



VILLAGE OF CHASE AGENDA

PUBLIC HEARING August 11, 2020 at 4:00 p.m. Village of Chase Community Hall at 547 Shuswap Avenue

- I. Call to Order
- II. Opening Statement
- III. Introduction of Zoning Amendment Bylaw No. 887-2020
- IV. Public Input

Written submissions received for all bylaws in this Public Hearing are available at this meeting for public viewing and may also be viewed during regular office hours.

- Zoning Amendment Bylaw No. 887-2020
- Staff Report – Verbal Report to be provided by the Corporate Officer

- V. Adjournment

MAYOR, COUNCIL, VILLAGE STAFF, NEIGHBOURS;

SHIPPING CONTAINERS, HAVE BEEN AN ISSUE FOR MANY YEARS FOR TOWNS, CITIES AROUND THE GLOBE. DOES CHASE NEED TO ADDRESS THIS ISSUE? I THINK ITS PRETTY OBVIOUS.

FIRSTLY WITHOUT A PROPER BYLAW AND PERMITS THE VILLAGE HAS NO CONTROL OF PLACEMENT, PROPER FOUNDATION, SCREENING, VENTING JUST FOR A START. NO REVENUE THRU PERMITS AND TAXS WHICH VILLAGE SURELY NEEDS.

SHIPPING CONTAINERS WERE DESIGNED AND BUILT FOR INTERMODEL FREIGHT TRANSPORT, SO THEY CAN BE USED FOR USED ACROSS DIFFERENT MODES OF TRANSPORTATION. THERE ARE BUILT STRONG, TIGHT, WITH VENTING DESIGNED FOR ATMOSPHERIC CHANGES IN SHIPPING , WHICH IS A SAFTEY CONCERN. MOST MUNICIPALITIES HAVE RIGHT OUT BANNED CONTAINERS IN RESIDENTIAL ZONES, EXCEPT ON A TEMPORORARY PERMIT FOR MOVING OR RENOVATIONS , RANGING FROM A FEW DAYS TO SIX MONTHS.

SOME HAVE BANNED OR RESTRICED THE NUMBER OF CONTAINERS FOR COMMERCIAL ZONINGS, AND WITH BYLAWS IN PLACE REQUIING PERMITS AND TREATING CONTAINERS AS AN ACCESSORY BUILDING PLACEMENT, FOUNDATION AND COSMETICS CAN BE LOOKED AFTER. ALSO TRUE FOR INDUSTRIAL ZONINGS

WITH PERMITS CONTAINERS COME UNDER THE BC BUILDING CODE AND THAT'S GOOD FOR THE VILLAGE, THE OWNER OF THE CONTAINER AND HIS NEIGHBOURS. MOST PEOPLE THINK CONTAINERS ARE THIS BIG INDUSTRUCTABLE BOX, AND GRANRED FOR THE MOST PART THEY ARE. BUT THEY ARE VERY MUCH A SAFTEY HAZARD. I INVITE PEOPLE TO GO ON THE INTERNET AND WATCH A THREE MINUTE VIDIEO FROM DECEMBER 2011, WHEN JUST DOWN THE ROAD IN ENDERBY A CONTAINER STORING TOOLS AND ONE LITRE OF METAL HYDRATE FOR A LOG BUILDING COMPANY HAD A FIRE IN THEIR YARD. WHILE MOPPING UP THE CONTAINER EXPLODED, BLOWING THE DOORS OF, STRIKING A TWENTY-FIVE YEAR OLD FIREFIGHTER TEN METERS AWAY, KILLING HIM. AGAIN VENTING , OR THE INADEQUATE VENTING IN WHICH ALL THESE CONTAINRS ARE BUILT WITH WAS DEEME THE CAUSE. PERMITS , CHECKED BY BUILDING INSPECTOR BUILT TO BC BUILDING CODE WOULD PROBABLY PREVENTEDD THIS YOUNG GUYS DEATH.

MOST CONTAINERS ARE JUST DROPPED OFF BY TRUCK, YOUR NEIGHBOUR STUFFS IT FULL WITH TOOLS,LAWN MOWER, LITTLEE GAS, YOU JUST DONN'T KNOW, SITTING ON YOUR PROPERTY LINE NINE FEET TALL RUSTING MUTLICOLEREDD STEEL BOX.

ANOTHER VENTING EXPLOSION OCCURRE IN SANNICH 2013 , WIITH A FAULTY PROPNE TANK FROM A BARBEQUE STORED IN A SHIPPING CONTAINER. THE CONTAINER WAS DESTROYED AND PARTS LANDED 300 YARDS AWAY. NO DEATHS , ONE INJURY.

I also stress to the village and council that when you amend bylaws, you must enforce them.

Thank you,

Bob Watt

343 Shuswap Ave.

rich

From: carolyn@computerelite.ca
Sent: Sunday, July 26, 2020 2:48 PM
To: Rod Crowe; Alison Lauzon; Ali Maki; Fred Torbohm; Steven Scott
Cc: Joni Heinrich; Sean O'Flaherty
Subject: Shipping Containers - Public Hearing

With regard to the upcoming public hearing concerning the installation of shipping containers within the Village of Chase, following are our comments:

While it is commendable that shipping containers (aka sea cans) within Chase are to be regulated through an amended-law, it is unfortunate that this did not happen sooner, in light of the rather unsightly sea can installations currently in place within the Village—some on residential property and some on industrial/commercial land—and which, we understand, will not be subject to the conditions laid out in the by-law.

So much of Chase consists of pleasant looking neighbourhoods, with few ill-kept properties existing or allowed. Hence, it is entirely in order (and appreciated) that Table 14.4 of the proposed by-law sets out regulations which include residential installations to be clad, roofed, and with colours to match the principle building on the property.

