



AGENDA

Regular Meeting of the Council of the Village of Chase
to be held in the Council Chamber at the Village office at 826 Okanagan Avenue, and via Zoom
on January 24, 2023 at 4:00 p.m.

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/84209077287?pwd=RE1PcmRKT1BZZINIRit3VzBGdDZ6dz09>

Or join the meeting using your phone:

Dial: 1-778-907-2071

Meeting ID: 842 0907 7287

Passcode: 356893

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Resolution:

“THAT the agenda of the January 24, 2023 Regular Meeting be adopted as presented.”

3. ADOPTION OF MINUTES

3.1 Minutes of the January 10, 2023 Regular Meeting

Pages 1-5

Resolution:

“THAT the minutes of the January 10, 2023 Regular Meeting be adopted as presented.”

3.2 Minutes of the January 17, 2023 Special Meeting

Pages 6-8

Resolution:

“THAT the minutes of the January 17, 2023 Special Meeting be adopted as presented.”

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

This opportunity is for members of the gallery to provide input on items on this Agenda

6. DELEGATIONS

6.1 Village of Chase Cemetery Plan - Lees and Associates

6.2 Rural and Northern Immigration Pilot - Jennifer Kucy

6.3 Proposed Pump Track - Tyler Harper (Youth Action)

7. REPORTS

a) Mayor and Council Reports

8. UNFINISHED BUSINESS

8.1 Council Procedures Amendment Bylaw No. 925-2023

Page 9

“THAT Council Procedures Amendment Bylaw No. 925-2023 be adopted.”

8.2 Cemetery Plan

Pages 10-24

At the March 29, 2022 Special meeting of Council, Administration was directed to return a cemetery plan to help guide the location of a memorial wall, a columbarium, a scatter garden, signage and other amenities, at a cost up to \$10,000.

Recommendation:

“THAT the report on the Village’s cemetery prepared by Joshua Bernsen, of Lees & Associates, be received for information, and that any recommended cemetery implementations be deferred to the budget process.”

8.3 1994 Freightliner FL80 Fire Truck

Report from the CAO – will be provided January 23, 2023

Council direction is requested.

8.4 Acting Mayor Rotation and Liaison to Chase & District Festival Society

Page 25

Updated Council Appointments

Resolution:

“THAT the updated Council Appointments including Acting Mayor rotation and Chase & District Festival Society liaison be approved.”

8.5 Aylmer Road Storage – 230/234/238 Aylmer Road

Pages 26-35

Proposed Zoning Amendment – Report from the Director of Corporate Operations

Recommendation:

“THAT Zoning Amendment 926-2023 be abandoned.”

9. NEW BUSINESS

9.1 Development Variance Permit Application - 668 4th Avenue

Pages 36-41

Report from the Director of Corporate Operations

Recommendation:

“THAT Council accept the application and direct staff to draft a Development Variance Permit and complete the referral process.”

9.2 Road Closure - Winterfest 2023

Pages 42-43

Letter of request from Karen Bassett, Chair, Chase Lions Club, to close Shuswap Avenue for Winterfest 2023.

Recommendation:

“THAT Shuswap Avenue between Haldane Street and Chase Street, be closed to traffic between 9:00 a.m. and 3:00 p.m.; AND, THAT Haldane Street between 1st Avenue, and Shuswap Avenue, be closed to traffic between 1:00 p.m. and 3:00 p.m., both for purposes of Winterfest 2023.”

9.3 Letter from local resident Claudette Carlsen regarding Hanging Baskets Page 44

Letter dated January 17, 2023

Recommendation:

“THAT the letter from Claudette Carlsen be received as information.”

9.4 Local Government Leadership Academy – Elected Officials Seminars Pages 45-47

Program for SILGA Session March 1, 2 and 3, 2023

The purchasing policy of the Village of Chase includes pre-approval of Council members' attendance at both SILGA and UBCM annual conferences. Other training opportunities require a resolution of Council in order that members of Council may attend with costs paid by the Village. If Council passes a resolution for the attendance by one or more members of Council to a workshop or seminar, staff makes arrangements for registration and accommodations. Council members are responsible for their own transportation and can be reimbursed by the Village.

Recommendation:

Council direction is requested.

10. NOTICE OF MOTION

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

This opportunity is for members of the gallery to provide input on any municipal matter.

12. IN CAMERA

“THAT Council recess to an In Camera meeting pursuant to the Community Charter Section 90 (1) (c) labour relations or other employee relations, and Section 90 (1) (e) acquisition, disposition or expropriation of land and improvements.”

13. RELEASE OF IN CAMERA ITEMS

14. ADJOURNMENT

Resolution:

“THAT the January 24, 2023 Regular Meeting be adjourned.”



MINUTES

of the Regular Meeting of the Council of the Village of Chase
held in the Council Chamber at the Village office at 826 Okanagan Avenue, and via Zoom
on Tuesday, January 10, 2023 at 4:00 p.m.

PRESENT: Mayor David Lepsoe
Councillor Colin Connett
Councillor Ron Harder
Councillor Jane Herman
Councillor Fred Torbohm

In Attendance: Joni Heinrich, Chief Administrative Officer
Sean O'Flaherty, Director of Corporate Operations
Deb Lovin, Chief Financial Officer
Mike McLean, Deputy Corporate Officer <partial>
Brian Lauzon, Fire Chief

Public Participants: 12 in-person, 3 via Zoom

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved by Councillor Harder

Seconded by Councillor Torbohm

"THAT the agenda of the January 10, 2023 Regular Meeting be adopted as presented."

CARRIED
#2023/01/10_001

3. ADOPTION OF MINUTES

3.1 Minutes of the December 13, 2022 Public Hearing

Moved by Councillor Torbohm

Seconded by Councillor Connett

"THAT the minutes of the December 13, 2022 Public Hearing be adopted as presented."

CARRIED
#2023/01/10_002

3.2 Minutes of the December 13, 2022 Regular Meeting

Moved by Councillor Torbohm

Seconded by Councillor Harder

"THAT the minutes of the December 13, 2022 Regular Meeting be adopted as presented."

CARRIED
#2023/01/10_003

4. PUBLIC HEARINGS

Mayor Lepsoe moved to the Public Hearing at 4:06 p.m.

Zoning Amendment Bylaw No. 922-2022 – 1106 Beach Place

(Bylaw No. 922-2022 was given first and second reading at Council's November 8, 2022 Regular Meeting.)

Refer to separate minutes for the Public Hearing.

Mayor Lepsoe reconvened the regular meeting at 4:19 p.m.

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Allison Lauzon, resident at 311 Birch Street and member of the Village's Fire Department spoke about the surplus fire truck. She requested that Council not dispose of the truck and register with EMBC (Wildfire BC) as the vehicle is in good condition, could be easily outfitted with necessary equipment, and with the good working relationships between the various local area community fire departments, would be able to provide a crew to travel with the truck to provide structural protection work during wildfire season. Some fire departments in BC have made a substantial amount of money being deployed during fire season as Wildfire BC reimburses deployed apparatus and crews at a rate of \$638 per hour.

6. DELEGATIONS

6.1 Jen Bellhouse, Executive Director of Shuswap Trail Alliance

Jen Bellhouse of the Shuswap Trail Alliance provided Council with an update, including various projects including the Scatchard Trail and Chase Creek Falls plans and the roundtable funding proposal to ensure facilitation and sustainability. (Ms. Bellhouse's powerpoint presentation is available from the Village office)

7. REPORTS

a) Mayor and Council Reports

Mayor Lepsoe

Dec 15, 2022 – Attended TNRD Inaugural Hospital District Board meeting. We were advised by staff that the costs for the upcoming upgrades to the Hospital will most likely come in higher than originally budgeted. The capital budget is due February 17, 2023. We deal with capital and not operations.

Dec 15, 2022 – TNRD Regular Board meeting

- We approved a letter of support for Rogers Communications Inc. as we did for Telus previously for improvements to broadband and wireless services in various areas of the TNRD including the Shuswap
- We discussed the Regional Growth Strategy (RGS) and whether to update it or do a complete overhaul – this will be voted on in the Spring
- The RGS is the highest most general planning document for the regional district
- Recycle BC is changing some of their criteria which will increase costs to the local governments
- There will be less recycling with the new program, however higher quality
- Half of our garbage is paper, plastics and organics

Dec 16, 2022 – TNRD Committee of the Whole – there will be a report from the Province regarding emergencies, mainly dealing with flooding and fires
Dec 20, 2022 – Budget Workshop with Council and senior staff
Jan 1 – 10, 2023 met with people as I go around town and discuss various issues, snow removal, access to the Village, fireworks

Councillor Connett
No report

Councillor Harder
Have a meeting with Citizens on Patrol this coming Friday

Councillor Herman
Dec 14 - Meeting at Chamber office with Christina Lutterman re Newcomers to Chase initiative
Dec 16 - was acting Mayor for the CPR Holiday Train event
Dec 19 - Met with a Chase citizen re concerns and questions
Dec 20 - Attended VOC budget workshop
Dec 23 - Attended Potluck lunch and awards for VOC longtime service employees
Jan 1 - Attended 1st Nation's Skate Day at Art Holding Memorial Arena

Councillor Torbohm
Dec – 16 Attended Holiday Train concert – a good turnout and lots of food bank donations were received
Dec – 20 Attended workshop dealing with budget and a few other items
Jan – 3 Attended village office to get update on ongoing events
Reviewed agendas, monitored emails and responded when necessary, met with staff as needed and responded to local enquiries

Staff reports were included in the agenda package. The Fire Chief provided his report verbally.

Moved by Councillor Torbohm
Seconded by Councillor Connett

“THAT the reports from Council and Staff members be received for information.”

CARRIED
#2023/01/10_004

8. UNFINISHED BUSINESS

8.1 Council Procedures Amendment Bylaw No. 925-2023

Moved by Councillor Torbohm
Seconded by Mayor Lepsoe

“THAT Council Procedures Amendment Bylaw No. 925-2023 be read a first, second and third time.”

