of new multi-family residential developments
- Ensure there are suitable housing options available for young families moving to the community
- Encourage the development of a long-term care facility in Chase
- Support and encourage the development of carriage suites and other forms of secondary suites in appropriate areas of the community
- Support and encourage the development of tiny homes in appropriate areas
- Work with BC Housing and other agencies to provide affordable social housing within Chase
- Encourage the development of housing with level entry including living space and washrooms on the main floor to encourage accessibility



Parks, Recreation, and Community Facilities

Guiding Principles

Ensure the availability and maintenance of park, recreational and community facilities that is appropriate for a small community and ensure the Village retains its natural beauty and green spaces.

Policies and Actions

Maintenance

- Consider upgrades to the Curling Rink, in particular the replacement or repair of the roof
- Maintain and enhance public access to the waterfront
- Implement the recommendations of the Active Transportation Plan regarding the Village's trail, sidewalk and bike networks
- Explore the possibility of improving the Mill Road boat launch or establishing an additional boat launch in Little Shuswap Lake
- Investigate the feasibility of upgrading the baseball field

Development

- Work collaboratively with the Ministry of Transportation and Infrastructure to ensure the Trans-Canada Highway 4-laning project includes connecting the trail networks on the east and west sides of the highway
- Explore opportunities for creating a looping trail network throughout the Village, along Chase Creek and includes lake front sections
- Consider the feasibility of an indoor pool including working with the private sector to determine if they can be incorporated into new developments such as a hotel
- Consider the feasibility of establishing a new campground and/or expanding the existing Lions Club RV Park
- Explore the feasibility of developing a BMX track/park
- Investigate the feasibility of a rock climbing facility in Chase
- Explore potential for a year-round facility utilizing the Curling Rink in Chase
- Develop recreation and activity programming for all ages within Chase throughout the year
- Complete and expand the skatepark
- Explore the options to developing a basketball court
- Add a diving board near Memorial Park
- Investigate the feasibility of an outdoor exercise park for adult use at Willson Park
- Review the feasibility of establishing a park along Chase Creek north of Aylmer Road. Any future subdivision of the parcels north of Aylmer Road and south of Chase Creek should include a parkland dedication
- Explore the potential for a movie theater venue, indoor or outdoor
- Pursue the development of a dog park at Mill Park
- Encourage and work with SD #73 to review the feasibility of converting the Annex into a community hub that would house services such as arts and culture groups, youth oriented activities, fitness activities, educational programming, and service as an incubator for small businesses



Prominent Land Use Issues

Waterfront

What should be done with parcel of land adjacent to the golf course?

The land has been proposed for residential and commercial development but the proposal has not advanced through the development approval process. The parcel is privately owned. Development of the parcel would increase the amount of housing in Chase and help expand the tax base. However, this would also result in a loss of views and may limit public access to the waterfront (people use this land, but this is trespassing). Some potential options for dealing with this issue include:

1. Continue to not support development on the parcel but have it remain privately owned and not available for public use.
2. Have the Village purchase the parcel at market value and convert it to parkland
3. Enable development on the parcel provided that habitable areas of building above the 200 year floodplain, that there is a net financial benefit to the Village of Chase, that riparian areas are protected, that public access to the lakefront is maintained, that development does not impact adjacent properties (i.e. cause flooding)

Please place a checkmark beside your preferred option

Option	Place Checkmark
1. Retain private ownership but not support development	
2. Village purchases land and converts to parkland	
3. Enable the development proposal to advance provided certain criteria are achieved	

Industrial Development

How should industrial development be managed in the Village?

The Village has a limited amount of industrial land within the Village townsite and a limited opportunity to expand the municipal boundaries and some industrial lands may be lost due to highway expansion. Expanding the industrial land base in the community would enable the creation of more jobs and the diversification of the tax base. However, many residents are reluctant to see further industrial development as indicated by past opposition to industrial development. Moving forward, there are a few options for the Village to consider within the OCP:

1. Limit industrial development to existing areas and require that industrial development not cause environmental or aesthetic issues
2. Identify new areas for industrial development within the townsite but require that new industrial uses not cause environmental or aesthetic issues

Please place a checkmark beside your preferred option

Option	Place Checkmark
1. Limit industrial development to existing areas	
2. Identify new areas for industrial development to ensure access	