



AGENDA

Regular Meeting of the Council of the Village of Chase
to be held in the Council Chamber at the Village Office, 826 Okanagan Avenue, and via Zoom
on June 27, 2023 at 4:00 p.m.

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/81857250507?pwd=MzV0R2sxQ1VIUFIrNkU2U2WHVjdz09>

Or join the meeting using your phone:

Dial: 1-778-907-2071

Meeting ID: 818 5725 0507

Passcode: 064893

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Resolution:

“THAT the agenda of the June 27, 2023 Regular Meeting be adopted as presented.”

3. ADOPTION OF MINUTES

3.1 Minutes of the June 6, 2023 Special Meeting

Pages 1-2

Resolution:

“THAT the minutes of the June 6, 2023 Special Meeting be adopted as presented.”

3.2 Minutes of the June 13, 2023 Regular Meeting

Pages 3-9

Resolution:

“THAT the minutes of the June 13, 2023 Regular Meeting be adopted as presented.”

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Opportunity for members of the gallery to speak to *Business Items* on this Agenda.

6. DELEGATIONS

None

7. REPORTS

a) Mayor and Council Reports

8. UNFINISHED BUSINESS

8.1 838 Shuswap – Land Disposition

Pages 10-38

Memorandum from the Corporate Officer

Recommendation:

“THAT Council accept the Appraisal Report from Cosh Property Appraisals, and dispose of approximately 127m² of unused and undeveloped Village property to the owners of 838 Shuswap Avenue for appraised value of \$22,912 plus GST.”

8.2 Chase Lions Club – Proposal for Public Washrooms

Pages 39-50

Letter from Chase Lions Club dated June 5, 2023

At its meeting of February 14, 2023, Karen Bassett, president of the Chase Lions made a presentation to Council regarding the Club's proposal for vault-type concrete public washroom buildings in Willson Park or near the Clock Tower at the corner of Shuswap and Hillside Avenues. She told Council that the club has allocated \$60,000 for the purchase of one or two of these buildings.

The Lions have put their request in a letter and have provided pictures of possible sites, and information that had been provided at the February 14, 2023 meeting.

Contrary to Ms. Bassett's comments in her June 5, 2023 letter wherein she states that the Lions were not given any further direction after the February 14, 2023 meeting, the Corporate Officer did respond to an email query from Ms. Bassett on March 6, 2023, stating:

"This email addresses only the 'toilet' proposal you made as a delegation at the February 28 Regular meeting. The typical practice of Council is to not make business decisions during delegations, although it can occur with critical time-sensitive situations. As Council did not direct Administration in this regard, could I suggest you submit a formal letter (with your 'ask') to Council that can appear as 'Unfinished Business' on an upcoming agenda? This allows Council to properly consider your request and deliberate that item accordingly.

Furthermore, I would like to bring to your attention that Chase is very recently the recipient of significant funding under the Growing Communities Fund. I am suggesting that if toilet a placement(s) is to become a priority of Council, they might also consider contributing to the project in a more comprehensive manner (planning, location, utility connections, etc...)."

There have been a number of discussions regarding washroom facilities in Willson Park and/or in the downtown area. The pocket park, being leased and not owned by the Village, may be a location for a washroom depending on the response from the property owner. Willson park is relatively underutilized and washroom facilities would provide for the basic human amenities, likely encouraging more use of the park. The area at Shuswap and Hillside Avenue is quite small and is a popular lake viewing area for tourists.

Recommendation:

Council direction is requested.

8.3 Select Committee – PNP to "Choose Chase"

Page 51

Memorandum from the CAO

Recommendation:

"THAT the PNP-EIRP Select Committee be now known as the "Choose Chase Committee".

NEW BUSINESS

9.1 UBCM Resolution – Highway Rescue Funding Pages 52-53

Memorandum from the CAO

Recommendation:

“THAT Council submit the attached resolution to UBCM urging the Province of BC to seriously commit to the development and implementation of a comprehensive funding model for Highway Rescue Services such that small community taxpayers are not subsidizing a Provincial service.”

9.2 Shepherd Road – Watermain Looping Contract Award Page 54-56

Memorandum from the Director of Corporate Operations

Recommendation:

“THAT Council authorize a budget amendment by increasing the “Capital Expenditures-water” by \$10,000, and by increasing the “Transfer from Reserves - Gas Tax Reserve” by \$10,000; AND,

THAT Council award the 2023 Shepherd Road Watermain Expansion project to Extreme Excavating Ltd. in the amount of \$94,384.50.”

9.3 Grant-in-Aid Request – Working Together Traditional Powwow Pages 57-58

Letter of request and poster from Working Together Traditional Powwow

Council's *Grant-in-Aid Policy ADM-31* provides:

- An annual budget is set for grants-in-aid
- Once per year the program is advertised inviting any group wishing to apply for funds to apply
- Decisions are made by Council early in the annual budget consideration process

There is a provision in the policy for 'extraordinary' requests:

- Council will set aside a portion of the annual Grants-in-Aid for allocation for Extraordinary requests
- Groups who have a new event or need for assistance via a grant in aid and can demonstrate valid reasons for not being able to have applied during the normal process, may apply to Council for consideration of an extraordinary grant
- Extraordinary grants-in-aid are a one-time only grant, and future requests must be directed through the annual grant-in-aid process

Currently there is a balance of \$1410 in Council's grant-in-aid budget.

Past grants awarded to the Working Together Powwow are:

2021 - \$250

2019 - \$250

Recommendation:

Council direction is requested.

9.4 Grant-in-Aid Request – Bev Iglesias – Parkside Bus Fundraiser

Page 59

Letter from Bev Iglesias of the “Helping Hand”

Council’s *Grant-in-Aid Policy ADM-31* provides:

- An annual budget is set for grants-in-aid
- Once per year the program is advertised inviting any group wishing to apply for funds to apply
- Decisions are made by Council early in the annual budget consideration process

There is a provision in the policy for ‘extraordinary’ requests:

- Council will set aside a portion of the annual Grants-in-Aid for allocation for Extraordinary requests
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- Extraordinary grants-in-aid are a one-time only grant, and future requests must be directed through the annual grant-in-aid process

Currently there is a balance of \$1410 in Council’s grant-in-aid budget.

Recommendation:

Council direction is requested.

9.5 2022 Statement of Financial Information (SOFI)

Pages 60-73

Report from the Chief Financial Officer

Recommendation:

“That the 2022 Statement of Financial Information (SOFI) be adopted.”

9.6 Art Holding Memorial Arena – Facility Manager Proposals Process

Page 74

Memorandum from the CAO

“THAT Councillor Herman be appointed to the Arena Management contract selection sub-committee for the purposes of selecting the best proponent.”

10. NOTICE OF MOTION

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

Opportunity for members of the gallery to speak to any municipal matter.

12. IN CAMERA

None

13. RELEASE OF IN CAMERA ITEMS

None

14. ADJOURNMENT

Resolution:

“THAT the June 27, 2023 Regular Meeting be adjourned.”



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, June 6, 2023 at 4:00 p.m.

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

In Attendance: Sean O'Flaherty, Director of Corporate Operations
Deb Lovin, Chief Financial Officer
Mike McLean, Deputy Corporate Officer (Virtual)

Regrets: Joni Heinrich, Chief Administrative Officer

Public Participants: 6 in-person, 1 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 June 6, 2023 Special Meeting be adopted as presented."

CARRIED

#2023/06/06_001

3. ADOPTION OF MINUTES

None

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

None

6. DELEGATIONS

<Councillor Herman recused herself at 4:05 as she stated she is a member of the Board of Directors of the Chase Heat.>

Brad Fox, Head Coach and Colin McGill, Associate Coach, explained the opportunity for the Chase Heat to attain Junior "A" status under Hockey Canada.

7. REPORTS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

9.1 Chase Heat – Request for Letter of Support in Principle

Moved by Councillor Connett

Seconded by Councillor Torbohm

“THAT the Village of Chase provide a Letter of Support to the Chase Heat in their efforts to be reclassified from Junior B to Junior A beginning in the 2023/2024 season.”

**CARRIED
#2023/06/06_002**

10. NOTICE OF MOTION

None

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

None

12. IN CAMERA

None

13. RELEASE OF IN CAMERA ITEMS

None

14. ADJOURNMENT

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT the June 13, 2023 Special Meeting be adjourned.”

**CARRIED
#2023/06/06_003**

The meeting concluded at 4:43 p.m.

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer



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, June 13, 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
Debi Lovin, Chief Financial Officer

Regrets: Mike McLean, Deputy Corporate Officer

Public Participants: 16 in-person, 0 via Zoom

1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 4:04 p.m.

Mayor Lepsoe proclaimed June 18, 2023 as the ***Longest Day of Smiles*** in Chase, BC to recognize the global medical charity providing free, life-changing surgeries and medical care to children born with cleft conditions around the world.

2. ADOPTION OF AGENDA

Moved by Councillor Harder

Seconded by Councillor Torbohm

"THAT the agenda of the June 13, 2023 Regular Meeting be adopted as presented."

CARRIED
#2023/06/13_001

3. ADOPTION OF MINUTES

3.1 Minutes of the May 23, 2023 Regular Meeting

Moved by Councillor Herman

Seconded by Councillor Connett

"THAT the minutes of the May 23, 2023 Regular Meeting be adopted as presented."

CARRIED
#2023/06/13_002

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

The Corporate Office stated that this part of the meeting allows the public to provide input on current agenda items found under Unfinished Business and New Business. The allotted total time for this public input is 15 minutes. The function of Council is to only listen to the views and input of the public.

Anne Grube of 5848 VLA Road in relation to Item 9.3 thanked Council for forming the Climate Action Committee and looks forward to the work the committee can accomplish.

Carolyn Parks-Mintz of 813 Okanagan Avenue in relation to Item 8.6, she does not recall that foreign businesses were going to be precluded from coming to Chase.

Amit Goel owner of 830 Thompson Avenue in relation to Item 8.6, stated he does not agree with the PNP EIRP program being suspended. Salmon Arm and Barriere both participate in the program and why should Chase be any different if we want Chase to grow and be successful.

Carolyn Parks-Mintz of 813 Okanagan Avenue in relation to Item 8.6, stated the PNP EIRP committee members have realized that some core functioning of the existing business community needs to be improved before we can focus on bringing business operators in from other countries.

6. DELEGATIONS

6.1 Kevin Skrepnek, Manager of Community and Emergency Services, and Mike Knauff, Emergency Program Coordinator, TNRD regarding Emergency Program Services

Kevin introduced himself and Mike Knauff, noting that the TNRD Emergency Program services are not sufficiently staffed, and providing services to the 7 member municipalities enrolled in the service as well as the Electoral Areas can be challenging when there are a lot of emergency issues occurring.

He added that the Emergency Program Act is being revised and should be available in the fall of 2023. He also noted that this wildfire season is expected to be a very busy one.

Mike Knauff added that the Village uses Voyent Alert! and everyone should sign up for it – messages will be delivered even if a person has a simple land line phone.

Mayor Lepsoe allowed for questions to the presenters from Council and the public.

Jeanette Galley of 230 Brooke Drive noted that some elderly people do not have telephones so how do they get notified of emergencies?

Lyle Patterson of 232 Brooke Drive stated that in the past there used to be a flyer with phone numbers on it to tell people who they could contact if they needed information. He stated that things were so organized back then and things are totally out of control now.

Peter van Hoof of 239 Willow Street stated that a 'wind tunnel' should be put up so in the event of a train spill, people know what direction the wind is blowing so they leave in the opposite direction to avoid bad chemicals.

Mike Knauff added that Environment Canada does plume modelling and in the event of a rail spill in Chase, the Village, TNRD, Emergency Management and Climate Readiness BC as well as CP Rail and Environment Canada will be on the

phone discussing the chemicals involved in spill and everyone will be informed. He said that sometimes a plume will go out in a directions and the best thing for all the residents is to 'shelter in place'.

6.2 Kym Behrns of 845 Thompson Avenue regarding municipal sanitary service

Mr. Behrns stated that he and his wife purchased the old United Church and have renovated it into their home. He noted that the property is not connected to sewer which is an objective of the Village to have all properties hooked to the municipal sanitary sewer system.

He is appealing to Council to extend the sewer service to his property so he can hook into the system.

Councillor Harder asked what the problem is with Mr. Behrns getting connected to the sewer system. Mr. Behrns noted that in most cases developers are required to extend services to their properties and hook up, but said he is not a developer.