CARRIED
#2023/01/10_005

8.2 Zoning Amendment Bylaw No. 924-2022 – 622 3rd Ave

Moved by Councillor Harder

Seconded by Councillor Connett

“THAT the Village of Chase Zoning Amendment Bylaw No. 924-2022 be adopted, conditional upon receipt of \$2,000 security bond from the applicant; AND,

THAT the \$2,000 security bond be refunded upon completion of the installation of an additional off-street parking space no later than June 30, 2023, in accordance with the zoning bylaw as determined by the Approving Officer. Failure to complete this requirement will result in forfeiture of the security bond to the Village, and the property will be considered in violation of the zoning bylaw.”

CARRIED

#2023/01/10_006

9. NEW BUSINESS

9.1 Infrastructure Planning Grant Application

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT Council approves a grant application under the Infrastructure Planning Grant Program for a maximum of \$10,000 to complete the Wastewater Treatment Plant Feasibility Study, needed to inform a larger grant application for the creation of a Wastewater Treatment Plant Master Plan.”

CARRIED

#2023/01/10_007

9.2 Disposition of Retired Fire Truck

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT the 1994 Freightliner FL80 Fire Truck be retained by the Village and registered with EMBC (Wildfire BC) for Wildfire Structure Protection work for a two year period.”

CARRIED

#2023/01/10_008

9.3 Souther Interior Local Government Association – SILGA

Call for Nominations for the SILGA Executive

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT the call for Nominations for the SILGA Executive for 2023/24 be received as information.”

CARRIED

#2023/01/10_009

9.4 SILGA – Call for Resolutions

Moved by Councillor Harder

Seconded by Councillor Herman

“THAT the 2023 SILGA call for resolutions be received as information.

CARRIED

#2023/01/10_010

10. NOTICE OF MOTION

None

11. RELEASE OF IN CAMERA ITEMS

None

12. IN CAMERA

None

13. ADJOURNMENT

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT the January 10, 2023 Regular Meeting be adjourned.”

CARRIED
#2023/01/10_011

The meeting concluded at 5:13 p.m.

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer



MINUTES

of the Special Meeting of the Council of the Village of Chase
held in the Council Chamber at the Village Office at 826 Okanagan Avenue and via Zoom
on Tuesday, January 17, 2023 at 9:00 a.m.

PRESENT: Mayor David Lepsoe
Councillor Colin Connett
Councillor Ron Harder
Councillor Jane Herman
Councillor Fred Torbohm

In Attendance: Joni Heinrich, CAO
Sean O'Flaherty, Director of Corporate Operations
Deb Lovin, Chief Financial Officer

Public Participants: None

1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 9:00 a.m.

2. ADOPTION OF AGENDA

Moved by Councillor Harder

Seconded by Councillor Connett

"THAT the January 17, 2023 Village of Chase Special Council meeting agenda be adopted as presented."

CARRIED
#2023/01/17_001

3. ADOPTION OF MINUTES

None

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

None

6. DELEGATIONS

None

7. REPORTS

None

8. UNFINISHED BUSINESS

8.1 Surplus 1994 Freightliner FL80 Fire Truck

Moved by Councillor Herman

Seconded by Councillor Harder

**"THAT motion #2023/01/10_008 which states that the 1994 Freightliner FL80 Fire Truck be retained by the Village and registered with EMBC (Wildfire BC) for Wildfire Structure Protection work for a two year period be rescinded;
AND**

THAT the 1994 Freightliner FL80 Fire Truck be sold.”

Councillors Connett, Harder and Torbohm **OPPOSED**
MOTION IS DEFEATED

During discussion various comments were made including:

- Would like more information on what the impact to the Village's costs will be to keep the truck for Wildfire work
- Staff and council are delaying the process when asking for additional costs
- Revenues have been quoted but costs are unknown
- This is an opportunity for economic development
- Comments about the risk and liability to the community
- Want to be able to justify the decision to the taxpayers
- Don't simply want to write a blank cheque

Moved by Councillor Harder

Seconded by Councill Herman

“THAT motion #2023/01/10_008 which states that the 1994 Freightliner FL80 Fire Truck be retained by the Village and registered with EMBC (Wildfire BC) for Wildfire Structure Protection work for a two year period be rescinded; AND

THAT Administration be directed to obtain additional information regarding what requirements are necessary to register a fire truck with Wildfire BC including costs and level of risk to the municipality and bring the information back to a future meeting for consideration.”

CARRIED
#2023/01/17_002

9. NEW BUSINESS

None

10. NOTICE OF MOTION

None

11. IN CAMERA

None

12. RELEASE OF IN CAMERA ITEMS

None

13. ADJOURNMENT

Moved by Councillor Harder

Seconded by Councillor Herman

“THAT the January 17, 2023 Village of Chase Special meeting be adjourned.”

CARRIED
#2023/01/17_003

The meeting concluded at 9:22 a.m.

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer

**VILLAGE OF CHASE
BYLAW NO. 925-2023**

A BYLAW TO AMEND COUNCIL PROCEDURES BYLAW NO. 783 - 2012

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Council Procedures Bylaw No. 783-2012;

AND WHEREAS the Council of the Village of Chase deems it necessary to amend Bylaw No. 783-2012;

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

1. This Bylaw may be cited as "Council Procedures Amendment Bylaw No. 925-2023".
2. Section 9 b) is replaced with the following:

The Corporate Officer shall prepare an Agenda prior to every Regular Council Meeting and shall circulate a copy to each member of Council, and make it available to the public at least four days (96 hours) prior to the meeting. The deadline for all submitted agenda items to the Corporate Officer for inclusion on the Agenda, except for items related to Public Hearings and items introduced by members of Council as a "Notice of Motion" pursuant to Section 12, is noon, eight days prior to the meeting. Council may temporarily waive the order of business on the Agenda, by resolution of the majority of those members present at the meeting.

READ A FIRST TIME THIS 10th DAY OF January, 2023

READ A SECOND TIME THIS 10th DAY OF January, 2023

READ A THIRD TIME THIS 10th DAY OF January, 2023

ADOPTED THIS ____ DAY OF _____

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer

Cremation Garden Design



Acknowledgments

We would like to thank those who contributed to the creation of this
Cremation Garden Plan:

VILLAGE OF CHASE

Sean O’Flaherty, Director of Corporate Operations

LEES+ASSOCIATES

Joshua Bernsen, Senior Landscape Architect

Stewart MacMillan, Senior Landscape Architect

Katrina Ross-Ghali, Landscape Designer

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Introduction

Project Background

The Village of Chase is implementing a new cremation garden within the existing cemetery to offer expanded cemetery services to the community. A site has been designated for the expansion and an overall landscape concept plan is required to realize the vision. The new cremation garden is to include in-ground cremation lots, a scattering garden, a memorial wall, and columbaria.

LEES+Associates (LEES) is Canada's only consulting practice that focuses primarily on cemetery and memorial planning and design and was hired to deliver the concept design for the new cremation garden.

For almost 25 years, we have been honoured to work with many municipalities like the Village of Chase—we have helped our municipal and First Nations clients from coast, to coast, to coast, in almost every province as well as in Nunavut, the Northwest Territories, and the Yukon.

Site Observations

The project was initiated with a site visit in early October to gain a sense of the site characteristics and find suitable options for the cremation garden. The historic cemetery is perched on a bench above Highway 1 and overlooks the Thompson River Valley to the west. The southeastern edge of the cemetery is bound by a steep forested edge. The location of the cemetery offers a sense of tranquility and reflection.

The cemetery is bisected by Foothills Road with the historic cemetery section north of the road and active cemetery along the south edge of the road. A new section is being planned below the old cemetery and will offer other expanded cemetery services.

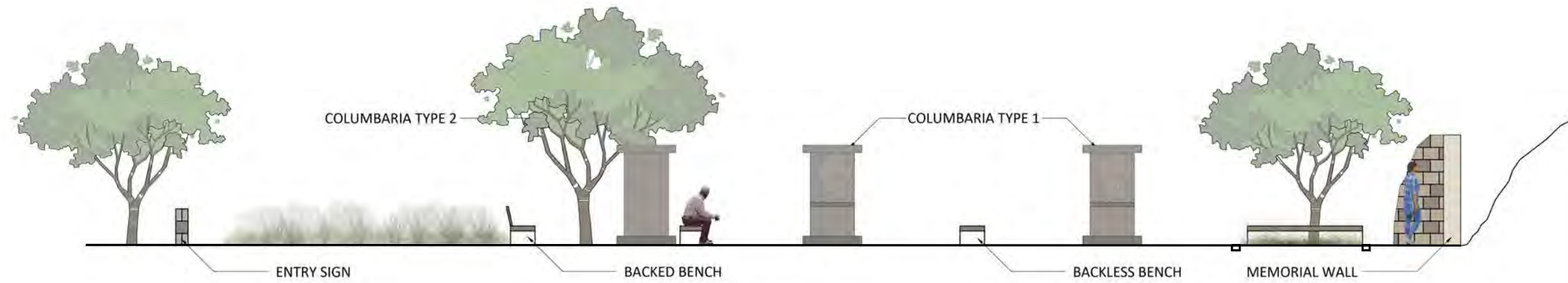
A new road alignment is planned for Foothills Road and will terminate to the east with a parking area to service nearby trails.