As is appropriate, the proposed by-law also does not allow shipping containers to be “used as dwelling unit(s) or for habitable or occupiable space” without conversion renovations and CSA certification. In that the by-law is not retroactive, will containers already in place be permitted to be used as dwelling units without conversion, either now or in the future? If so, this would seem a step backward in retaining the appeal of the Village.

It's understood that the Village wishes to be seen as a “business friendly” community; however, we have some concerns around whether a sea can business in operation could possibly encourage an increase in shipping containers within the Village. As an aside, Section 4.14.4 (b) (ii) includes this topic and the words “for elsewhere” which seem somewhat unclear and perhaps are redundant?

Another query: do shipping containers presently in place restrict or prevent Chase Fire Rescue access to properties and buildings?

Many thanks for the opportunity to submit these questions and comments.

*Carolyn Parks Mintz
Author, Journalist
and Freelance Writer*

*James Mintz
Retired Educator*

*With respect, I acknowledge that I live and work
on the unceded traditional lands of the
Secwepemc (Shuswap) First Nation.*

**VILLAGE OF CHASE
BYLAW NO. 887 - 2020**

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;

AND WHEREAS the zoning amendment conforms to the Village of Chase Official Community Plan Bylaw No. 635, 2002 as amended from time to time;

AND WHEREAS the Council of the Village of Chase has held a Public Hearing pursuant to the *Local Government Act*;

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

1. This Bylaw shall be cited for all purposes as “Village of Chase Zoning Amendment Bylaw No. 887- 2020”.

2. A definition for “Shipping Container” is hereby added as follows:

“**Shipping Container** means a standardized, reusable vessel that was originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, and/or; designed for or capable of being mounted or moved on a rail car, an/or; designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.”

3. Section 4.14 is hereby added as follows:

“4.14. SHIPPING CONTAINERS

4.14.1. Where a Shipping Container is placed on a property temporarily for a period of 12 months or less, it will be considered a Temporary Building and subject to building permit requirements as set out in the Building Bylaw, as amended from time to time.

4.14.2. Notwithstanding Section 4.14.1. a Shipping Container placed on a property as a Temporary Building will not be subject to building permit requirements as set out in the Building Bylaw, where the Shipping Container is for the purposes of:

- (a) moving;
- (b) renovations under an approved Building Permit;
- (c) a special event with written approval provided by the Corporate Officer; or
- (d) an emergency situation with written approval provided by the Corporate Officer.

4.14.3 Where a Shipping Container is placed on a property permanently for a period of more than 12 months, it will be considered an accessory building and will require a Building Permit notwithstanding the minimum size requirements as set out in the Building Bylaw, as amended from time to time.

4.14.4 Whether considered Temporary or Permanent, the following shall apply to all Shipping Containers within the Village of Chase:

(a) Shipping Containers shall:

- (i) Be maintained in good functioning and aesthetic condition (i.e. no rust or dents or multiple colours or graphics);
- (ii) Be located in a side or rear yard having a minimum distance of 6 metres from any street right-of-way;
- (iii) Be set back a minimum of 30 metres from the high-water mark of any watercourse or lake, unless otherwise stated in a Development Permit.

(b) Shipping Containers shall not be

- (i) Used for fencing, screening or advertising;
- (ii) Rented or leased as part of a commercial storage facility or be made readily accessible to the public; except for a business in an industrial zone that leases, rents or sells Shipping Containers for elsewhere;
- (iii) Used as dwelling units(s) or for habitable or occupiable space unless they have been converted for occupancy and holds CSA A277 certification;
- (iv) Located so as to encroach onto a right-of-way, setback, easement or landscape buffer, occupy any of the minimum required parking spaces, loading spaces or landscaped areas on any lot, obstruct pedestrian access or vision clearance at any intersection.
- (v) Used to store flammable or combustible liquids or gases, or combustible materials.

4.14.5. Development regulations for Shipping Containers are contained in Table 14.4. For zones not specified in Table 14.4, the size and siting of Shipping Containers shall be as per the predominant principal land use permitted in the zone as shown in the first column of Table 14.4.

Table 14.4 Zone Specific Regulations for Shipping Containers							
Property Type		Maximum Container Size			Temporary Use	Long Term Use	Appearance/Treatments
Use	Zones	Length	Width	Height	Maximum Quantity	Maximum Quantity	
Agricultural	AR-1, AR-2	12.2m (40 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per 0.4 ha (1 ac.) Maximum of 4	Neutral colour
Residential	R-1, R-1A, R-1SS, R-2, AR-3	6.1m (20 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per lot	Clad, roofed, and colours to match principle building
Multi-Unit Residential	R-2, R2-A, R-3, R-3A, R-4, R-5	6.1m (20 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	1 per lot	Not permitted in these zones	
Commercial	C-1, C-2, C-6, C-7, C-8	6.1m (20 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per lot	Colour to match principle building
Service Commercial and Industrial	C-3, C-4, C-5, M-1, M-2, M-3	12.2m (40 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per 0.4 ha (1 ac.) Maximum of 4	Colour to match principle building
Public and Institutional	P-1, P-2	12.2m (40 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per 0.4 ha (1 ac.) Maximum of 2	Neutral or green colour

READ A FIRST TIME THIS 23 DAY OF JUNE, 2020

READ A SECOND TIME THIS 14 DAY OF JULY, 2020

PUBLIC HEARING HELD THIS DAY OF , 2020

READ A THIRD TIME THIS DAY OF , 2020

ADOPTED THIS DAY OF , 2020

Rod Crowe, Mayor

Sean O'Flaherty, Corporate Officer