Councillor Harder then stated why we would not want to put in the service for Mr. Behrns – in his mind it makes sense to do it.

7. REPORTS

a) Mayor and Council Reports

Mayor Lepsoe

May 25 – Met with Sgt. Kenney. As Mayor I signed a form that states the Chase RCMP will be focussing on property crime, more visability and prolific offenders.

May 26 – 4 community meetitng. Dr. Clarke gave a talk of trauma

May 29 – Met with representatives of the Chase Heat

May 30 – Attended the Blue Jonson memorial

May 31 – Attended Festival society meeting

June 1 – TNRD regular meeting. Highlights are on-line. The Mayor of Barriere was concerned about the fire stiatuion as they had sent a truck and crew to Fort St. John and he was worried about being left short handed.

June 6 – special council meeting

June 6 – Fam tour hosted by the Chamber of Commerce. I presented the last event at Memorial Park. Gave presentation of the history of the area.

June 8 – Met a resident regarding the Hysop Road lake right of way

June 9 – Haldane June Jamboree. Volunteered for the dunk tank.

June 9 – Discussed possible preliminary Council, staff, strategy planning meeting in

Councillor Connett

May 23 – Regular Council meeting

May 26 – 3 band and Village meeting

June 6 – Special Council meeting

Councillor Herman

May 23 – Regular Council meeting

May 26 – Attended 3 Bands and Village meeting at Quaaout Lodge

May 27 – Attnended the IG walk for Alzheimer's at Memorial Beach

May 29 – Attended the Go By Bike BC Ribbon Cutting to start the week off

May 31 – Attended PNP Meeting at the Village office

June 6 – Enjoyed the FAM tour presented by the Chamber

June 6 – Attended a Special Meeting of Council
June 10 – Met with Heather Strack of the Sunshine Committee to discuss upcoming Meet and Greet announcement

Councillor Harder

May 23 – Council meeting
June 6 – Special Council meeting
Was sick from June 23 to June 4
Will be away for 6 weeks for my wife's treatment – can zoom in to meetings

Councillor Torbohm

May 23 – Council meeting
May 26 – 3 band and Village meeting
June 6 – Special Council meeting
Review agendas
Monitored emails
Handled phone calls
Met with staff as required

Mayor Lepsoe asked several question of the Corporate Officer:

- Whitfield Landing is planning for Phase 3 of their development on Aylmer
- The wading pool will be open July 1 and staff requires certain certification for operating the pool
- \$5000 was budgeted by Council in this years' budget to create a design for the Mill park boat launch upgrades
- Transport Canada has informed the Village that the two buoys that they placed near the Mill park boat launch are now owned by the Village and will require maintenance

The CAO provided a verbal report regarding her activities over the last month.

Moved by Councillor Torbohm
Seconded by Councillor Harder

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

CARRIED
#2023/06/13_003

8. UNFINISHED BUSINESS

8.1 Development Variance Permit - 303 Pine Street

Moved by Councillor Herman
Seconded by Councillor Harder

“THAT Development Variance Permit DVP #2-2023 be issued.”

CARRIED
#2023/06/13_004

8.2 Demand Notice – 229B Brooke Drive

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT Council not provide an extension to the property owner of 229B

Brooke Drive; AND

THAT the Village take remedial action to bring the property into compliance.”

Councillor Harder stated that the Village must clean up the property at this point because the Village has bylaws and they must be followed.

The vote was taken on the motion and it was

CARRIED
#2023/06/13_005

8.3 Cellular Telephone Service in Chase - Cell Tower

Councillor Connett noted that he brought this up originally because of the person that died in the creek – Councillor Connett was told by a member of the RCMP that the rescue group and the family could not be contacted as the cell service was so poor.

Moved by Councillor Connett

Seconded by Councillor Harder

“THAT the item regarding a cellular tower be deferred to Council’s proposed strategic planning meeting.”

CARRIED
#2023/06/13_006

8.4 Chase & District Museum & Archives

Moved by Councillor Herman

Seconded by Councillor Harder

“THAT the letter dated June 2, 2023 from the Chase & District Museum & Archives regarding the replacement of the deck on the property using Village grant-in-aid funds be received as information.”

CARRIED
#2023/06/13_007

8.5 Council Members’ Health Benefits

Moved by Councillor Herman

Seconded by Councillor Harder

“THAT Council continue with members’ extended health benefits until the end of the current Council’s term of office.”

CARRIED
#2023/06/13_008

Councillor Connett and Torbohm opposed

8.6 PNP Program – Change in Mandate and Focus

Moved by Councillor Torbohm

Seconded by Councillor Herman

“THAT the Village’s participation in the PNP EIRP program be suspended until July 31, 2024.”

CARRIED
#2023/06/13_009

Moved by Councillor Herman

Seconded by Councillor Harder

“THAT the name and mandate of the PNP Committee be modified to assist the Chamber of Commerce and local area businesses to reinvigorate the Chase

business community creating a more inviting environment for both local and future foreign business ventures.”
CARRIED
#2023/06/13_010

9. NEW BUSINESS

9.1 Tractor Replacement

Moved by Councillor Torbohm

Seconded by Councillor Connett

“THAT Administration be authorized to purchase a new Kubota L6060 tractor from Douglas Lake Equipment for an amount not exceeding \$120,000.”

CARRIED
#2023/06/13_011

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT Council approves the disposition of Public Works Unit #15, a 2009 Kubota Mower, VIN 10182, by the best means possible as determined by Administration.”

CARRIED
#2023/06/13_012

9.2 Assistance to CALYS in form of Flow-through for grant funding

Moved by Councillor Herman

Seconded by Councillor Torbohm

“THAT the Village of Chase agree to be the recipient of grant funds for operational costs of a future Family Resource Centre in Chase, and the received funds be disbursed to the Chase and Area Young Learners Society.”

CARRIED
#2023/06/13_013

9.3 Appointment of Members to the Climate Action Committee

Moved by Councillor Torbohm

Seconded by Councillor Harder

“THAT Angelika McLaren and Anne Grube (of the Chase Environmental Action Society), Joey Nash, Kristen From, James Mintz, Geo Horton and Paris Michel be appointed as members of the Village’s *Climate Action Committee* for an initial 2 year term.”

CARRIED
#2023/06/13_014

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 Torbohm

“THAT the June 13, 2023 Regular Meeting be adjourned.”

CARRIED
#2023/06/13_015

The meeting concluded at 5:40 p.m.

David Lepsoe, Mayor

Sean O’Flaherty, Corporate Officer



VILLAGE OF CHASE

Memorandum

Date: June 14, 2023

To: Mayor and Council

From: Sean O'Flaherty, Corporate Officer

RE: 838 Shuswap Avenue – Land Disposition

At the February 8, 2022 Regular meeting, Council supported the request from owners Paul Matheson and Kelsey Snelgrove to purchase some unused and undeveloped Village property (a laneway) to legalize their unpermitted property improvements. These improvements are currently in trespass.

The owners have secured a property appraisal from Cal Cosh of Cosh Property Appraisals. The appraisal values the 127m² of laneway at \$22,912.

Despite having an appraisal, Council can establish any asking price for the land. Once Council has established a selling price, the next broad steps are:

- Prepare a Road Closure Bylaw for 3 readings, advertise proposed road closure bylaw in two consecutive weekly publications as required by Section 94 of *Community Charter*, and adopt the bylaw
- Concurrently register the Plan of Closed Road, and Plan of Subdivision, with the Land Title and Survey Authority

RECOMMENDATION

“THAT Council accept the appraisal report from Cosh Property Appraisals, and sell approximately 127m² of unused and undeveloped Village property to the owners of 838 Shuswap Avenue at the appraised rate of \$22,912.”

Respectfully submitted,

Approved for Council Consideration by CAO

APPRAISAL OF REAL PROPERTY

appraisal of the road allocation land beside 838 Shuswap Avenue



LOCATED AT

838 Shuswap Avenue
Chase, BC V0E 1M0

Beside the land described as: LOT A BLOCK D DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 31034

FOR

Paul Matheson
838 Shuswap Avenue
Chase, BC V0E 1M0

OPINION OF VALUE

\$22,912 for the 2,334.95 SF as described in the analysis

AS OF

19-May-2023

BY

Cal Cosh
Cosh Property Appraisals
710 17 Street SE
Salmon Arm, BC V0E 1H0
250-463-5313
cal@coshappraisals.com
www.coshappraisals.com



Cosh Property Appraisals
710 17 Street SE
Salmon Arm, BC V0E 1H0
250-463-5313
www.coshappraisals.com

05/26/2023

Kelsey Snelgrove
Paul Matheson
not for lending purposes
838 Shuswap Avenue
Chase, BC V0E 1M0

Re: Property: 838 Shuswap Avenue
Chase, BC V0E 1M0
Borrower: Paul Matheson & Kelsey Snelgrove
File No.: 23-0521-83

Opinion of Value: \$ 22,912 for 2,334.95 SF as described
Effective Date: 19-May-2023

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached and is to read in total.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached. The parcel is of interest to 838 Shuswap Avenue and some data on that property is reflected in the enclosed materials as the subject is beside this property.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Cal Cosh P.App, CRA
Certification #: 904107

cal@coshappraisals.com

CLIENT	CLIENT:	Paul Matheson	APPRAISER	APPRAISER:	Cal Cosh
	ADDRESS:	838 Shuswap Avenue		ADDRESS:	710 17 Street SE
		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	778-220-6109		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

838 Shuswap Avenue, Chase, BC V0E 1M0




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REFERENCE:

RESIDENTIAL LAND APPRAISAL REPORT

FILE NO.: 23-0521-83

CLIENT	CLIENT: Paul Matheson ATTENTION: Kelsey Snelgrove ADDRESS: 838 Shuswap Avenue Chase, BC V0E 1M0 E-MAIL: info@chasesunflower.ca PHONE: 778-220-6109 FAX:	APPRAISER	AIC MEMBER: Cal Cosh COMPANY: Cosh Property Appraisals ADDRESS: 710 17 Street SE Salmon Arm, BC V0E 1H0 E-MAIL: cal@coshappraisals.com PHONE: 250-463-5313 FAX: 888-377-4313																							
	PROPERTY ADDRESS: 838 Shuswap Avenue CITY: Chase PROVINCE: BC POSTAL CODE: V0E 1M0 LEGAL DESCRIPTION: LOT A BLOCK D DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 31034. PID 003-819-540 Source: on line GIS, BCAA MUNICIPALITY AND DISTRICT: Village of Chase ASSESSMENT: Land \$ 234,000 Assessment Date: 2023 Taxes \$: n/a Year: 2023 EXISTING USE: Single Family Residential with home based business																									
SUBJECT	NAME: Paul Matheson & Kelsey Snelgrove Name Type: Applicants PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> to assist with the purchase of the adjacent road allowance INTENDED USERS (by name): clients as listed above only - owners of 838 Shuswap Avenue REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____ PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) HYPOTHETICAL CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption) JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)																									
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NEIGHBOURHOOD	COMMENTS: The subject is located within the Village of Chase and near to the local services, local services, shopping and amenities. The general neighbourhood is a mix of service, commercial and residential developments with a wide range of home styles, sizes, condition and ages. This neighbourhood includes the downtown area has easy access to community services. The home is at the east end of the C-2 zoned strip along Shuswap Avenue and borders a significant slope at what is labeled as the Coburn Road allocation going north from Shuswap Avenue. The Trans Canada Highway is a short distance to the south of the subject. The CP Rail mainline runs through the community a short distance north of the subject location.																									
SITE AND IMPROVEMENTS	SITE DIMENSIONS: 1366.04 sf and 968.91 SF LOT SIZE: 0.03135 & 0.022 Unit of Measurement acres Source: plans - survey TOPOGRAPHY: road grade - to steep slopes down towards First Avenue - to the east CONFIGURATION: Rectangular - images and maps included		UTILITIES: <input type="checkbox"/> Telephone <input type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch <input type="checkbox"/> Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/> WATER SUPPLY: <input type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/> utilities in place for 838 Shuswap - none on subject parcels																							
	ZONING: C-1 - downtown commercial - Residential use allowable Source: Village Zoning OTHER LAND USE CONTROLS (see comments): bylaws, regulations USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) ASSEMBLAGE: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see comments) as outlined TITLE SEARCHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions)		FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision <input type="checkbox"/> ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor COMMENTS:																							
COMMENTS: The subject site is located beside the property at 838 Shuswap and the site description above is the property at this address. The parcel in question has been estimated from drawings and surveys available and we estimate the parcel being examined to be 0.03136 acres in size - 1,366.04 sf and has been identified in the materials included. The subject has no services or utilities within the boundaries and is grassed and has some shrubs in place through the level area and is treed as it slopes down to the east. The site is irregular in terrain and offers less than full access and utility. The second parcel is less well defined and shows on the survey plan as that triangle north of the identified road allowance - this parcel has been calculated at 0.022 acres or 968.91 sf in size.																										