Design Principles

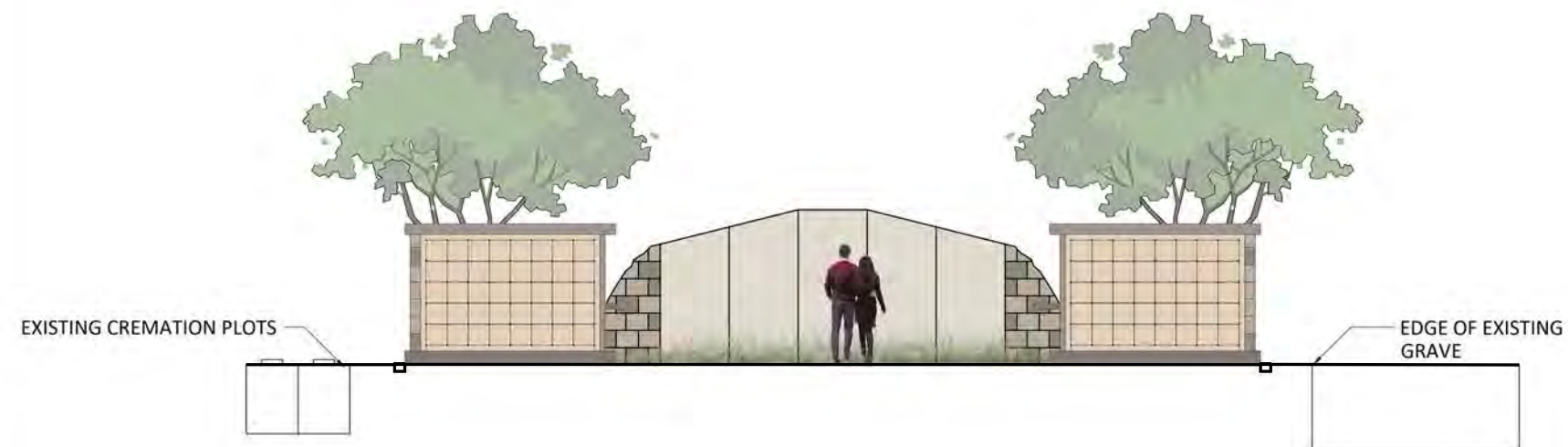
The following design principles were considered for the Village of Chase Cremation Garden:

- Increase interment opportunities and provide a variety of interment options for the community
- Develop a sense of place that uses local materials and responds to design cues of the surrounding landscape
- Create a flexible ceremonial space that can be used by the larger community
- Create smaller spaces within the Cremation Garden for reflection and contemplation

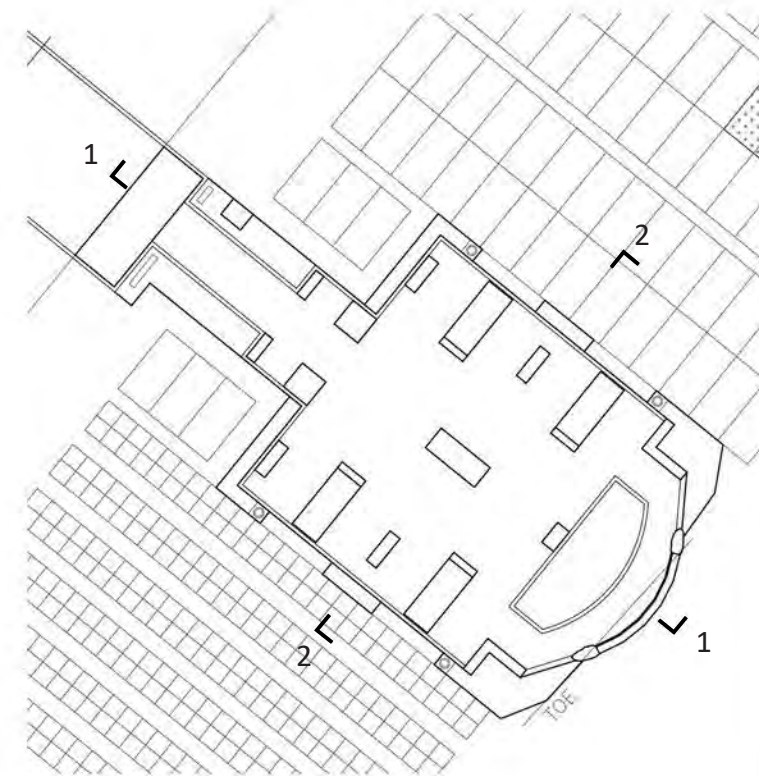




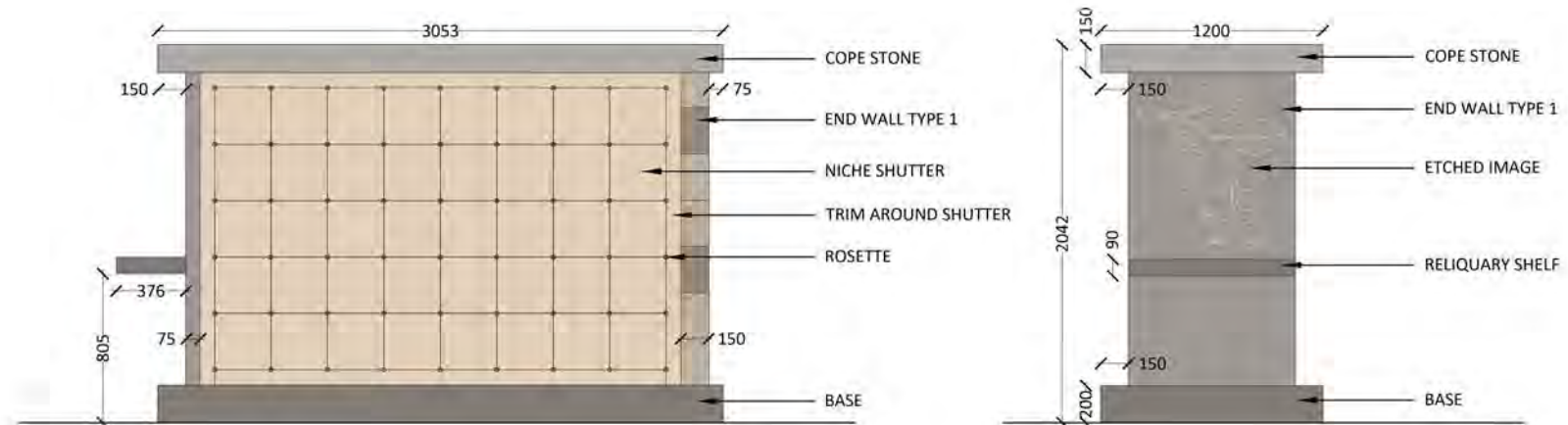
1 SECTION THROUGH CREMATION GARDEN
SCALE: 1:100



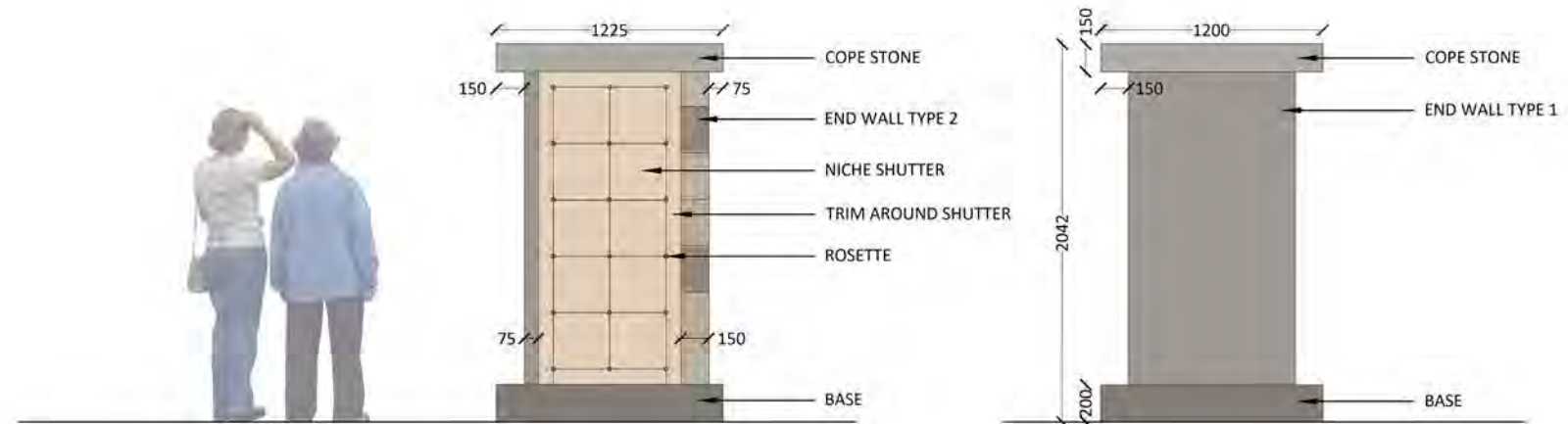
2 ELEVATION OF COLUMBARIA & MEMORIAL WALL
SCALE: 1:100



3 KEY PLAN
SCALE: 1:300

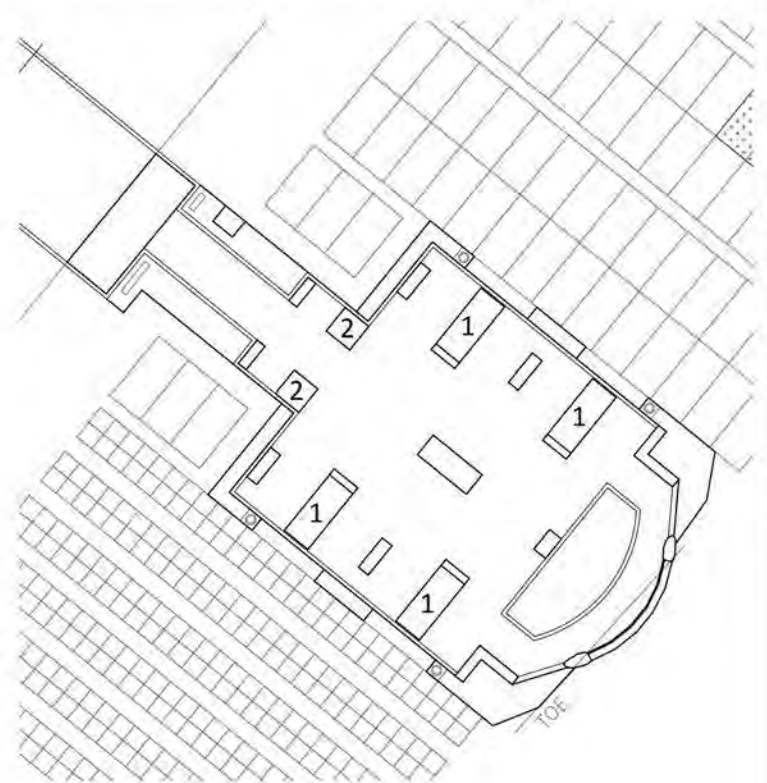


1 COLUMBARIA TYPE 1
SCALE: 1:40



2 COLUMBARIA TYPE 2
SCALE: 1:40

COLUMBARIUM UNIT ITEM	MATERIAL	FINISH
BASE	GRANITE	HONED
END WALL TYPE 1	GREEN SANDSTONE	HONED
END WALL TYPE 2	NATURAL STONE	ROCK PITCH
COPE STONE	GRANITE	HONED
NICHE SHUTTER	SANDSTONE	SAWN
TRIM AROUND SHUTTER	SANDSTONE	SAWN
INTERNAL NICHE MATERIAL	ALUMINUM	N/A
ROSETTES	BRONZE	BRUSHED
RELIQUARY SHELF	SANDSTONE	SAWN



3 KEY PLAN
SCALE: 1:300





CREMATION GARDEN PLAZA



END WALL WITH RELIQUARY SHELF



CONCRETE UNIT PAVERS



COLOURED CONCRETE



SCATTERING GARDEN PLANTING



ETCHED END WALL





Design Features

Cremation Garden

A Cremation Garden offers a range of cremation interment options and creates a distinct space in the cemetery that can be used for gathering and celebrations of life.

The Village of Chase Cremation Garden includes:

- A diverse range of interment and memorialization options, including Columbaria Niches, a Scattering Garden, a Memorial Wall, and the option for including family vessels and/or an ossuary;
- Seating;
- Appropriate vegetation, including plants tolerant of cremated remains in scattering beds;
- Spaces for celebrations of life with the option of a dolmen table as a special feature;
- Materials and colours that compliment the surrounding landscape;
- Columbaria units that face east-west to allow both sides to receive direct sunlight; and
- Columbaria units that are two-sided to provide maximum capacity per structure.

Entry

Entry sequence:

- Arrival at the cemetery (future parallel parking along Foothills Road adjacent to the entrance of the Cremation Garden).
- Future raised paver/crosswalk that connects the Old Cemetery to the Cremation Garden.
- Entry sign constructed of local materials to reflect the local geology.
- Entry kiosk within planting (kiosk would provide a map of the Cremation Garden, with opportunity for a water tap that visitors could use for filling flower vases).
- The processional pathway leads visitors into the Cremation Garden and opens into a larger gathering space. There is an option for a dolmen table in this space that could support ceremonial events.
- The processional pathway terminates at the memorial wall at the toe of the existing mountain slope.



Design Features

Columbaria

Columbaria units are structures that house multiple cremated remains above ground. The units have a paneled front, and a panel is removed to place an urn of cremated remains within the unit.

Each columbaria has multiple separated spaces called niches that often house one urn each. Each panel can be engraved or mounted with a plaque for memorialization.

Columbaria units can also have ‘reliquary shelves’: a shelf on one end of the unit that can be used for placing flowers or other items for those memorialized within the space.

In the Village of Chase Cremation Garden, there are two types of columbaria with a total of six units. These two types and their designs can be seen on page 4.

All columbaria units are double-sided, meaning that the panel openings and memorialization occurs on two opposite sides of each unit. The total proposed capacity is 360 niches.

While the proposed cremation garden includes six columbaria units, these can be phased and installed on an as-needed basis.

Site Furnishings

The Village of Chase Cremation Garden includes the following site furnishings:

- Accessible benches to provide seating around the columbaria
- Backless benches placed between columbaria to provide seating options and to serve more than one direction within the cemetery
- Dolmen table for ceremonial gatherings

Dolmen Table

A dolmen table is a surface that is often used as a table in outdoor ceremonies. It often helps anchor a gathering space in a Cremation Garden and can offer flexibility in the ceremonies that can occur.

The proposed dolmen table in the Cremation Garden is located centrally to support various sizes of ceremonies within the cremation garden and cemetery.



Design Features

Scattering

A scattering garden is a dedicated area for scattering cremated remains. Since cremated remains have high saline levels that are harmful to most plants in high concentrations, scattering gardens are designed with plants that can grow under the conditions created by mixing cremated remains into the soils. Memorial walls are often used for memorialization in scattering gardens rather than individual markers.

In the Village of Chase Cremation Garden, a designated area for a scattering garden has been placed at the southeast edge of the cremation garden and in front of the memorial wall where memorialization would occur.

The proposed scattering garden has an area of 14m².

The conceptual plan on page 2 points to other planting areas within the Cremation Garden that could be developed as future scattering gardens if more capacity is needed.

Memorial Wall

A memorial wall enables a person to be memorialized at their community's cemetery, while their remains may be interred or scattered in the scattering garden or elsewhere.

The memorial wall in the Village of Chase Cremation Garden would serve both of these memorialization options. Smaller panels of the wall could be removed to engrave names, or plaques could be mounted on the wall. The proposed memorial wall fits approximately 170 names/plaques based on a standard plaque size of 150mm x 300mm (6" x 12").

Ossuary

An ossuary is a container used to hold the co-mingled cremated remains of community members. An ossuary will often be installed alongside a scattering garden to allow for a portion of the cremated remains to be scattered and the remainder to be placed in the ossuary. This increases the capacity of cremated remains within the scattering garden and has less impact on the soils and plant health.

The proposed ossuary in the Village of Chase Cremation Garden is a stone vessel with an underground tank to accept the cremated remains. It is located in front of the scattering garden as indicated in the conceptual plan.

This is an optional element in the cemetery, should the community find it desirable.

Family Vessels

A family vessel is a large urn that is used for multiple sets of cremated remains. A vessel would be bought by a family that is interested in this commingled interment option.

Family vessels can vary in size, but a standard size of about 30" tall with an interior capacity of 14 cubic feet can accommodate 10-15 sets of commingled remains. The inclusion of four family vessels in the Village of Chase Cremation Garden plan is meant to provide a suggestion of another interment option that could appeal to the community.



Next Steps

The design is to be presented to Council for adoption of the new cremation garden and cemetery products and services.

Following adoption of the plan, the following next steps are assumed:

- Implementation of the cremation garden through capital projects delivery process
- Coordination of the project with the Foothills Road realignment
- Update of the cemetery bylaw to include new products and services
- Consider future connections between the old cemetery and the cremation garden



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51 Wolseley St, Toronto ON Canada, M5T 1A4 | p: 416 645 7033 | f: 415 645 7046
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info@elac.ca | www.elac.ca

22-842 Village of Chase - CREMATION GARDEN

Class D Cost Estimate

Status DRAFT

Date 2022-12-01 12:42

Concept Design Cost Estimate

Item #	Category/ Item	Notes	Unit	QTY	Unit Cost	Amount
1.0 GENERAL REQUIREMENTS						
1.1	Mobilization / Demobilization/ General Project Requirements		allowance	1		\$ 25,000.00
1.2	Survey layout	initial layout + as-built survey of columbaria foundations	allowance	1		\$ 3,000.00
Subtotal						\$ 28,000.00
2.0 SITE PREPARATION + PROTECTION						
2.1	Install erosion control fencing	Install erosion control fencing to define the limit of works and corridor of disturbance by a contractor	l.m.	88	\$ 14.00	\$ 1,232.00
2.2	Install construction fencing	install perimeter wire construction fencing	l.m.	88	\$ 10.00	\$ 880.00
2.3	Install construction signage	public information signage (if required)	allowance	1	\$ 500.00	\$ 500.00
Subtotal						\$ 2,612.00
3.0 DEMOLITION + REMOVALS						
3.1	Common excavation to 300mm	Subgrade to concrete paving	m3	81.6	\$ 35.00	\$ 2,856.00
3.2	Topsoil stripping	remove and dispose of 150mm topsoil	m2	356	\$ 25.00	\$ 8,900.00
3.3	Fine Grading (Feather to existing grade)	1m offset from edge of paving to existing lawn	m2	84	\$ 10.00	\$ 840.00
3.4	Foundation excavation	excavation to 600mm	m2	19.5	\$ 200.00	\$ 3,900.00
3.5	Planting subgrade prep to 450mm	amend to 450mm depth	m2	52	\$ 20.00	\$ 1,040.00
Subtotal						\$ 17,536.00
4.0 HARDSCAPE + FOUNDATIONS						
4.1	Concrete Curbing	150mm wide by 150mm depth, reinforced	l.m.	76	\$ 250.00	\$ 19,000.00
4.2	Gravel Base (all hardscape & foundations)	to 98spd	m2	210	\$ 50.00	\$ 10,500.00
4.3	Concrete unit paving	60mm depth on sand setting bed	m2	180	\$ 275.00	\$ 49,500.00
4.4	Entry sign foundation	concrete footing to 60mm depth	l.m.	3	\$ 750.00	\$ 2,250.00
4.5	Entry sign	Concrete core with stone cladding and concrete cap, 1.5m (5') ht.	l.m.	3	\$ 4,500.00	\$ 13,500.00
4.5	Memorial Wall	concrete footing to 60mm depth	ea.	1	\$ 60,000.00	\$ 60,000.00
Subtotal						\$ 154,758.50
5.0 SOFT LANDSCAPE						
5.1	Shrubs & groundcover	including mulch install	m2	52	\$ 80.00	\$ 4,160.00
5.2	Trees		ea.	4	\$ 500.00	\$ 2,000.00
5.3	Sod	10% wastage)	m2	88	\$ 25.00	\$ 2,200.00
5.4	soil amendment	placed at 150mm thick and tilled to 450mm	m3	8	\$ 85.00	\$ 663.00
5.5	Soil Sample		allowance	1	\$ 175.00	\$ 175.00
5.6	Composted bark mulch 75mm depth	delivery + placement	m3	4	\$ 150.00	\$ 600.00
Subtotal						\$ 9,798.00
7.0 FURNISHINGS						
7.1	Columbaria	priced per niche	ea.	360	\$ 700.00	\$ 252,000.00
7.2	Backed bench	L-shaped custom bench - Ogden	l.m.	16	\$ 450.00	\$ 7,200.00
7.3	Backless bench		ea.	4	\$ 2,700.00	\$ 10,800.00
7.4	Dolmen Table	cut and honed natural stone, includes delivery and installation on compacted gravel base	allowance	1	\$ 10,000.00	\$ 10,000.00
7.5	Memorial Wall		allowance	1	\$ 60,000.00	\$ 60,000.00
Subtotal						\$ 340,000.00
8.0 OPTIONAL ITEMS						
8.1	Concrete plaza surface	4" thick concrete slab, alternate to pavers	m2	180	\$ 200.00	\$ 36,000.00
8.2	Ossuary	1 Family vessel installed on stone plinth, 1 below ground poly tank	ea.	1	\$ 15,000.00	\$ 15,000.00
8.3	Family Vessels	Family vessel for cremated remains	ea.	4	\$ 7,000.00	\$ 28,000.00
8.4	Retaining Wall with wood topper	from corner of memorial wall to edge of plaza	l.m.	32	\$ 1,200.00	\$ 38,400.00
8.5	Kiosk	2mx3m wood frame with metal roof	ls	1	\$ 30,000.00	\$ 30,000.00
Subtotal						\$ 147,400.00