REFERENCE:

RESIDENTIAL LAND APPRAISAL REPORT

FILE NO.: 23-0521-83

SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
838 Shuswap Avenue Chase, BC V0E 1M0	1264 Montgomery Place Chase, BC V0E 1M0		306 Aspen Drive Chase Chase, BC V0E 1M0		235 Aylmer Road , # 4 Chase, BC V0E 1M0	
DATA SOURCE	inspection		MLS		MLS	
DAYS ON MARKET	na		782		184	
DATE OF SALE	na		25-Jun-2021	+15,000	15-Feb-2022	
SALE PRICE	\$ na		\$ 100,000		\$ 170,000	
Village R o W						
location considerations						
LOCATION	Chase		Chase		Chase	
SITE DIMENSIONS / LOT SIZE	0.03136 acre		0.153 acres		0.07 acres	
ZONING / LAND USE CONTROLS	C1 zone		residential		strata lot - residential	
TOPOGRAPHY	irregular - steep		sloped	-25,000	flat - level site	-85,000
VIEW						
additional parcel						
ADJUSTMENTS (Gross %, Net %, Net \$)	40.0 %	10.0 %	-10,000	50.0 %	50.0 %	-85,000
ADJUSTED VALUES	\$	90,000		\$	85,000	
				\$	57,500	
<p>ANALYSES AND COMMENTS: The subject and the comparable sales included in this analysis are all located within the Village of Chase and reflect some variety of locations throughout the community. The subject is located at the edge of a generally commercial neighbourhood - and irregular in terrain - by itself offering limited utility and inferior locational considerations for a residential site. The highest and best use of the subject has been assumed to continue the existing residential use as the site is developed and with the existing home based businesses in place. A review of the existing zoning supports the continuing use. Sales of vacant sites throughout the community have been limited over the past 365 days and we have used the most appropriate sales with an active listing as Index 4 to provide adequate data for analysis. The subject property is a small parcel of Village land / road allocation needed by the clients to make their lot compliant and resolve the situation of the home and the improvements which currently are not compliant with bylaws and indeed are not entirely within the lot boundaries of 838 Shuswap Avenue. The second parcel also appears to be road allocation - although we note some variations in the way it is mapped between TNRD and LTSA data bases - we found no parcel descriptor for this piece and have used diemnsions from the attached survey to calculate size.</p> <p>The indicated values of the land have required adjustments to reflect the market value. Location, impact of the neighbourhood location with the steep slope to the east and the limited utility of the area for any other buyer all impact the market value of the subject land. These factors have had a negative impact on the value in total. The earlier sales date has been adjusted in line with the market indications from Index 4 - a property in the same area.</p>						
ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 22,912 for the total area of the two parcels						

Summary Tables

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Summary Tables ¶

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¶	Area-/· acres¶	Area-/·SF¶	Adjusted· value¶	\$·-/SF	¶
Sale·1¶	0.153¶	6,664.69¶	90,000¶	13.50¶	¶
Sale·2¶	0.17¶	7,405.2¶	85,000¶	11.48¶	¶
Sale·3¶	0.07¶	3,049.2¶	57,500¶	18.86¶	¶
Index·4¶	0.172¶	7,492.32¶	64,900¶	8.66¶	¶
¶	¶	¶	¶	¶	¶

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Parcel¶	Area-/·SF¶	SF·value¶	totals¶	¶
Coburn·RoW¶	1366.04¶	13.12¶	16,556.40¶	¶
Triangle·--NE¶	968.91¶	6.56¶	6,356.00¶	¶
¶	¶	¶	22,912.45¶	¶

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Subject·--BCAA¶	Land·value¶	Area-/·SF¶	\$·assessed-/·SF¶	¶
2022¶	162,000¶	7,541.75¶	21.48¶	¶
2023¶	234,000¶	7,541.75¶	42.96¶	¶

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HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF SALE TRANSFER HISTORY: (minimum of three years) <u>No recent transactions.</u>
	SUBJECT LISTED WITH 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) <u>There is no arms length transaction noted on the tax documents since 2016.</u>
EXPOSURE TIME	ANALYSIS OF REASONABLE EXPOSURE TIME: <u>Exposure time is the length of time the property interest being appraised would have been offered on the market before a hypothetical consummation of a sale at the estimated value on the effective date of the appraisal. Exposure time is a function of price, time and use, not isolated to time only. The sales included in this analysis traded after market exposures of between 1 and 782 days - a range that is optimistic in predicting for the subject. Expected market exposure for the subject would be in the 90 to 240 day range - if appropriately priced and if a sale were possible in the hypothetical conditions required.</u>
RECONCILIATION AND FINAL VALUE	RECONCILIATION AND FINAL ESTIMATE OF VALUE: <u>Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein. In reconciling a final market value estimate, the direct market comparison approach and the indicated values of sales have been considered to offer a similar weight and the details are summarized in the included tables.</u>
DEFINITIONS	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <u>19-May-2023</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <u>22,912 for the two parcels as described</u> COMPLETED ON <u>05/26/2023</u> (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.
	<p>DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition, 2010)</p> <p>Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.</p> <p>DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017)</p> <p>DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)</p>
SCOPE	<p>The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.</p> <p>The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report.</p> <p>The specific tasks and items necessary to complete this assignment include a summary of the following:</p> <ol style="list-style-type: none"> 1. assembly and analyses of relevant information pertaining to the property being appraised, including listings within one year and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analysis of land use controls pertaining to the subject property; 5. an analysis of "Highest and Best Use", or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of the market value as at the effective date of the appraisal. <p>All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.</p> <p>Other: <u>The subject was inspected and the improvements documented. Recent sales and listing activity in the area was reviewed.</u></p>

REFERENCE:

RESIDENTIAL LAND APPRAISAL REPORT

FILE NO.: 23-0521-83

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY	<p>The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:</p> <ol style="list-style-type: none"> This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s). The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may impact the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct. The term "inspection" refers to observation only as defined by CUSPAP and reporting of conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory inspections have been completed to date. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright. 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CERTIFICATION	<p>I certify that, to the best of my knowledge and belief that:</p> <ol style="list-style-type: none"> The statements of fact contained in this report are true and correct; The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions; I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment; I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment; My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP; <input checked="" type="checkbox"/> No one has provided professional assistance to the member(s) signing this report; <input type="checkbox"/> The following individual provided the following professional assistance: As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program. The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report. <p>PROPERTY IDENTIFICATION</p> <p>ADDRESS: <u>838 Shuswap Avenue</u> CITY: <u>Chase</u> PROVINCE: <u>BC</u> POSTAL CODE: <u>V0E 1M0</u></p> <p>LEGAL DESCRIPTION: <u>LOT A BLOCK D DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 31034. PID 003-819-540</u></p> <hr/> <p>BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,</p> <p>AS AT <u>19-May-2023</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <u>22,912 for the two parcels as described</u></p> <p>AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.</p> <p>APPRAISER  CO-SIGNING AIC APPRAISER (if applicable)</p> <p>SIGNATURE: _____ CO-SIGNATURE: _____</p> <p>NAME: <u>Cal Cosh</u> NAME: _____</p> <p>AIC DESIGNATION/STATUS: <input type="checkbox"/> AIC Candidate Member <input checked="" type="checkbox"/> CRA, P.App <input type="checkbox"/> AACI, P.App Membership # <u>904107</u> AIC DESIGNATION/STATUS: <input type="checkbox"/> CRA, P.App <input type="checkbox"/> AACI, P.App Membership # _____</p> <p>DATE OF REPORT/DATE SIGNED: <u>05/26/2023</u> DATE OF REPORT/DATE SIGNED: _____</p> <p>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DATE OF INSPECTION: <u>19-May-2023</u> DATE OF INSPECTION: _____</p> <p>LICENSE INFO (where applicable): <u>904107</u> LICENSE INFO (where applicable): _____</p> <p>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p> <p>SOURCE OF DIGITAL SIGNATURE SECURITY: <u>ALAMODE Ltd</u></p> <p>ATTACHMENTS AND ADDENDA: <input type="checkbox"/> ADDITIONAL SALES <input type="checkbox"/> EXTRAORDINARY ITEMS <input type="checkbox"/> NARRATIVE <input checked="" type="checkbox"/> PHOTOGRAPHS <input checked="" type="checkbox"/> MAP</p> <p><input checked="" type="checkbox"/> SCOPE OF WORK <input checked="" type="checkbox"/> Tax and Assessment Data <input type="checkbox"/> _____</p>

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AIC Vacant 0518

Form DLF5C - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

REFERENCE:

RESIDENTIAL LAND APPRAISAL REPORT

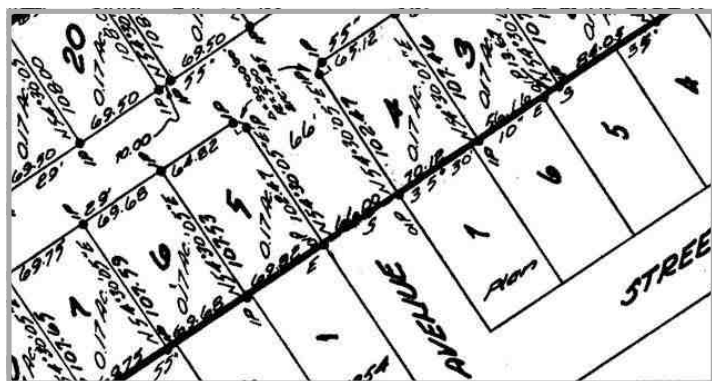
FILE NO.: 23-0521-83

CLIENT	CLIENT:	Paul Matheson	APPRAISER	AIC MEMBER:	Cal Cosh	
	ATTENTION:	Kelsey Snelgrove		COMPANY:	Cosh Property Appraisals	
ADDRESS:	838 Shuswap Avenue	ADDRESS:	710 17 Street SE			
E-MAIL:	info@chasesunflower.ca	E-MAIL:	cal@coshappraisals.com			
PHONE:	778-220-6109	PHONE:	250-463-5313	FAX:	888-377-4313	
EXTRAORDINARY ITEMS ADDENDUM	EXTRAORDINARY ASSUMPTIONS & EXTRAORDINARY LIMITING CONDITIONS An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches.) The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected. Significant Value Uncertainty					
	Inspection: We inspected the property on 18-July-2019. Our identification of the property also involved a review of mapping prepared by the local municipality. The photographs of the subject appended were taken 18-July-2019.					
	Type of Analysis - This analysis involved analysis of the subject using both a direct market comparison and a cost approach, including a review of market data necessary to properly apply these approaches.					
	Data Research: We received our instructions from the client, who provided information on the property and purpose of the report. Publications produced by the regional district provided information on applicable land use controls. Sources of market evidence included, as appropriate, the local real estate board, Land Title Office transactions - including those reported by Data Systems and local assessors, and real estate agents, vendors and purchasers active in the market. The state of title was not reviewed.					
	Audits and Technical Investigations: We did not complete technical investigations such as:					
	<ul style="list-style-type: none"> •Detailed inspections or engineering review of the structure, roof or mechanical systems; •An environmental review of the property; •A site or building survey; or •Investigations into the bearing qualities of the soils. 					
	HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.					
	This is a small parcel - trading in non-standard circumstances.					
	The hypothetical assumption that the highest and best use of the subject is residential has been invoked and the property has been appraised in this residential utilization and as though zoned residential.					
	JURISDICTIONAL EXCEPTION The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.					