EXCLUSIONS

detailed design drawings

BASE WORK TOTAL (EXCLUDING TAXES + CONTINGENCY) \$552,704.50

OPTIONAL WORK (EXCLUDING TAXES + CONTINGENCY) \$147,400.00

CONTINGENCY @40% \$280,041.80

SUB TOTAL \$980,146.30

TAXES \$49,007.32

TOTAL \$1,029,153.62

site drainage

irrigation

fencing

hose bib

2022-2023 Council Liaison and Appointments

Acting Mayor Rotation

January 1 to March 31	Councillor Fred Torbohm
April 1 to June 30	Councillor Ron Harder
July 1 to September 30	Councillor Jane Herman
October 1 to December 31	Councillor Colin Connett

Liaison Appointments

The Adams River Salmon Society	Councillor Jane Herman
Business Community and Chase Chamber of Commerce	Councillor Jane Herman
Chase and District Festival Society	Councillor Jane Herman
Chase and District Health Services Foundation	Councillor Colin Connett
Citizens on Patrol	Councillor Ron Harder
First Nations	Mayor David Lepsoe
RCMP Liaison	Councillor Fred Torbohm
Shuswap Regional Trails Strategy	Councillor Fred Torbohm
Shuswap Tourism Advisory Committee	Councillor Jane Herman

Municipal Insurance Association

Delegate: Councillor Ron Harder
Alternate: Councillor Colin Connett

Thompson-Nicola Regional District Director and Alternate Director (2022-2023)

Director: Mayor David Lepsoe
Alternate Director: Councillor Ron Harder

Signing Authorities

Council Signatories: Mayor David Lepsoe
Councillor Jane Herman

Staff Signatories: Chief Administrative Officer, Joni Heinrich
Corporate Officer, Sean O'Flaherty



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Director of Corporate Operations
DATE: January 18, 2023
RE: Aylmer Road Storage - 230/234/238 Aylmer Road

ISSUE/PURPOSE

To obtain Council direction on a zoning amendment application.

OPTIONS

1. **Advance the zoning bylaw amendment by reading the bylaw**
2. **Abandon the zoning bylaw amendment. This is the recommendation**

HISTORY/BACKGROUND

At the March 8, 2022 Regular meeting, Council resolved:

Moved by Councillor Lauzon

Seconded by Councillor Maki

**“THAT Ms. Amies be required to apply for a site-specific Zoning Bylaw Amendment to permit her to bring in additional Shipping Containers at 230/234/238 Aylmer Road;
AND**

THAT because the Shipping Container regulations have in effect sterilized her future business growth relating to the addition of Shipping Containers, that the Village waive the Zoning Amendment application fees for this applicant.”

CARRIED

#2022/03/08_008

At the September 6, 2022 Regular meeting, Council resolved:

Moved by Councillor Lauzon

Seconded by Councillor Maki

“THAT Administration prepare amendments to the Village of Chase Zoning Bylaw for Council’s consideration that would allow additional shipping containers to be placed on the property at 230/234/238 Aylmer Road.”

CARRIED

#2022/09/06_006

The business on the subject property is Aylmer Road Storage. The owners of the business have built up their storage business over the past 13 years, and when they initially sought advice from the Village to create a storage business using shipping containers, they were “told by the Village” that shipping containers were acceptable as commercial storage units. Despite the absence of corroborating Village records, staff do not have any discretion in processing

development applications such as Building Permits, or in providing zoning advice that is contradictory to the respective bylaws. Regulations change over time and every new application is assessed against the bylaws in-effect.

The storage business subsequently proceeded with using shipping containers as storage rental units. The siting of approximately 10 of these shipping containers, however, were placed within the setback area in violation of the zoning. These setbacks have been regulated in the zoning bylaw since 1983 when the Village's first zoning bylaw was enacted, and well before any development on the property commenced in the early 2000s.

The setback violations for the 10 shipping containers have been normalized through Development Variance Permit #5-2022 issued September 27, 2022. Also, all the existing shipping containers for the business are grandfathered as they were on site before the Village's "shipping container" zoning amendment came into effect on August 11, 2020; the zoning bylaw now prohibits the use of shipping containers for storage rental or lease on-site, a common approach in BC municipalities in handling the massive influx of cheap surplus shipping containers.

Attached to this report are:

- Application
- Property Report
- Aerial image
- Reference from Fernie, BC – supplied by Fire Chief
- Zoning Bylaw 926-2023

Development Variance Permit

- The applicant, owner of the property at 230/234/238 Aylmer Road applied for, and received a variance to vary the front, side and rear parcel setbacks.
- The variance also eliminated the required 6m front parcel line setback
- Development Variance Permit #5-2022 was authorized by Council September 27, 2022

Zoning

- The applicant has applied for a Zoning Amendment specific to their property (site specific), to allow the continuance of using shipping containers on the property to expand their business. This is the application before Council now
- The Villages zoning bylaw, section 4.14.4 states:
"Shipping Containers shall not be rented or leased as part of a commercial storage facility or be made readily accessible to the public...;"

DISCUSSION

Shipping containers are not an appropriate substitution for proper commercial buildings compete with adherence to the *BC Building Code*, and the *BC Fire Code*, BC Safety Codes, and inspected by a Building Inspector.

Some other discussion points are:

- Section 25 of the *Community Charter* prohibits a council from providing a grant, benefit, advantage, or other form of assistance to a business. Council also has a duty of

impartiality. The significant number of variance relaxations now in place create a perceived advantage over other businesses, especially similar businesses

- There has never been a Building Permit for this property. Building permits trigger a review of implications of other Village of Chase plans and priorities such as Active Transportation, riparian and environmental protection, infrastructure requirements, or road right-of-way acquisitions
- Only conventional commercial buildings and development should be built on the subject property in accordance with the *BC Building Code* and the *BC Fire Code*. The Fire Chief stated that he has a 'strong need' to regulate shipping containers as it relates to firefighter safety. He has supplied background information from various other jurisdictions.

FINANCIAL IMPLICATIONS

- Council waived the \$800 Zoning amendment fee (and previously waived the \$400 DVP fee)
- Building Permit fees have never been collected
- Development Permit fees have never been collected
- Development Cost Charges (DCCs) that are used to fund infrastructure improvements that benefit everyone, have never been collected
- The Village collects commensurate tax revenues based on improvements, however shipping containers are not considered improvements by BC Assessment, so other tax rate payers in Chase must make up the difference

POLICY IMPLICATIONS

The Village's Zoning Bylaw 683-2006 restricts the usage of shipping containers in the community in all zones, and specifically restricts them to 1 per 0.4 hectares to a maximum of 4 in M-1, Light Industrial zone where the subject property is located.

The *Local Government Act* states that you cannot expand a non-conforming use:

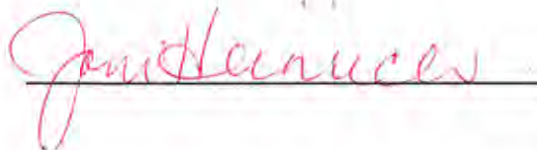
"Restrictions on increasing non-conforming use of land. In relation to land, section 528, non-conforming uses, does not authorize the non-conforming use of land to be continued on a scale or to an extent or degree greater than that at the time of the adoption of the land use regulation bylaw."

RECOMMENDATION

THAT zoning amendment 926-2023 be abandoned.

Respectfully submitted,

Approved for Council Consideration by CAO

VILLAGE OF CHASE

Application for Zoning Bylaw and/or Official Community Plan Amendment

1. Registered property owner's name, address and telephone number

AM Repairs LTD Mitch Amies 113 455 VLA RD
CHASE BC 850 319 0245

2. Authorized agent's name, address and telephone number (If agent is handling application, please supply written authorization from owner)

3. Legal description and Property Identification Number of subject property

230 Aylmer RD PID 003-039 218 / 234 Aylmer RD PID
003-039 242 / 238 Aylmer RD PID 018-856-195

4. Approximate area of subject property

344'3 HA.

5. Existing use of subject property

Indoor Outdoor Storage

6. Existing use of adjacent property

Auto Storage Auto Repair Residential

7. Description of project or situation necessitating your application

To continue to grow and use Sea Cans for Storage

8. Zoning Designation

• Existing

Light Industrial

• Proposed

Light Industrial

9. Official Community Plan Designation

• Existing

• Proposed

Continued use of Sea Cans

10. Is the subject property within the floodplain of the Little Shuswap Lake, South Thompson River or Chase Creek?

Yes

No

I hereby declare that the information contained herein is, to the best of my knowledge, factual and correct.

Signature of Owner or Agent

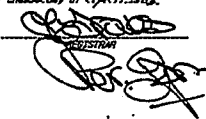
Date

April 9/22

23

33982

PLAN 33982

Deposited in the Land Title Office at
Kamloops on the 20 day of April 1982.


PLAN OF SUBDIVISION OF
PART OF LOT 1, PLAN 21031,
D.L. 517

K.D.Y.D.

SCALE 1: 500



All distances are in metres
Bearings are astronomic and are derived
from PCN# 27857

- P Con.....Standard Concrete Post
- PP.....Standard Pipe Post
- CIP.....Capped Iron Post
- IP.....Iron Post
- LP.....Lead Plug
-Denotes Old
- MT.....Denotes M/GNSS

I, G.S. Firdriss, a British Columbia Land Surveyor, of the City of
Kamloops, in British Columbia, certify that I was present at and
personally supervised the survey represented by this plan, and
that the survey and plan are correct.

The said survey was completed on the 30th day of March, 1983

G.S. Firdriss
G.S. Firdriss, B.C.L.S.

Approved under the Land Title Act
on the 18th day of April, 1983

W. H. Thompson
Deputy Registrar
Vancouver, B.C.

Owner
J. H. Thompson
Address
Box 277, Chase BC.
Occupation
Retiree

NEILLIAN WHITE-COLE & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
Kamloops-Prince George-Salmon Arm
FILE 000000-10-2000 P. 200000
Date Filed

This plan lies within the Thompson-Nicola Regional District



Property Information Report

Report Generated on: January 18, 2023 09:45:39 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

234 Aylmer Rd

Parcel Description & Location

[More Details](#)

Legal Description:

LOT B DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT
PLAN 33982

Plan Number:

KAP33982

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

Lot Size(Calculated)(+/-5%):

Square Meter:

1141.68

Acre:

0.282

Hectare:

0.114

Community: Chase

Local Authority: Village of Chase

School District: Kamloops/Thompson



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority)

[More Details](#)

Future Debt: Unknown - contact Village of Chase for any future debt.

Planning & Zoning (For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 683

Zoning: M-1

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Little Shuswap Lake

Lake Classification: Development Lake, Special Case Lake

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: Area E

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): No

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:
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Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
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Type of Construction:

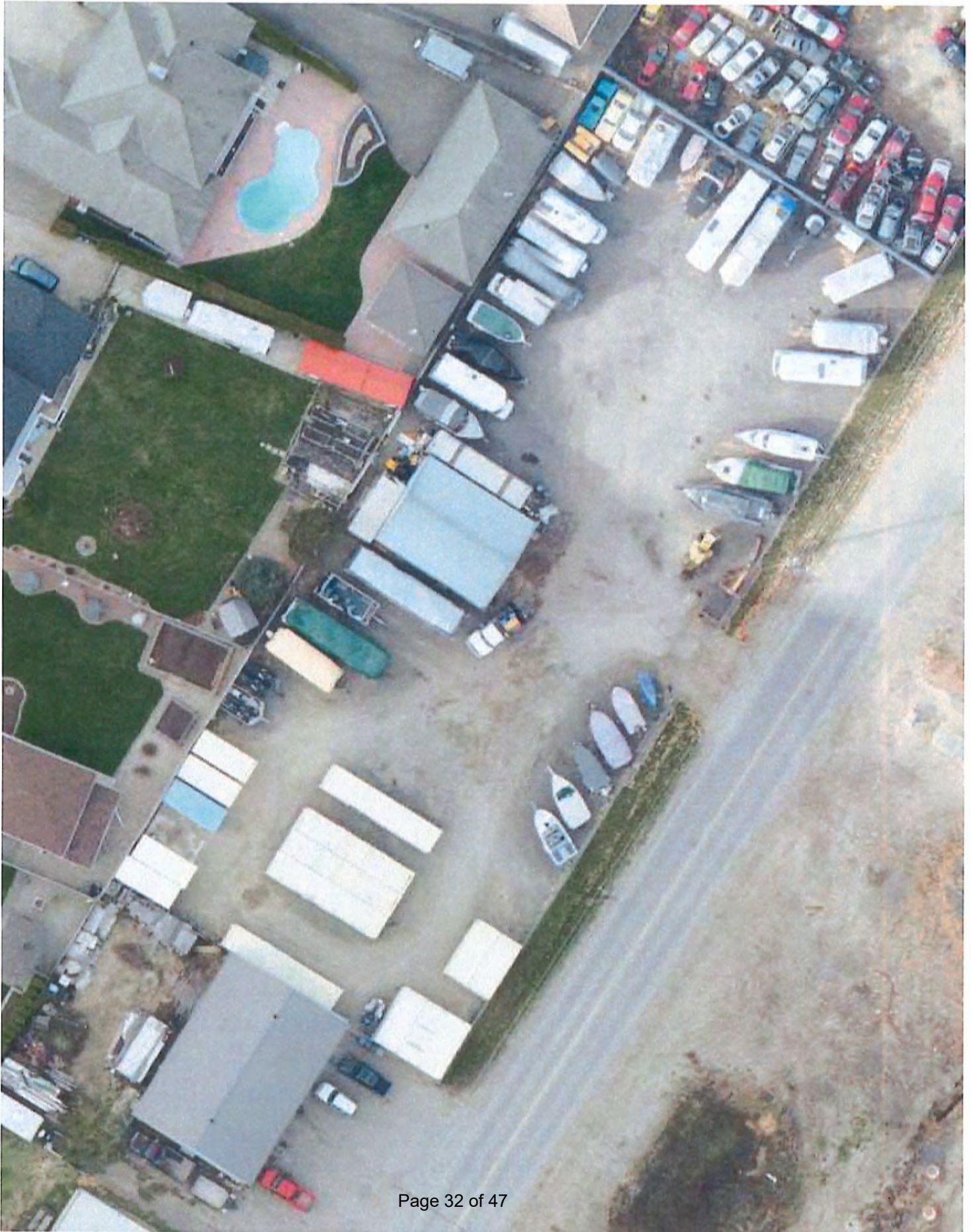
BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00381.004	003-039-242	2023	\$97,100.00	\$78,000.00	6-Bus/Oth

Folio:	Actual Use:
512.00381.004	STORAGE & WAREHOUSING (CLOSED)

Manual class:
WAREHSE/WORKSH 1 STY AVE QLTY



Shipping Containers

Shipping containers were designed to facilitate the transportation of goods across many different transportation systems including ships, railways, and trucks. These containers have increasingly been used for purposes other than what they were designed for and this poses a significant public safety hazard and a hazard to first responders.

The City of Fernie has updated its Zoning Bylaw and Fire and Life Safety Bylaw to regulate where and how shipping containers may be used in Fernie.

Where can I have a Shipping Container?

Residential Zones

Shipping Containers are prohibited in residential zones except for some temporary situations stipulated in section 3 of the Zoning Bylaw.

These include:

- For a period of 1 month to facilitate moving
- For storage incidental to construction on the property where there is a valid building permit issued for the construction.



Other Zones

In some non-residential zones shipping containers may be permitted. Typically, these will be in areas that require development permits. Where shipping containers are to be permitted or continue to be used, they must be modified to increase ventilation and reduce the potential for explosion in accordance with the Fire and Life Safety Bylaw. They must also meet site coverage and setback requirements. Temporary placement of shipping containers is permissible in accordance with section 3 of the Zoning Bylaw.

What if I already have a Shipping Container on my property?

If you have a shipping container on your property that either already has a permit or was installed in a manner that conformed to the requirements of the Zoning Bylaw and Official Community Plan in place at the time of its installation (eg: setbacks site, coverage, Development Permit Requirements) you will be permitted to keep it provided it is modified in accordance with section 13 of the Fire Protection and Life Safety Bylaw. If it does not conform to the requirements of the Zoning Bylaw and Official Community Plan, and does not have a valid permit **it will need to be removed.**



Not permitted in a lawfully non-conforming shipping container:

- No flammable or combustible liquids or gases may be stored in the shipping container.
- No plumbing, electrical, or gas services or connections are permitted to the shipping container.
- If any dangerous goods are stored within the shipping container the container must have placards mounted on two sides of the container most visible to first responders.

If your shipping container is located inappropriately on your property, exceeds site coverage, otherwise did not conform to the zoning regulations in place at the time of installation, would have required a building permit to be modified, or required a development permit, it was installed illegally and **must be removed**.

These shipping containers are unlawful, and their removal is not appealable and there is no avenue to vary this requirement.

Can I build a building out of Shipping Containers?

Yes, you can construct a building where shipping containers are a component of the building; however, that building must comply with BC codes and would typically require construction under the design and supervision of a qualified registered professional.

How do I Know what my property is Zoned?

Go to www.fernie.ca/zoning

locate your property on the Zoning Map <https://fernie.civicweb.net/filepro/documents/19424>
or contact the Planning department at fernieplanning@fernie.ca

Fire Protection and Life Safety Bylaw Venting Requirements

A Shipping Container shall be vented to the satisfaction of the City of Fernie as follows:

- one ventilation opening within 150 mm of the floor in the container door primarily used for opening
- one ventilation opening within 150 mm from the top of the container on the opposite end from the doors for cross ventilation
- the high ventilation opening cannot be directly venting toward a structure
- neither ventilation opening can be obstructed by stored materials at any time and must be kept clear of internal and external debris

Ventilation openings must conform to the following minimums:

- For shipping containers ≤6m in length; each opening must be at least 0.3 m X 0.3 m
- For shipping containers ≤6m in length; each opening must be at least 0.5 m X 0.5 m
- Openings will be covered by open grate wire mesh with greater than 50% free area
- Placards for all stored dangerous goods must be visible on the two sides of the shipping container most visible to first responders to the satisfaction of the City of Fernie.

**VILLAGE OF CHASE
BYLAW NO. 926 - 2023**

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 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. 926- 2023”.
2. That the Village of Chase Zoning Bylaw No. 683-2006 be amended as follows:
 - a) That the M-1, Light Industrial zone, be amended by adding the following under section 6.82 , “Site Specific”:

(b) For 230 Aylmer Road, 234 Aylmer Road, and 238 Aylmer Road (LOT A DISTRICT LOT 517 KDYD PLAN 33982, LOT B DISTRICT LOT 517 KDYD PLAN 33982, LOT 1 DISTRICT LOT 517 KDYD PLAN KAP52783), Shipping Containers are permitted notwithstanding section 4.14.4.b.ii, and 4.14.5 as it relates to *Service Commercial and Industrial*.

READ A FIRST TIME THIS __ DAY OF __, **2023**

READ A SECOND TIME THIS __ DAY OF __, **2023**

PUBLIC HEARING HELD THIS __ DAY OF __, **2023**

READ A THIRD TIME THIS __ DAY OF __, **2023**

ADOPTED THIS __ DAY OF __, **2023**

David Lepsoe, Mayor

Sean O'Flaherty, Corporate Officer



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Director of Corporate Operations
DATE: January 16, 2023
RE: Development Variance Permit DVP #1-2023, 668 4th Avenue, Chase BC

ISSUE/PURPOSE

To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the maximum size of an accessory building.

OPTIONS

1. **Accept the application and authorize Administration to proceed with the required referral process and prepare a draft Development Variance Permit.**
2. **Do not accept the application.**

BACKGROUND

The applicant, owner of the property at 668 4th Avenue has applied to vary the height of an accessory building. The maximum size of an accessory building is 65 m² according to the zoning bylaw, and the application requests a variance to allow the accessory building to be 80.3 m².

DISCUSSION

Attached to this report are:

- Application
- Property Report

REFERRALS

If the application proceeds, notifications will be sent out to property owners within 50 metres of the subject property. Section 499 of The Local Government Act requires notice be provided to affected property owners and tenants.