CLIENT	CLIENT:	Paul Matheson	APPRAISER	APPRAISER:	Cal Cosh
	ADDRESS:	838 Shuswap Avenue		ADDRESS:	710 17 Street SE
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	PHONE:	778-220-6109		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

838 Shuswap Avenue, Chase, BC V0E 1M0**Comparable 1**

1264 Montgomery Place
 Sale Price 100,000
 Livable Floor Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Site Size 0.153 acres
 Age

**Comparable 2**

306 Aspen Drive Chase
 Sale Price 170,000
 Livable Floor Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Site Size 0.17 acres
 Age

**Comparable 3**

235 Aylmer Road , # 4
 Sale Price 115,000
 Livable Floor Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Site Size 0.07 acres
 Age

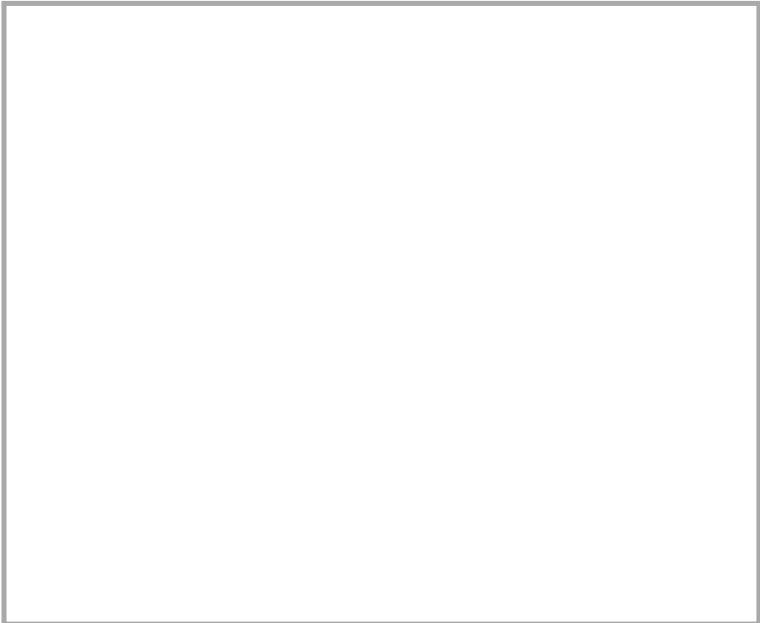
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838 Shuswap Avenue, Chase, BC V0E 1M0



Comparable 4

1174 Montgomery Place
Sale Price 129,900
Livable Floor Area
Total Rooms
Total Bedrooms
Total Bathrooms
Site Size 0.172 acres
Age



Comparable 5

Sale Price
Livable Floor Area
Total Rooms
Total Bedrooms
Total Bathrooms
Site Size
Age



Comparable 6

Sale Price
Livable Floor Area
Total Rooms
Total Bedrooms
Total Bathrooms
Site Size
Age

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		FAX:		FAX:	888-377-4313

838 Shuswap Avenue, Chase, BC V0E 1M0



subject for purchase - looking toward road
rail line on right



looking towards the green space -
Aylmer road behind



Lane access to rear yard



shed at rear

CLIENT	CLIENT:	Paul Matheson	APPRAISER	APPRAISER:	Cal Cosh
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		FAX:		FAX:	888-377-4313

838 Shuswap Avenue, Chase, BC V0E 1M0

**Aylmer Road - looking north****Lane access from Aylmer**

Aerial Image - subject

TNRD report



Property Information Report

Report Generated on: May 17, 2023 12:01:19 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8873
F (250) 372-6048
E enquiry@tnrd.ca

838 Shuswap Ave

Parcel Description & Location

[More Details](#)

Legal Description:

LOT A BLOCK D DISTRICT LOT 517 KAMLOOPS DIVISION YALE
DISTRICT PLAN 31034

Plan Number:

KAP31034

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:

700.65

Acre:

0.173

Hectare:

0.07

Community: Chase

Local Authority: Village of Chase

School District: Kamloops/Thompson



TNRD Services

Contact the Local Authority for Services
(Contact the office for assistance)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization)

(For inquiries, contact the Local Authority)

[More Details](#)

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

Planning & Zoning

(For inquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 663

Zoning: C-2

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 A

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 inquiries, contact the Local Authority)

[More Details](#)

Folio: Development Application Number: Development Application Type: Status:

Folio: File Number: Application Date: Issued Date: Completion Date: Status:

Type of Construction:

BC Assessment

(For inquiries, contact BC Assessment Authority)

[More Details](#)

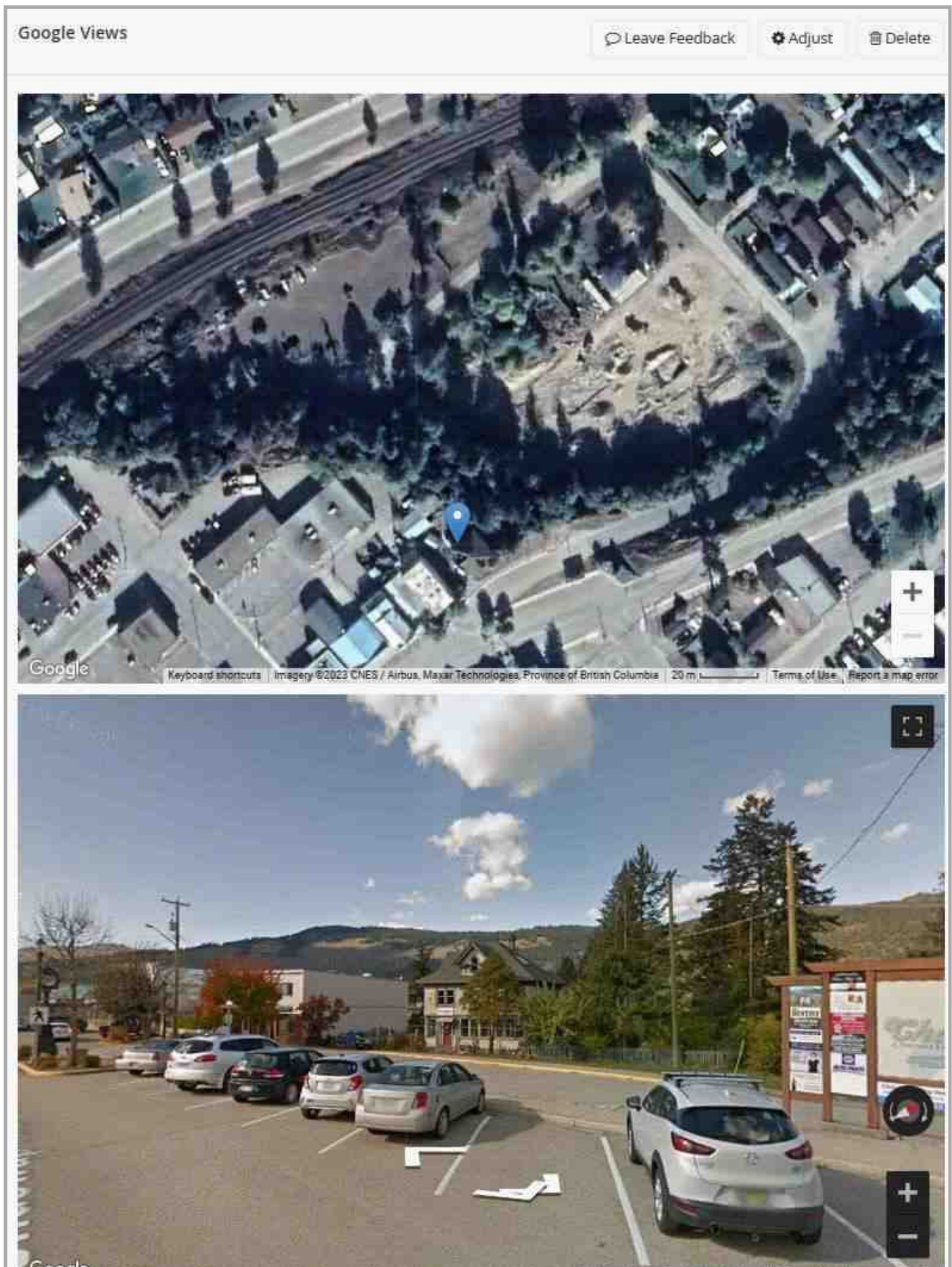
Folio: Land Title PID: Assess Year: Land: Improvement: Property Class:

Folio: Actual Use: Manual class:

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).

[illegible]

Google Images



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		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	778-220-6109		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

838 Shuswap Avenue, Chase, BC V0E 1M0

Property Report



838 SHUSWAP AV Chase


Canada

PID: 003-819-540

C-2 DOWNTOWN


COMPREHENSIVE DEVELOPMENT





Cover Page Preview

[Adjust Cover Page](#)



Summary Sheet

[Leave Feedback](#) [Refresh](#) [Delete](#)

838 SHUSWAP AV Chase BC

PID

003-819-540

Legal Description

LOT A BLOCK D DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 31034

Plan


KAP31034

Zoning

C-2- DOWNTOWN COMPREHENSIVE DEVELOPMENT

Community Plan(s)

not in ALR



Year Built	1910	Structure	SINGLE FAMILY DWELLING
Lot Size	7541.75 ft²	Bedrooms	6
Bathrooms	3	Dimensions	-
Max Elev.	369.71 m	Min Elev.	368.00 m
Floor Area	2708 Ft²	WalkScore	64 / Somewhat Walkable
TransitScore	-	Annual Taxes	-

ASSESSMENT

APPRECIATION

	2022	%	2023		Date	(\$)	% Growth
Building	\$298,000	↑ 16.44	\$347,000	Assessment	2023	\$581,000	↑ 90.49
Land	\$162,000	↑ 44.44	\$234,000	Sales History	30/11/2016	\$305,000	↑ 74.29
Total	\$460,000	↑ 26.30	\$581,000		14/11/2008	\$175,000	-

DEVELOPMENT APPLICATIONS

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Haldane	Brookelhurst	Chase
School District	SD 73	SD 73	SD 73
Grades	K-6	7-9	7-12

The enclosed information, while deemed to be correct, is not guaranteed.

page 2

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C-2 Description: DOWNTOWN COMPREHENSIVE DEVELOPMENT
Official Community Plan	Not Applicable

Zoning

Hide Labels

Remove This Section



Subject Property Designations:

Aerial View

Road View

Code: C-2

Description: DOWNTOWN COMPREHENSIVE DEVELOPMENT

Layer Legend:

Code	Description
C-2	DOWNTOWN COMPREHENSIVE DEVELOPMENT
AF-1	AGRICULTURAL/FORESTRY
R-3	HIGH DENSITY RESIDENTIAL
R-1	LOW DENSITY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL

Official Community Plan

Hide Labels

Remove This Section



Subject Property Designations:

Aerial View

Road View

Not Applicable

Property Profiler



PROPERTY PROFILER™

Report Date:

May 21, 2023

Property Address:

836 Shiswap Ave, Chase, BC

BC Assessment Value

Year:	2023	2022	2021	2020
Land:	\$234,000	\$162,000	\$141,000	\$143,000
Improvements:	\$347,000	\$298,000	\$231,000	\$220,000
Total:	\$581,000	\$460,000	\$372,000	\$363,000

No Street View Available

Property Identification

Parcel ID (PID): 003-819-540

Additional PIDs can be found listed on the last page, if applicable.

Roll Number: 000000000000142005

Assessment Area: Kamloops

Jurisdiction: Chase, Village of

Neighbourhood: VILLAGE OF CHASE

Legal Description: Narrative: LOT A, BLOCK D, PLAN KAP31034, DISTRICT LOT-517, KAMLOOPS DIV OF YALE LAND DISTRICT

Property Details

Lot Data		Exterior Data		Interior Data	
Property Use:	Residential	Uncovered Deck Area (sq ft):	439	Year Built ⁽¹⁾ :	1910
Use Type:	Single Family Dwelling	Covered Deck Area (sq ft):	439	Effective Year ⁽²⁾ :	1950
Class Type:	2 Strg Sld - Before 1930 - Std	Pool:	No	Fire Place:	2
Lot Size:	7555.00 sq ft / 0.17 acres	Single Garage:	N/A	Foundation Type:	Crawl
ALR:	No	Multiple Garage:	N/A	Bedroom(s):	8
Co-op:	No	Carport:	N/A	Bathroom(s):	4 Pct: 2; 3 Pct: 0; 2 Pct: 1
Char:	N/A	Other Buildings:	No	Stories:	2

(1) Year Built: is the original date when the property was completed and entered the assessment tax roll.

(2) Effective Year: A subjective adjustment to the economic nurturing life of the improvement by BC Assessment based on recent renovations. The effective year does not reflect the year in which the renovations occurred. Example: a home with a year built of 1954 and an effective year built of 1977 means that its home was significantly updated to modern standards a home built 1977.

Unfinished Basement (sq ft):	0
Finished Area (sq ft):	
Main Floor	2,708
Basement	0
Total:	2,708

page 2

PROPERTY PROFILER™

Report Date:

May 21, 2023

Property Address:

838 Shuswap Ave, Chase, BC



Permit History (Since 1993)

Permit Date	Permit Number	Demolition Permit
Dec 19, 2005	05-8322K	No

Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

Sale Date	Amount	Sale Type	Title Certificate Number
Nov 30, 2016	\$305,000	Improved Single Property Cash Transaction	CA5684352
Jul 29, 2010	\$0	Reject - Not Suitable For Sales Analysis	LB400199
Nov 14, 2008	\$175,000	Reject - Not Suitable For Sales Analysis	LB258519
Mar 31, 2003	\$192,000	Improved Single Property Cash Transaction	KV34017
Aug 12, 1997	\$0	Reject - Not Suitable For Sales Analysis	KL84305

Property Location & Surrounding Area



Additional PIDs, if applicable:

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CLIENT	CLIENT:	Paul Matheson	APPRAISER	APPRAISER:	Cal Cosh
	ADDRESS:	838 Shuswap Avenue		ADDRESS:	710 17 Street SE
	PHONE:	778-220-6109		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

838 Shuswap Avenue, Chase, BC V0E 1M0

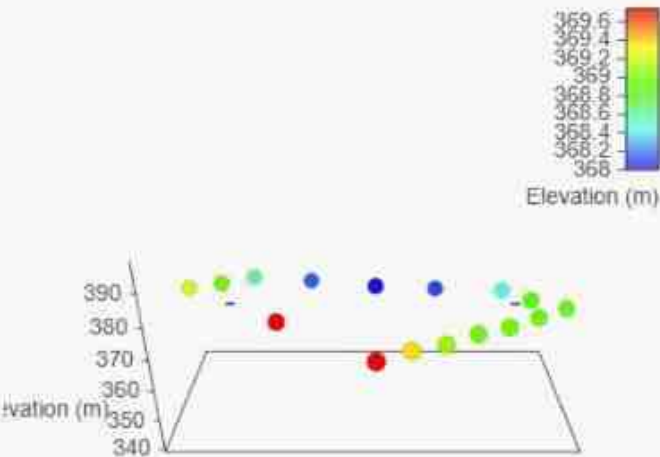
Estimated Lot Dimensions and Topography

Leave Feedback Refresh Delete

Turn off Lot Dimensions



The lot dimensions shown are estimated and should be verified by survey plan.



Points Line
Max Elevation: 369.74 m | Min Elevation: 368.00 m | Difference: 1.74 m

C-2 zoning



C-2 DOWNTOWN COMPREHENSIVE DEVELOPMENT

6.46 INTENT

The purpose of this zone is to accommodate a range of commercial, residential and public facility use in the village core as designated by the Official Community Plan.

6.47 PERMITTED USES

The following uses and no others are permitted in the C-2 zone:

- bank
- business and professional office
- restaurant
- neighbourhood pub
- nightclub/cabaret
- club or lodge
- commercial school
- community care facility including day care
- funeral parlour
- health service centre and clinic
- veterinary clinic
- hotel
- personal service establishment
- public assembly and entertainment use excluding drive-in theatre
- public transportation depot including taxi dispatch office
- retail sale of new automobile parts and accessories
- retail store
- shopping centre
- church and other places of worship
- fire hall
- library
- municipal, provincial or federal government office
- public utility
- police station
- post office
- single family dwelling
- multiple family dwelling

C-2 zoning**C-2**

- dwelling unit in combination with commercial use
- accessory use

6.48 REGULATIONS * *Site Specific – See Below*

On a parcel located in an area zoned as C-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Maximum number of single family dwellings	1 per parcel
Minimum setback of principal building from rear parcel line	3 m.
Minimum parcel area	550 m. ²
Minimum parcel frontage	15 m.
Maximum building height	12 m.
Maximum floor area for accessory use building	10 m. ²

*** Regulations – Site Specific**

For the following site only, regulations are different than those above, as described below:

- For 625/629 Shuswap Avenue (Lot 2, Block B, DL 517, KDYD, Plan 3927) as per Bylaw 611, the minimum parcel area is 370 m.² and the minimum parcel frontage is 12 m.
- For 709 Sicamous Avenue (Lots 1, 2 and 3, Block J, DL 517, KDYD, Plan 514) as per Bylaw 660, the minimum parcel area is 455 m.², the minimum parcel frontage is 13.5 m., and the maximum floor area for an accessory use building is 30 m.².

6.49 CONDITIONS OF USE**6.49.1 Special Provisions for Dwelling Units in Combination with Commercial Uses**

Special provisions for dwelling units in combination with commercial uses permitted in the C-2 zone are set out below:

C-2 zoning**C-2**

- The dwelling unit shall be located within the principal building
- The dwelling unit shall be located above or behind the commercial use
- There shall be a separate entrance for the dwelling units
- There shall be no more than two dwelling units in combination with the commercial use

6.49.2 Special Setback Provisions for Multiple Family Dwellings

The minimum setbacks from parcel lines for multiple family dwellings in the C-2 zone are set out in the table below in which column I sets out the matter to be regulated and column II sets out the regulations.

Column I	Column II
Minimum setback from:	
front parcel line	3 m.
rear parcel line	6 m.
side parcel line	3 m.

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838 Shuswap Avenue, Chase, BC V0E 1M0





CHASE LIONS CLUB

P.O. BOX 12, CHASE, BRITISH COLUMBIA V0E 1M0

June 5, 2023

Village of Chase
Mayor and Council

RECEIVED
Village of Chase

JUN 05 2023

Original _____
File _____
Copy _____
Agenda _____

Dear Mayor and Council:

Re: Public Washrooms

I am writing on behalf of the Chase Lions Club:

Our Club, and its members, did a presentation to council on Feb 14th outlining the idea of installing public washrooms, both at an uptown location as well as Willson park. These are the two locations that we felt they were the most needed. On that day, I asked for direction from council to approve the idea, and to look at areas that could be utilized. I supplied several suggestions of where I felt would be the most viable.

At that time, council gave no direction at all, even to whether or not they even liked the idea. I then waited over a month to hear back from Administration or Council for their thoughts and directions. None came. In mid March I emailed CO Sean O'Flaherty as to some sort of direction as to whether council had discussed it further, or if he felt the washroom idea would be moving forward. He then told me that I needed to write a letter to council again asking for direction and approval for this idea. At that time I was in Mexico and explained that I had no access to proper Lions Letterhead etc to write a proper letter to council. I also explained that I did not understand why I needed to do a follow up letter as I had no new information than what I had presented to council originally in my presentation. I asked for direction from him as to what more I could add that I had not already given. I had supplied each person with the location I had chosen and the schematics, and specs for the washrooms, had already discussed that Our Club felt pit toilets were the best approach as they are needed year around. We have lots of water usage toilets, all of which are locked in the winter, leaving us no toilets available. No further direction, or input was received back from CO O'Flaherty.





CHASE LIONS CLUB
P.O. BOX 12, CHASE, BRITISH COLUMBIA V0E 1M0

So again, I seek council opinion or approval to install 2 pit toilets, one uptown, and one in Willson park. We feel the best central location for a pit toilet would be in the vicinity of the clock tower block, where the town map is. We think 1 parking stall could be removed closest to the East end of the parking lot. The second location could be on the West side of the Willson Park sign, at the end of Willson Street.

We would like to see council make a decision as to whether this project is going ahead or not, as we would like an answer one way or the other.

Otherwise, we will move along to spend our funds on another project.

We look forward to hearing back from you.

Respectfully,

Karen Bassett
President
Chase Lions Club
250-318-4527









Unit 1, 9538 Hwy 97
 Vernon, BC V1H 1T5
 Phone: 250-549-3010 Fax: 250-549-3011
 Toll Free: 1-877-546-1959
 www.lekoprecast.com info@lekoprecast.com

Quote #:	9112
Quote Date:	2023-01-12
Page:	1
Customer #:	949

Quoted To:

Contractor

Chase Lions Club - Johnny Vault†

Valid Through: 2023-02-11

Valid Through: 2023-02-11

Phone:		Cell:	Cust PO:		Terms: DUE ON RECEIPT	
Fax:		Cell:			Salesperson: JANENE	
Stock Code	Description		Weight	Quantity	Unit Price	Extended
P2000	Parks Style Toilet Building (No Floor Slab)		24,560	2.00	11,000.00	22,000.00
P2001	6'4" x 9' 6" Parks Concrete Floor Slab (Vault)		7,400	2.00	1,600.00	3,200.00
P2007	750 Gallon Capacity Vault		9,000	2.00	1,400.00	2,800.00
P2020	On Site Assembly/Setup		0	2.00	2,500.00	5,000.00
DL	Delivery (Chase, BC)		0	1.00	2,800.00	2,800.00

Leko Precast shall not be responsible for site excavation and backfill. Customer to supply clean, compactable 3/4" minus onsite prior to vault installation by Leko Precast (approximately 18 cubic yards per vault).

Cost of delivery subject to change depending on location and quantity of buildings ordered.

Karen Bassett
 President
 Chase Lions Club
 kb1@telus.net

Total weight: 40,960 lbs

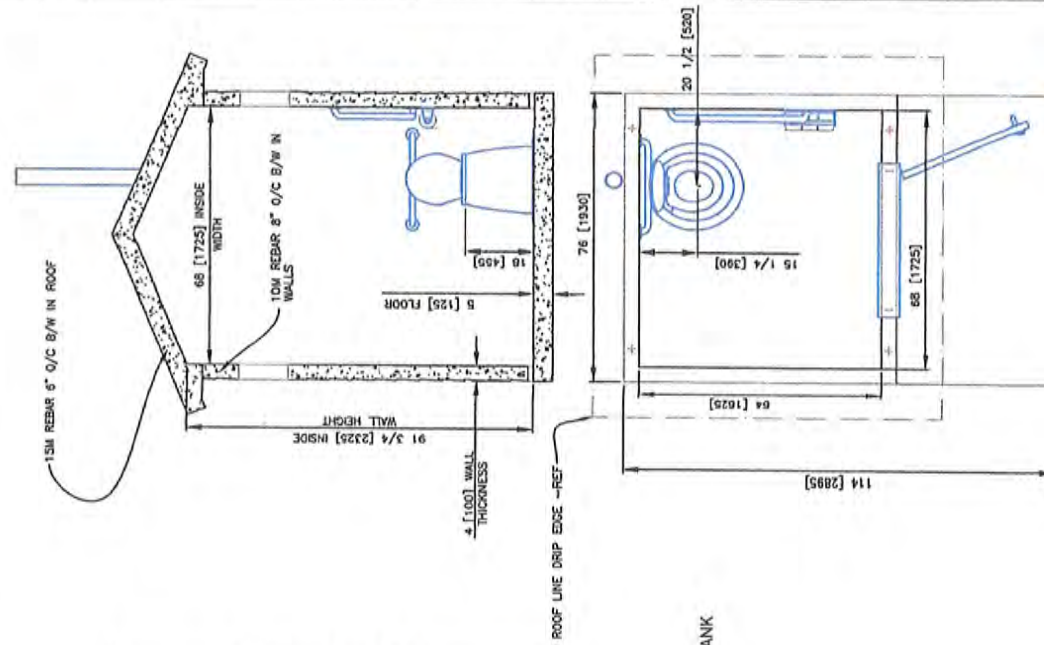
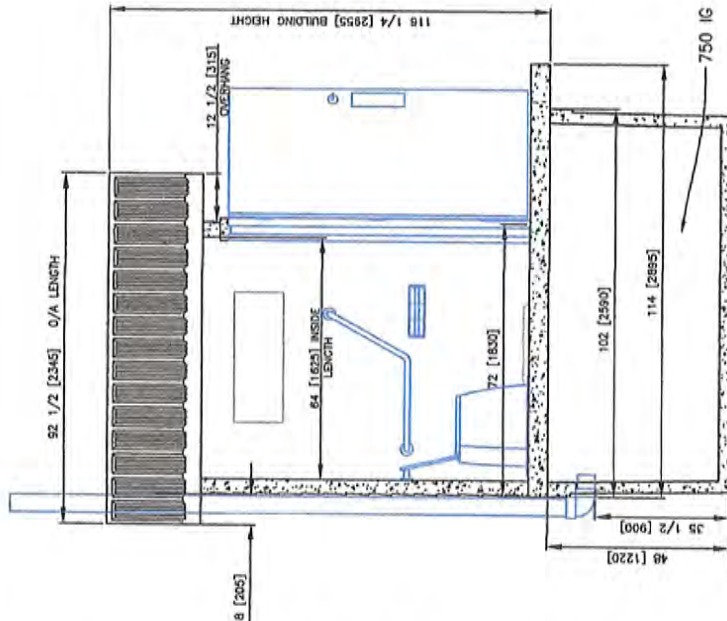
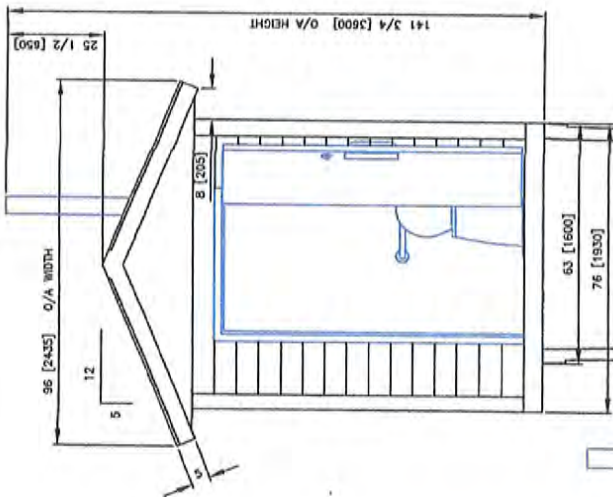
SubTotal:	35,800.00
PST:	2,156.00
GST:	1,790.00
Total:	39,746.00