FINANCIAL IMPLICATIONS

None

POLICY IMPLICATIONS

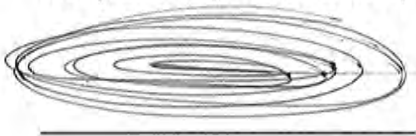
Pursuant to the provisions in the Local Government Act, a local government may, by resolution, issue a development variance permit, in respect of the land covered in the permit, the provisions of a bylaw that regulates Zoning. As a limit to Council's authority, the use or density of land cannot be varied.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

A variance 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 neighbouring residents to allow the variance. The best way to hear from neighbouring residents is to allow the application to proceed and initiate the referral process.

RECOMMENDATION

"THAT Council accept the application and direct staff to draft a Development Variance Permit and complete the referral process."

Respectfully submitted,



Approved for Council Consideration by CAO





Village of Chase

Application for Permit

Please check one:

- ☐ Development Permit
☒ Development Variance Permit
☐ Temporary Use Permit

REGISTERED PROPERTY OWNER

First Name Stuart & Marilyn Last Name McDonald
Address 1668 4th Ave
City Chase Province BC Postal Code V0E 1M0
Phone Number [REDACTED] Email Address [REDACTED]

AUTHORIZED AGENT

If agent is handling application, please supply written authorization from owner

First Name _____ Last Name _____
Address _____
City _____ Province _____ Postal Code _____
Phone Number _____ Email Address _____

Legal description and Property Identification Number of subject property

Lot 1 District Lot 517 Kamloops Division Yale District Plan KAP92119
Approximate area of subject property

1268.74 Square meters
Existing use of subject property ACCESSORY BUILDING > 10m² (700 ft²)
Zoning R-1 3m SETBACK FROM SUBJECT PROPERTY
Existing use of adjacent property R-1 1.5m SETBACK FROM EAST PROPERTY
14.9 ft HIGH (MAX 16 ft)

I hereby declare that the information contained herein is, to the best of my knowledge, factual and correct.

Signature of Owner or Agent [REDACTED] Date Signed Jan 3, 2023

Note: Please see attached sheet for additional information to be included with application

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR3653202

File Reference: MCDONALD/DZ

GILLESPIE & COMPANY LLP
200 - 121 ST. PAUL STREET
KAMLOOPS BC V2C 3K8

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 881284).

I certify this to be an accurate reproduction of title number **CB203735** at 08:15 this 9th day of September, 2022.

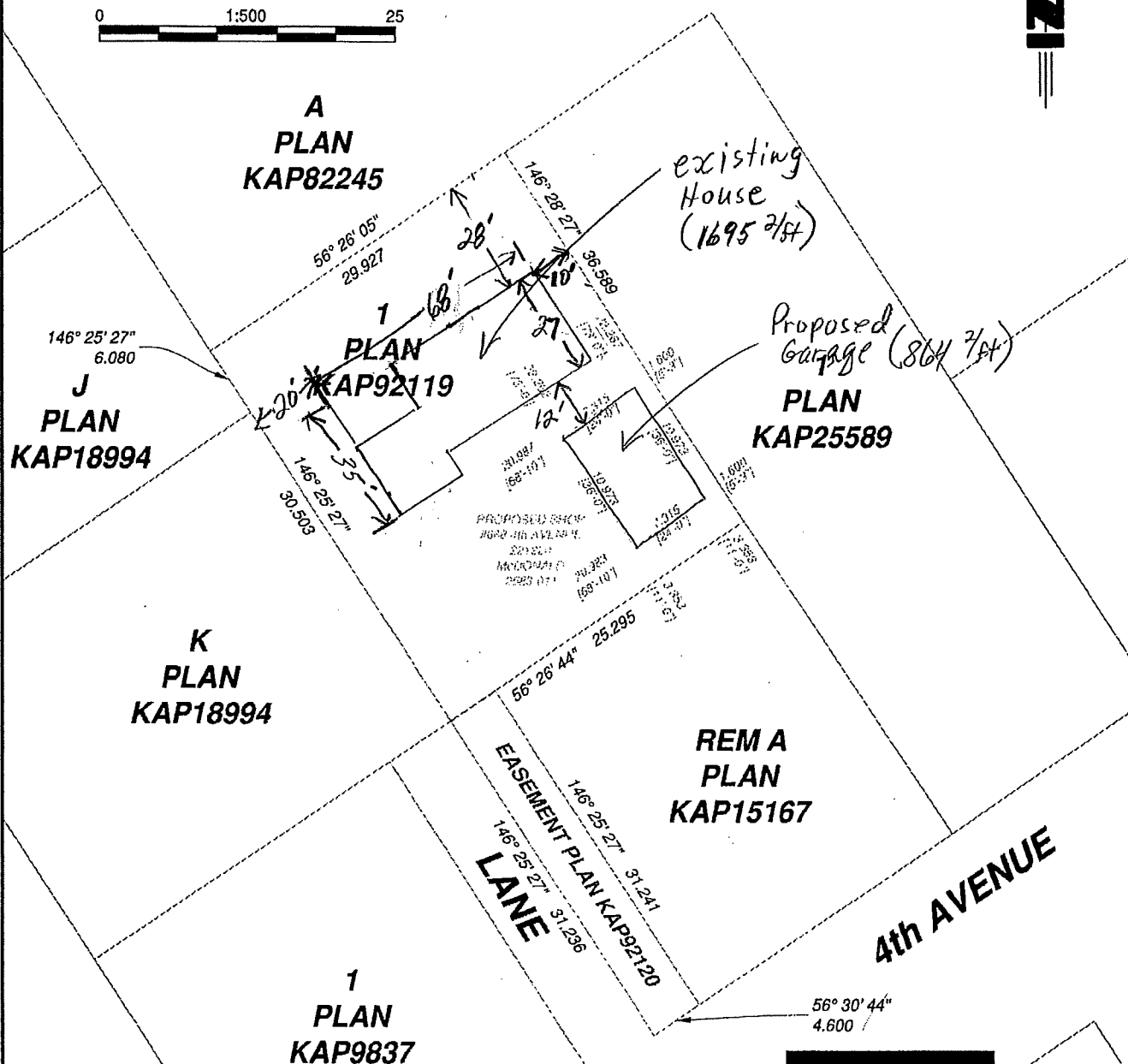


REGISTRAR OF LAND TITLES



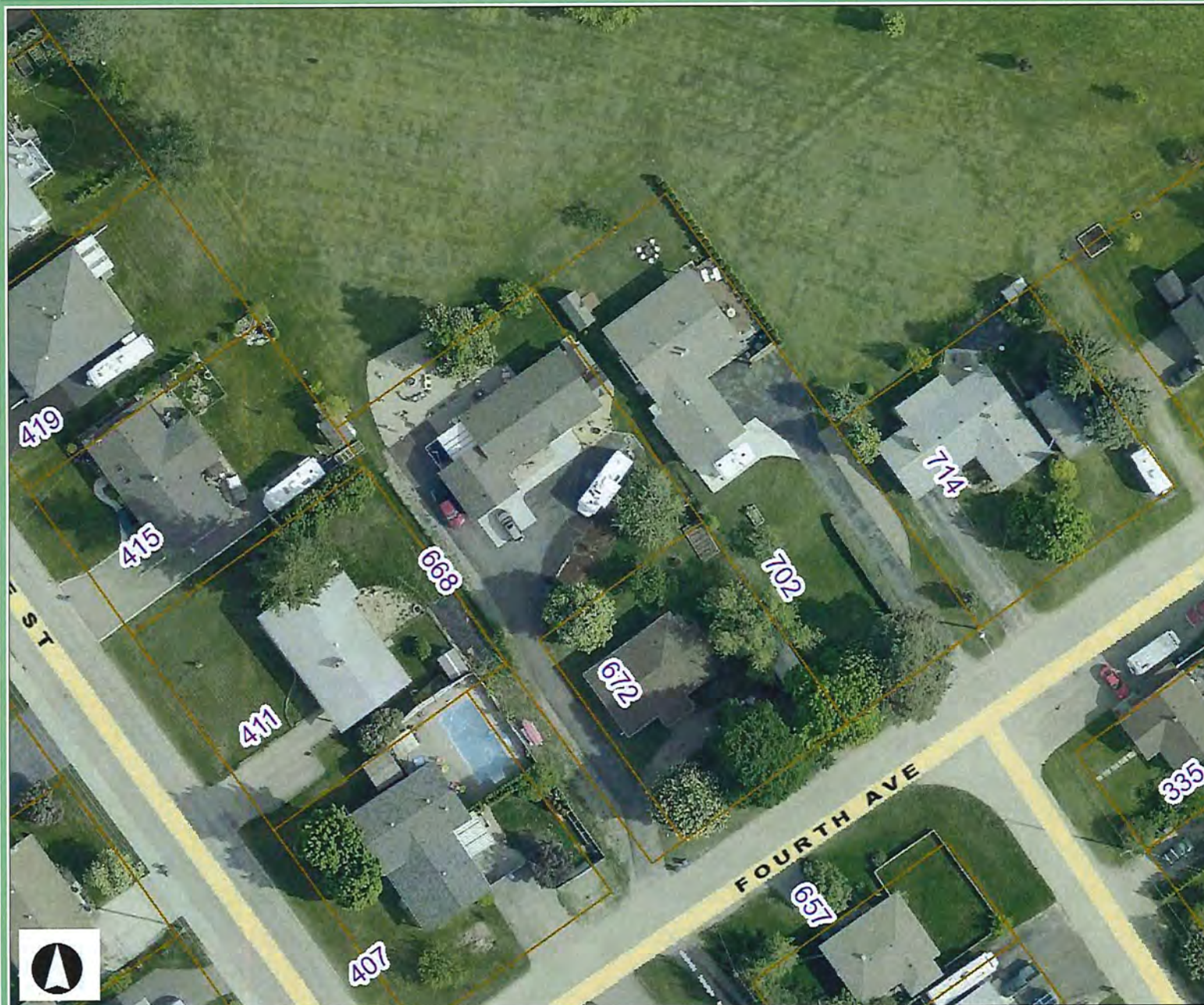
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CB203735 CA2123381
Application Received	2022-09-07
Application Entered	2022-09-09
Registered Owner in Fee Simple Registered Owner/Mailing Address:	STUART JOHN MCDONALD, RETIRED MARYLIN MCDONALD, RETIRED P.O. BOX 1407 CHASE, BC V0E 1M0 AS JOINT TENANTS
Taxation Authority	Kamloops Assessment Area Chase, Village of

A horizontal scale bar with alternating black and white segments. Above the bar, the numbers 0, 1:500, and 25 are printed from left to right, indicating the scale of the map.