GST # 10304 4053 RT0001 PST # 1011 5723

All returns subject to a 10% restocking fee.

Interest charged at 2% compounded monthly on all over due invoices.

Payments on account are subject to a 3% fee if paying by Visa/MasterCard.



GENERAL NOTES

Precast concrete shall be exposure Class S and meet min compressive strength of 30MPa

Comment: Type GU
Air Category: 4.0% - 7.0%
Aggregate: CSA/CAN A23.4 Maximum Size: 20mm
Admixtures: CSA/CAN A23.4
Reinforcing: Grade 400W CSA G30.18-09
Inserts/Embeds: As noted in drawing details

Manufacture of precast concrete units shall be in accordance with specification CSA A23.4

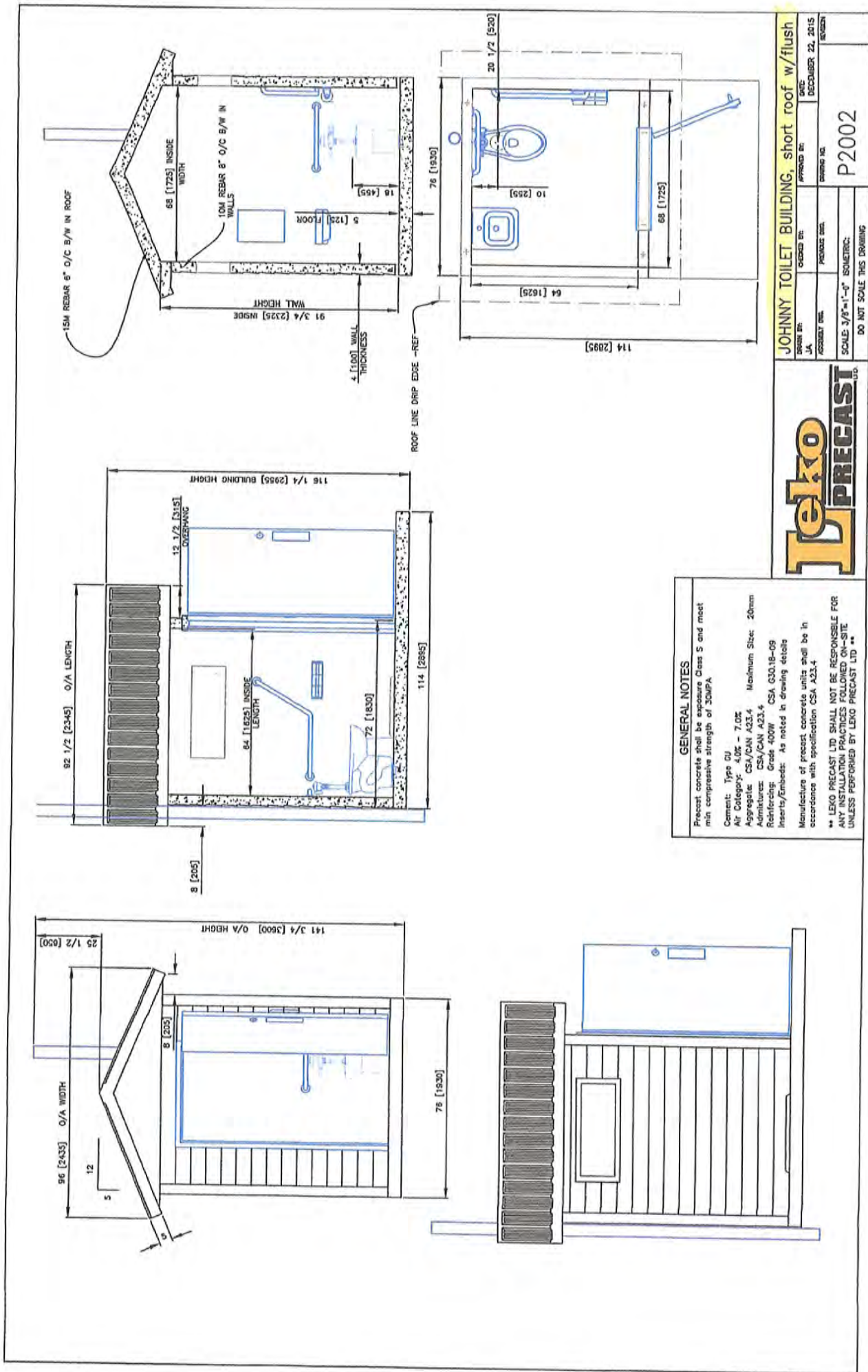
** LENO PRECAST LTD SHALL NOT BE RESPONSIBLE FOR ANY INSTALLATION PRACTICES FOLLOWED ON-SITE UNLESS PERFORMED BY LENO PRECAST LTD **

JOHNNY TOILET BUILDING, short roof w/vault

DESIGN BY	JOHNNY TOILET BUILDING, short roof w/vault	DATE	DECEMBER 22, 2015
DESIGNED BY		REVISION	
REVISION NO.			
SCALE	3/8"=1'-0" ISOMETRIC		
DO NOT SCALE THIS DRAWING			

Leno
PRECAST
LTD.

P2001





Unit 1, 9538 Hwy 97
 Vernon, BC V1H 1T5
 Phone: 250-549-3010 Fax: 250-549-3011
 Toll Free: 1-877-546-1959
 www.lekoprecast.com info@lekoprecast.com

Quote #:	9113
Quote Date:	2023-01-12
Page:	1
Customer #:	949

Quoted To:

Contractor

Chase Lions Club - Johnny Flush

Valid Through: 2023-02-11

Valid Through: 2020-02-11

Phone:		Cell:	Cust PO:		Terms: DUE ON RECEIPT	
Fax:		Cell:			Salesperson: JANENE	
Stock Code	Description		Weight	Quantity	Unit Price	Extended
P2000	Parks Style Toilet Building (No Floor Slab)		24,560	2.00	11,000.00	22,000.00
P2002	6'4" x 9' 6" Parks Concrete Floor Slab (Flush)		7,400	2.00	1,600.00	3,200.00
P2020	On Site Assembly/Setup		0	2.00	2,500.00	5,000.00
DL	Delivery (Chase, BC)		0	1.00	2,800.00	2,800.00

Clear, level area with clean, compacted 3/4" minus crusher material (minimum 12" deep) where toilet building is to be erected must be prepared prior to arrival of Leko Precast with building for setup. Leko Precast shall dig trench for plumbing and stub out pipe at rear of building. Supply and installation of plumbing fixtures and all connections of plumbing to fixtures and service lines shall be the responsibility of the customer. Toilet buildings with flush configuration are not protected from freezing temperatures, and are intended for seasonal use only.

Cost of delivery subject to change depending on location and quantity of buildings ordered.

Karen Bassett
 President
 Chase Lions Club
 kb1@telus.net

Total weight: 31,960 lbs

SubTotal:	33,000.00
PST:	1,960.00
GST:	1,650.00
Total:	36,610.00

GST # 10304 4053 RT0001 PST # 1011 5723

All returns subject to a 10% restocking fee.

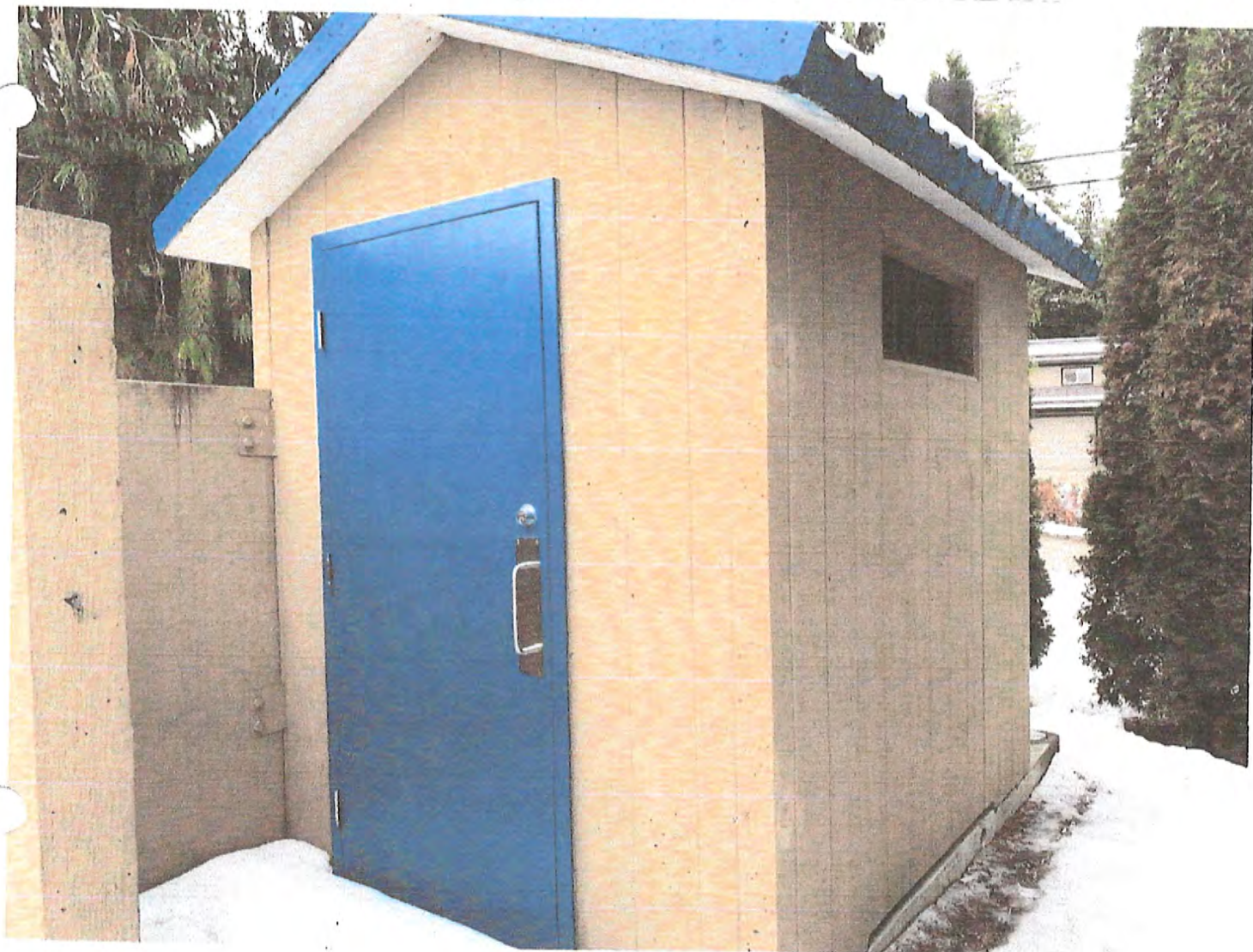
Interest charged at 2% compounded monthly on all over due invoices.