TRUE LAND SURVEYING ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

FB:



Legend

Library Services

- Library
- Mobile Library

Waste Disposal and Recycling

- Eco-Depot
- Recycle Depot
- Product Stewardship Depot
- Landfill
- Transfer Station
- Septage Pit

Emergency Services

- Police Station
- Ambulance Station
- Fire Station
- Hospital
- Local Authority Office

Facility

- Other
- Community Hall
- Health
- Transportation
- Education
- Utility



0.1 0 0.03 0.1

1: 1,128

Kilometers

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

January 9, 2023

THIS IS NOT A LEGAL SURVEY PLAN. This map is a user generated static output from the Thompson-Nicola Regional District Internet Mapping site and is provided on an "as is" and "as available" basis, without warranties of any kind, either expressed or implied. The information was generated from Geographic Information System (GIS) data maintained by different source agencies. Information contained in the map may be approximate, and is not necessarily complete, accurate or current. While all reasonable efforts have been made to ensure the accuracy of the data, reliance on this information without verification from original records is done at the user's own risk.

Author:

Chase Lions Club 2nd Annual WINTERFEST

Saturday February 18th

10-2 pm Uptown, the Shuswap Skating Club will be serving up Calzones & hot dogs

- Bounce Castle
- Cake Walk from 12-1
- Chase Lions will be making Cotton Candy
- Craft vendors will be selling their wares



10-1pm Kids activities inside the Community Hall, upstairs and downstairs

- Kids crafts x 2
- Cookie decorating
- Coloring contest. Sheets are at the Library,
- or Pharmachoice and return them there

NAME OUR NEW

WINTERFEST MASCOT

email: chaselions67@gmail.com
or reply to our Facebook page

11-1pm Chili Cook Off: make your favorite Chili recipe (at home) and let the community judge and vote on yours. Served at the Community Hall. Bring a crock pot of your favorite recipe and You could be the “2023 Chili Champion”

- Registration in advance is a must

1-2pm Smoosh Racing Championships on Shuswap Ave

- 4 person teams, strap on a set of 2x4's and race with style, and coordination to the finish line. Make a team and Challenge another group or Organization.
- Funniest Costume Award
- Pre registration is a must



2-3pm Outhouse Races up town on Shuswap Ave

- Build your own style
- Best costume
- Best decorated outhouse
- _____



Registration Form: **Registration Deadline February 13, 2023**

ACTIVITY: _____

Name: _____

Pick Up & Drop off Registration form at the Library or Pharmachoice

Sean O'Flaherty

From: Karen Bassett [REDACTED]
Sent: Tuesday, January 17, 2023 7:42 AM
To: Sean O'Flaherty
Subject: Fwd: Winterfest

Good Morning Sean,

The Chase Lions would also like to request closures of Shuswap Ave from Haldane St to Chase Street on Saturday Feb 18 from 9 am to 4pm to facilitate our winterfest activities and races. We would also like a closure of Haldane Street from 1pm to 3pm. We can contact the RCMP, Fire Dept and the Ambulance service in regards to these closures. Not sure if other forms are required to achieve this.

Thank you,
Karen Bassett

Jan 17, 2023

To City Council: Chase

There is a "rumor" that the Council might decide not to have the Hanging Baskets next summer (2023) because of the cost.

One SOLUTION would be to ask the general public if they would buy one basket - I would buy the first one - Please keep our town pretty.

At one time Kamloops would offer free classes on how to build Hanging Baskets - another solution.

Our Horticulturist does a wonderful job and I realize that flowers are expensive but we need to keep Chase beautiful during the summer.

Claudette Carlsen
210 Brooke Drive
[REDACTED]

RECEIVED
Village of Chase

JAN 17 2023



Proudly Presents:

Traditions and Tides

...Leadership in an Uncharted Frontier

Elected Officials Seminar Series (EOS) 2023

LMLGA - Richmond, February 8/9/10 * AVICC - Nanaimo, February 15/16/17

SILGA - Kelowna, March 1/2/3 * AKBLG - Kimberley, March 8/9/10 * NCLGA - Prince George, March 15/16/17

The Local Government Leadership Academy invites all newly elected and returning elected officials and senior staff to the Elected Officials Seminar Series. The EOS - held every four years in each of UBCM's 5 Area Associations - is a unique opportunity to connect, to learn...to empower.

Each session will begin at noon on Wednesday and wind up at noon on Friday

Cost: \$450 + GST per delegate

Register through CivicInfo by visiting the LGLA Event Page for your choice of venue

EOS 2023 - Standard Program-At-A-Glance

Day One: Wednesday

12:00-1:00 pm	Registration -Program begins at each venue with registration. Delegates can also pick up any handouts at this point and place their names into a bucket for the grand prize draw at the end of their session.
1:00-1:15 pm	Welcome – Session chair, LGLA President Laurey-Anne Roodenburg will be welcoming the delegates. She will be joined by a representative of the local First Nation, the host city's Mayor and the President of the Association.
1:15-1:45 pm	Intro – The Election is Over...What Next UBCM Executive Director, Gary MacIsaac The workload is immense: returning delegates know from experience, and newly elected officials have come to discover, that the elections were just the tip of the iceberg. The Focus of this session is on moving beyond the campaign and into governance.
1:45-2:45 pm	Keynote LMLGA/SILGA/AKBLG/NCLGA Ian McCormack: "Who Is Driving the Grader" AVICC: Andrea Reimer
2:45-3:15 pm	Refreshment Break
3:15-4:15 pm	The Fine Art of Disagreeing – Working Group on Responsible Conduct Introduction of Codes of Conduct, responsible conduct principles, and examples to illustrate disagreeing in practice with finesse and decorum.
4:15-5:15 pm	Roles & Responsibilities The functioning Council/Board – CAO model, role clarity and decision making Dr Gordon MacIntosh – Richmond, Nanaimo Frank Leonard – Kelowna, Kimberley, Prince George
5:15-6:30 pm	Networking Reception

~End of Day One~

Day Two-Thursday

7:30-8:30 am	Breakfast Buffet
8:00-8:30	BC Assessment Presents: Property Assessment and Real Estate Trends in BC
8:30-9:30 am A	Newly Elected Stream: Local Government Financial Management 101 – Fundamentals of local government revenues and expenses, setting the financial plan, and financial controls and transparency.
8:30-9:30 pm B	Returning Elected Stream: MFABC - Municipal Finance Authority of BC Presentation An overview of MFA's role in the local government system, followed by a presentation on how Environmental, Social, and Governance issues are being integrated into MFA's processes and how this will impact Local Governments. The session gives a good general overview of ESG issues that face both Local Governments and MFA.
9:30-10:15am A	Newly Elected Stream: Meeting Procedures 101 – LGMA – Local Government Management Association - Process, roles and rules of order to share perspectives, move discussion along, conclude debate, and make decisions together.
9:30-10:15am B	Returning Elected Stream: AMBC – Asset Management BC Strategies for long term sustainable service delivery in your community.
10:15-10:45 am	Refreshment Break
10:45am-12:00 A	Newly Elected Stream: Local Government Law 101 Lidstone and Company Law Corporation Young Anderson Barristers and Solicitors Stewart, McDannold Stuart Overview of the legislative framework for local governments, authorities and obligations.
10:45am-12:00 B	Returning Elected Stream: Setting Priorities: Dynamic Decision Making Tracey Lorenson – Paragon Strategic
12:00-1:00 pm	Lunch Buffet
1:00-1:15 pm	UBCM President's Welcome – Councillor Jen Ford
1:15-2:15 pm A	Newly Elected Stream: Municipalities and Regional Districts (RD) – MUNI Overview of RD structure, roles, relationships, and opportunities.
1:15-2:15 pm B	Returning Elected Stream: Emergency Response: Roles and Responsibilities in Practice: Real life stories of response; Roles of elected officials; Update on EPA modernization
2:30-2:45 pm	Refreshment Break
2:45-4:00 pm	"More than Halfway, More than Half of the Time" - The long-term strategy of building meaningful, functioning relationships for local governments and Indigenous Nations working together. Director John Jack and Dianna Porter, MUNI, with various First Nations panelists – for local, relevant content.
4:00-5:15 pm	Local Government Planning – Beyond the Basics – PIBC and Planners This session will touch on the basic concepts such as OCP's, Local Area Plans and Public Hearings, and also take a look at the challenges of Community Consultations, and interpreting their results.
5:15-5:45 pm	Local Governments in the Decade of Climate Action - Maya Chorobik, Director of Climate Leadership, Community Energy Association -Local government roles in climate action, levers and influences -Connecting climate action to other community priorities such as the health and well-being of residents, economic development, improved air quality, biodiversity
5:45-6:45 pm	Local Government Mentoring Panel – Gary MacIsaac, UBCM Executive Director is joined by a panel of experienced local leaders-TBA by location
6:45-7:45 pm	Second Day Reception
~End of Day Two~	

Day Three - Friday

7:00-8:30 am	Breakfast Buffet
8:00-8:15 am	Area Association Welcome and Intro Representative from LMLGA, AVICC, SILGA, AKBLGA, NCLGA – by location
8:15-8:45 am	CivicInfo Presents: Post-Election Assessment - Results, Turnout and Trends Todd Pugh – Executive Director CivicInfo
8:45 am-9:30 am	Tourism – Destination BC Presentation Transportation – BC Transit Presentation
9:30am-10:45 am	Communications: Beyond Dodging the Bullet – Jan Enns The basic principles of local government communications. Strategies & timing to coordinate your personal message, while representing your team.
10:45-11:15 am	MIABC Presents: Loose Lips Sinks Townships: Risk Management Tips for Reducing Liability Arising from Communications Staff from the MIABC will outline the top three ways in which MIABC members can get themselves into hot water for their communications, illustrate the consequences by sharing stories of real claims, and provide practical risk management tips to reduce your liability exposure.
11:15-11:30 am	Minister of Municipal Affairs
11:30-12:00 pm	Closing comments, grand prize draw and adjournment ~End of Conference~



LOCAL GOVERNMENT LEADERSHIP ACADEMY