Payments on account are subject to a 3% fee if paying by Visa/MasterCard.











VILLAGE OF CHASE

Memorandum

Date: June 21, 2023
To: Mayor and Council
From: CAO
RE: PNP Committee – Change of Role/Mandate

In 2022, Council created a select committee to work with Village staff to review applicants for the PNP program. Due to staffing constraints and changes, Council passed the following resolutions at the June 13, 2023 Council meeting:

“THAT the Village’s participation in the PNP EIRP program be suspended until July 31, 2024.”

“THAT the name and mandate of the PNP Committee be modified to assist the Chamber of Commerce and local area businesses to reinvigorate the Chase business community creating a more inviting environment for both local and future foreign business ventures.”

The committee members met today, June 21, 2023 and are all enthusiastic about working with the Chamber and the local businesses to enhance the business environment in Chase.

The Committee would like to be known as “Choose Chase Committee”. The members that were appointed in 2022 are still willing to participate. One member appointed in 2022 has resigned.

RECOMMENDATION

“THAT the PNP-EIRP Select Committee be now known as the “Choose Chase Committee”.

Respectfully submitted,

Jani Heinrich



VILLAGE OF CHASE

Memorandum

Date: June 19, 2023
To: Mayor and Council
From: CAO
RE: UBCM Resolution – Highway Rescue Funding

During Council's informal meeting with MLA Todd Stone in April 2023, the topic of Highway Rescue was discussed. The issue was raised that while the Village of Chase and many other small communities provide the service for the Province of BC, and are reimbursed for some costs, the Village taxpayers are subsidizing the service by approximately 50% of the costs.

Equipment and tools are replaced when damaged, and funds are paid to the municipality for call-outs, which covers some of the costs associated with the rescue personnel. Costs for training, fuel, vehicle repairs and maintenance are not covered.

Past Councils have put forward similar resolutions to UBCM, as have other local governments. Incremental additional funding has been provided by the Province over the past number of years, however the funds provided do not cover the cost of the service which is not provided inside the municipal boundaries.

MLA Stone recommended that the Village Council forward another resolution to UBCM urging the Province to provide more funding for what is essentially a Provincial service.

RECOMMENDATION

“THAT the recommendation accompanying this memorandum, asking the Provincial Government to provide additional funding to local governments who deliver the Highway Rescue Service, be approved and forwarded to UBCM.”

Respectfully submitted,

Joni Heinrich

2023

Resolution Title: Improved level of Funding for Highway Rescue Services

Sponsor – Village of Chase

WHEREAS British Columbia highways handle large volumes of traffic, with vehicle crashes occurring in all parts of BC in all seasons;

AND WHEREAS many small community volunteer fire departments and societies provide vital highway rescue services for crashes occurring on Provincial highways;

AND WHEREAS while some costs are reimbursed to the communities providing this service, costs for the service exceed the reimbursed costs, meaning local taxpayers, most of which reside in small communities, are subsidizing up to 50% for a Provincial highway system service, including a portion of on-call payments for highway rescue responders, training costs, fuel, vehicle provision, maintenance and replacement;

AND WHEREAS the Province of BC funds 100% of other emergency services attending to vehicle crashes on Provincial Highways including BC Ambulance Service and BC Coroners Service;

NOW THEREFORE BE IT RESOLVED that the Province of BC seriously commit to the development and implementation of a comprehensive funding model for Highway Rescue Services such that small community taxpayers are not subsidizing a Provincial service.



VILLAGE OF CHASE

Memorandum

Date: June 16, 2023
To: Mayor and Council
From: Director of Corporate Operations
RE: 2023 Capital Project – Shepherd Road Watermain Extension

Three companies submitted bids for the watermain extension on Shepherd Road. The three bids came from Extreme Excavating, Skwlax Resource Management Inc., and True Construction.

Extreme Excavating's bid was the lowest and requirements for the tendering process have been met. 'Extreme' can start the project very quickly after they are officially awarded the contract and after the contract documents have been signed. They will also be providing a detailed construction schedule and this information will be passed on to Council, staff and the public regarding any impacts to residents.

In the process of setting the Five-Year Financial plan for 2023-2027, it was identified that this project would cost \$85,000. When the tender documents were reviewed, it was discovered that the quoted bids came in higher with Extreme's bid at \$94,384.50. Therefore, to proceed with the project, Council needs to approve a budget amendment.

The 2023 capital expenditure for waterworks requires additional \$10,000, allocated to the Shepherd Road waterline expense. Along with this change, there is an amendment needed to the funding source, which was originally through the Canada-Community Building fund (formerly called Gas Tax). The entire project costs, including the additional \$10,000, will still all be funded from the Canada-Community Building fund and not from municipal reserves and will not affect taxation.

RECOMMENDATION

"THAT Council authorize a budget amendment by increasing the "Capital Expenditures-water" by \$10,000, and by increasing the "Transfer from Reserves - Gas Tax Reserve" by \$10,000; AND,

THAT Council award the 2023 Shepherd Road Watermain Expansion project to Extreme Excavating Ltd. in the amount of \$94,384.50."

Respectfully submitted,

Approved for Council Consideration by CAO



June 8, 2023

Our File: 1377-251

Village of Chase
826 Okanagan Ave
Chase, BC V0E 1M0

Attn: Sean O'Flaherty

RE: *Shepherd Road Watermain Extension – Recommendation of Award*

Tenders for the above noted project were opened at the Village of Chase office on June 8, 2023 at 2:00 pm. A total of three (3) tenders were received prior to closing time. The tenders were complete with a bid bond, and surety's consent for performance bond.

The tenders have been audited. Minor mathematical errors were discovered in True Construction's tender, were corrected, and did not effect the overall tender results.

The audited tender results are summarized as follows:

Tender	Tender Price (incl taxes)
Extreme Excavating Ltd.	\$94,384.50
Skwlax Resource Management Inc.	\$100,062.38
True Construction	\$175,557.15

The above totals contain 5% GST and a \$10,000 contingency allowance. A spreadsheet comprising the audited tender results is enclosed herewith for your reference.

Extreme Excavating Ltd. submitted the low bid. TRUE has worked with Extreme on several similar projects, with positive experiences. On the basis of the preceding, we hereby recommend that this project be awarded to Extreme Excavating Ltd. for \$94,384.50 (inclusive of contingency and taxes) in accordance with their bid of June 8, 2023.

Please review the above and do not hesitate to contact the undersigned should you have any questions. If the recommendation is acceptable to the Village, we would be pleased to prepare the documentation to complete the award process.

Yours truly,

TRUE CONSULTING

Kevin Kraan, EIT

KK/mm

Enclosure

R:\Clients\1300-1399\1377\1377-251\02 Correspondence\Outgoing\Village of Chase\1377-251-Chase-O'Flaherty-Recommendation of Award-2023 06 08.docx

201-2079 Falcon Road ■ Kamloops BC ■ V2C 4J2 ■ www.true.bc.ca ■ tel 250.828.0881 ■ fax 250.828.0717

ENGINEERING ■ PLANNING ■ URBAN DESIGN ■ LAND SURVEYING

Tender Summary

VILLAGE OF CHASE
SHEPHERD ROAD WATERMAIN EXTENSION

Date: June 8 2023
Project No: 1377-251

				EXTREME EXCAVATING LTD.			SKWLAX RESOURCE MANAGEMENT INC			TRUE CONSTRUCTION		
Item#	Spec. Section	Payment Section	Item Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	
DIVISION 01 - GENERAL REQUIREMENTS												
1.1	01 55 00	1.5.2S	Traffic Control, Vehicle Access and Parking	LS	1	\$1,300.00	\$1,300.00	\$4,496.00	\$4,496.00	\$2,000.00	\$2,000.00	
1.2	01 53 01	1.8.1	Project Document Records	LS	1	\$1,300.00	\$1,300.00	\$2,860.00	\$2,860.00	\$2,500.00	\$2,500.00	
Subtotal Division 01							\$2,600.00		\$7,356.00		\$4,500.00	
DIVISION 32 - ROADS AND SITE IMPROVEMENTS												
32.1	32 12 16	1.5.3	Regrading of existing asphalt pedestrian pathway - 50mm thickness	m2	35	\$260.00	\$9,100.00	\$82.50	\$2,887.50	\$142.86	\$5,000.10	
32.2	32 31 15	1.5.3	Remove and Reinstall chainlink fence	l.m.	12	\$320.00	\$3,840.00	\$319.89	\$3,838.68	\$291.67	\$3,500.04	
Subtotal Division 32							\$12,940.00		\$6,726.18		\$8,500.14	
DIVISION 33 - UTILITIES												
33.1	33 11 01	1.8.1S, 1.8.2	200Ø DR18 C900 PVC watermain c/w joint wrap, approved native backfill	l.m.	95	\$350.00	\$33,250.00	\$322.60	\$30,647.00	\$1,205.79	\$114,550.05	
33.2	33 11 01	1.8.3	200Ø HxH 45° bend c/w thrust block	each	1	\$1,000.00	\$1,000.00	\$1,248.41	\$1,248.41	\$973.43	\$973.43	
33.3	33 11 01	1.8.3	200Ø FxH 22.5° bend (complete with thrust block)	each	1	\$1,200.00	\$1,200.00	\$1,423.78	\$1,423.78	\$1,014.33	\$1,014.33	
33.4	33 11 01	1.8.3	200Ø HxH 11.25° bend (complete with thrust block)	each	1	\$950.00	\$950.00	\$2,127.17	\$2,127.17	\$827.39	\$827.39	
33.5	33 11 01	1.8.3	200Ø FxH 11.25° bend	each	1	\$1,100.00	\$1,100.00	\$1,282.11	\$1,282.11	\$985.03	\$985.03	
33.6	33 11 01	1.8.3	200Ø HxH 5° bend	each	1	\$450.00	\$450.00	\$1,927.25	\$1,927.25	\$1,095.00	\$1,095.00	
33.7	33 11 01	1.8.3	200Ø Hx 200Ø F x 150Ø F tee c/w thrust block	each	1	\$1,900.00	\$1,900.00	\$1,890.59	\$1,890.59	\$1,506.92	\$1,506.92	
33.8	33 11 01	1.8.3	200Ø FxH gate valve	each	1	\$5,500.00	\$5,500.00	\$7,242.43	\$7,242.43	\$2,590.00	\$2,590.00	
33.9	33 11 01	1.8.14	Hydrant Assembly c/w 150Ø lateral and valve as per Standard Drawing W4	each	1	\$10,000.00	\$10,000.00	\$10,710.68	\$10,710.68	\$14,510.00	\$14,510.00	
33.10	33 11 01	1.8.13	Tie to existing 200Ø PVC watermain c/w 200Ø PVC x PVC HYMAX coupling	each	2	\$4,500.00	\$9,000.00	\$6,357.95	\$12,715.90	\$3,072.50	\$6,145.00	
Subtotal Division 33							\$64,350.00		\$71,215.32		\$144,197.15	
Tender Price							\$79,890.00		\$85,297.50		\$157,197.29	
CONTINGENCY							\$10,000.00		\$10,000.00		\$10,000.00	
GST							\$4,494.50		\$4,764.88		\$8,359.86	
Total Tender Price							\$94,384.50		\$100,062.38		\$175,557.15	

Working Together Traditional Powwow
PO Box 648
Chase, BC, V0E 1M0

To: Village of Chase – Council

This letter is to request to sponsor a Special at the Working Together Traditional Powwow June 30, July 1 & 2, 2023.

We are a traditional powwow and meals are provided throughout the weekend. We also pay drummers and honorariums to volunteers' security, cooks, first aid, registration, loonie auction, princess pageant coordinator and concession. There are many costs that go into running a powwow.

We would love to have the Village of Chase sponsor a Special at the powwow for the Golden Age Mens in the amount of \$300 to \$500 which covers 1st, 2nd, and 3rd prize money payout for each Special.

We are not a competition powwow and Specials are a good way to provide some payouts to the dancers that travel from other Nations to join us in our cultural festivities.

Any organization wanting to help will be announced at the powwow in recognition of the Sponsorship of each Special.

We greatly appreciate any assistance.

Kukstsemc,

Lucille Martin
President Working Together Powwow
PH: 250- 819-1508

Please make cheque payable to:
Working Together Powwow Society
PO Box 648
Chase, BC, V0E 1M0

Working Together 14th Annual Traditional Powwow

June 30 July 1 & 2, 2023

Neskonlith Powwow Grounds
(7kms west of Chase, BC)

MC - Ian Ewenin Bee
ARENA DIRECTOR - Jerry Peters
HOST DRUM - Northern Tribes

GRAND ENTERIES: FRIDAY AT 7PM / SATURDAY AT 1PM & 7PM / SUNDAY AT 1PM

<i>CATEGORY SPECIALS</i>	<i>HAND DRUM CONTEST</i>	<i>LAHAL TOURNEY</i>	<i>PRINCESS & LIL BRAVE PAGEANT</i>
-------------------------------------	-------------------------------------	---------------------------------	--

Registration Table – Drum Groups, Dancers, Vendors

VENDORS – \$50 DAY & \$100 WEEKEND

Powwow Society will have a Bannock Concession
Only vendor permitted to sell Bannock during this event.

Working Together Powwow Society will be serving:
Saturday / Sunday breakfast & Saturday supper at Neskonlith Hall – Volunteers Welcome 😊

Free Admission & Free Camping
Security on grounds full-time – Absolutely No Drugs or Alcohol on grounds
NOT responsible for lost, stolen or injuries while attending this event.

Contact Information:
Lucille Martin (250) 819-1508 E: snjootli@rocketmail.com
Donations Welcome – Raffle items, Cash, Food
Volunteers Welcome – Security, Cooks, Lahal, Loonie Auction Table

EVERYONE WELCOME

From: Beverley Iglesias <iglesias@cablelan.net>
Sent: Wednesday, June 14, 2023 4:40 PM
To: Sean O'Flaherty <soflaherty@chasebc.ca>; Deputy Corporate Officer <dco@chasebc.ca>;
Renata Rawn <renata@chasebc.ca>
Subject: Grant in Aid request

Administration,

On July 29, 2023, the "Helping Hand" (Beverley Iglesias) will host a private ticketed event at Chase Memorial Beach. This event will include the talented Bad Moon Riders (CCR tribute) band for a one night performance. All net proceeds from this event will be donated to the "Parkside Residents Committee" bus fund.

In accordance with the VOC Park Use Permit for July 29, 2023, (completed and submitted), we have acquired Insurance liability for \$5,000,000 covering the park and Beer Garden. VOC has copy.

At this time, we would ask that the VOC cover the Business License fee and Mobile Vendors Application Fees, as the Helping Hand is a not for profit Volunteer organization providing assistance to fundraise for the community. The Beer Garden will be exempt for a Health Certificate as per Brent Zaharia, Environmental Health Officer, Interior Health Authority - Health Protection, email dated June 13, 2023. VOC has copy of email.

We would also request that the one Food Truck attending this event, be exempt for VOC Licenses and Fees, so that we provide a food source for this event. The Mobile Vendor will carry all necessary requirements to operate in the VOC as outlined in the Mobile Vendor Application.

Would you kindly add this request to the upcoming agenda, July 27, 2023.

Thank you in advance. Should you have any questions, please contact the writer at 250-371-7136.

Beverley Iglesias
"The Helping Hand"



VILLAGE OF CHASE Administrative Report

TO: Mayor and Council
FROM: Deb Lovin, Chief Financial Officer
DATE: June 27, 2023
RE: 2022 Statement of Financial Information (SOFI)

ISSUE/PURPOSE

To seek a Council resolution approving the 2022 Statement of Financial Information (SOFI) and make available to the public.

HISTORY/BACKGROUND

The Statement of Financial Information (SOFI) is a Public Accounts report prepared in compliance with the Financial Information Act, Statutes of British Columbia (Canada), Chapter 140. It contains a statement of assets and liabilities, operational statement, schedule of debts, schedule of guarantee and indemnity agreements, schedule showing remuneration and expenses paid to or on behalf of employees and schedule showing payments for suppliers of goods or services.

DISCUSSION

The Statement of Financial Information includes, for the year being reported, the Village's audited financial statements and information regarding remuneration paid to the Mayor and Council, the remuneration paid to every employee that the Village of Chase paid more than \$75,000 and the amount paid to any supplier of goods and/or services to which the Village paid more than \$25,000.

FINANCIAL IMPLICATIONS

None, this is a summary of 2022 Financial Information as required by the Province of BC

POLICY IMPLICATIONS

The Statement of Financial Information (SOFI) complies with the Financial Information Act, Statutes of British Columbia (Canada), Chapter 140.

RECOMMENDATION

That Council approve the 2022 Statement of Financial Information (SOFI) as presented.

Respectfully submitted,

Approved for Council Consideration by CAO

D Lovin

Deb Lovin

Joni Heinrich

Joni Heinrich



Village of Chase

PO Box 440, 826 Okanagan Ave,
Chase, British Columbia V0E 1M0
Office: **250.679-3238**
Fax: 250.679-3070
www.chasebc.ca

Statement of Financial Information (SOFI)

For the year ended December 31, 2022

Contact:

Deb Lovin, Chief Financial Officer
t: 250-679-3238 x227
f: 250-679-3070
e: cfo@chasebc.ca

**VILLAGE OF CHASE
2022 FINANCIAL INFORMATION
STATEMENT OF FINANCIAL INFORMATION APPROVAL**

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.

Deb Lovin
Chief Financial Officer

Date: June 28, 2023

David Lepsoe
Mayor

Date: June 28, 2023

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 9

**VILLAGE OF CHASE
2022 FINANCIAL INFORMATION
SCHEDULE OF DEBTS**

The Schedule of debts is presented in Note 6 - Term Debt, and note 8 - MFA Debt Reserve of the annual audited financial statements for the year ended December 31, 2022.

**VILLAGE OF CHASE
2022 FINANCIAL INFORMATION
SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS**

Information on all guarantees and indemnities for the Village of Chase is included in Note 14 (b) to the audited annual financial statements for the year ended December 31, 2022.

**VILLAGE OF CHASE
2022 FINANCIAL INFORMATION**

Schedule of Remuneration and Expenses Paid To Or On Behalf of Each Elected Official:

		Remuneration	Expenses	Total
Connett, Colin	Councillor	\$ 1,867	\$ -	\$ 1,867
Crowe, Rod	Mayor	12,350	1,973	14,323
Harder, Ron	Councillor	1,967	50	2,017
Herman, Jane	Councillor	1,967	70	2,037
Lauzon, Alison	Councillor	8,609	2,443	11,051
Lepsoe, David	Mayor	2,798	-	2,798
Maki, Alison	Councillor	8,109	1,335	9,444
Scott, Steven	Councillor	9,109	3,712	12,821
Torbohm, Manfred	Councillor	11,351	4,513	15,864
		<u>\$ 58,127</u>	<u>\$ 14,096</u>	<u>\$ 72,222</u>
		Remuneration	Expenses	Total
Other Employees with Remuneration Exceeding \$75,000.00				
Fandrey, John, Utility Operator		\$ 82,903	\$ 2,581	\$ 85,484
Heinrich, Joni, Chief Administrative Officer		115,357	2,887	118,244
Magnusson, Tyler, Utility Operator		76,360	532	76,891
O'Flaherty, Sean, Corporate Officer		122,607	4,677	127,285
Richens, Fred, Equip Operator II		80,912	-	80,912
Spencer, Guy, Equip Operator II		85,853	-	85,853
Consolidated Total for all employees with remuneration of \$ 75,000 or less		549,963	2,469	552,432
		<u>\$ 1,113,955</u>	<u>\$ 13,146</u>	<u>\$ 1,127,101</u>
Reconciliation				
		Remuneration	Expenses	Total
Total remuneration - elected officials		\$ 58,127	\$ 14,096	\$ 72,222
Total remuneration - other employees		1,113,955	13,146	1,127,101
		<u>\$ 1,172,082</u>	<u>\$ 27,242</u>	<u>\$ 1,199,323</u>
Total per Statement of Operations				\$ 1,344,581
Less expenses included above			-	27,242
Fire Dept Benefits & Allowances			-	20,445
MPP benefit as per Note 14(c)			-	71,344
WCB			-	26,227
Net Statement of Operations				<u>\$ 1,199,323</u>
VARIANCE				<u><u>-\$ 0</u></u>

Prepared under the Financial Information Regulation, Schedule 1, section 6(2),(3),(4),(5) and (6)

**VILLAGE OF CHASE
2022 FINANCIAL INFORMATION
STATEMENT OF SEVERANCE AGREEMENTS**

NIL - Statement

There were no severance agreements made between The Village of Chase and its non-unionized employees during the fiscal year 2022

Prepared under the Financial Information Regulation 1, subsection 6(8)

VILLAGE OF CHASE
2022 FINANCIAL INFORMATION
Schedule of Suppliers of Goods or Services: Section 7

Schedule of Payments Made for the Provision of Goods and Services

1. List of Suppliers receiving aggregate payments exceeding \$ 25,000

BC ASSESSMENT AUTHORITY	\$	30,280
BA DAWSON BLACKTOP LTD		40,030
BC HYDRO		162,377
CAPRI INSURANCE		76,120
CENTRIX CONTROL SOLUTIONS LP	Mayor	44,834
CLOUDBURST WATERWORKS SERVICES		35,370
DIRECT EQUIPMENT WEST LTD		30,190
FORT GARRY FIRE TRUCKS		542,833
FORTIS BC		32,473
GROUP HEALTH BENEFIT SOLUTIONS		88,521
KPMG LLP T4348		26,930
MINISTRY OF PROVINCIAL REVENUE		82,636
MUNICIPAL PENSION PLAN		148,650
OKANAGAN AGGREGATES		384,689
OLYMPIC ROOFING		166,399
RECEIVER GENERAL OF CANADA		321,356
ROYAL BANK VISA		46,990
SCHOOL DISTRICT NO 73		56,329
PAT SIBILLEAU		53,175
SPOONER INDUSTRIAL LTD.		49,343
THOMPSON-NICOLA REGIONAL DISTRICT		660,271
THOMPSON REGIONAL HOSPITAL DISTRICT		224,944
TRUE CONSULTING		183,513
TURNER, BRENDA		30,661
WORKERS' COMPENSATION BOARD		25,057
Total aggregate amount paid to suppliers	\$	3,543,969 (A)

2 Consolidated total paid to suppliers receiving aggregate payments of \$25,000 or less:

\$ 976,808 (B)

3 Total of payments to suppliers for grants and contributions exceeding \$25,000

CHASE & DISTRICT RECREATION CENTRE SOCIETY	\$	118,125 (C)
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\$ 4,638,902

VILLAGE OF CHASE
2022 FINANCIAL INFORMATION
Schedule of Suppliers of Goods or Services: Section 7

Schedule of Payments Made for the Provision of Goods and Services

4 Reconciliation		
Total aggregate payments exceeding \$25,000 paid to suppliers	\$	3,543,969 (A)
Consolidated total of payments of \$25,000 or less paid to suppliers		976,808 (B)
Consolidated total of all grants and contributions exceeding \$25,000		118,125 (C)

Reconciling items

Property tax payments to other governments net of Revenue	(1,827,111)
Home Owner Grants deducted from other Government payments	813,006
School tax admin fee	3,141
Rebatable GST Included in Schedule of supplier payments	(127,365)
Wages and Salaries included in expenses in Statement of Operations	1,253,544
MPP Employee portion not an expense Note 14(c)	(71,344)
Employee EI/CPP/Tax not an expense	(261,002)
Employee Benefits not an expenses union & LTD	(37,684)
Subcontractor WCB & Supplies	(3,557)
Amortization of TCA's	1,182,468
Principal payments on capital lease obligations	0
Principal payments on term debt	(74,711)
Bank Service charges	8,076
Acquisition of TCAs	(1,347,782)
Proceeds from Sale of TCA	0
Gain or Loss on disposal of assets	0
Actuarial Gain	(26,117)
Changes in Accruals	210,314
Change in Prepaid expenses	16,854
Total of Reconciled Payments to Suppliers	<u>\$ 4,349,631</u>

Total per Statement of Operations	<u>\$ 4,349,631</u>
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Variance	<u>\$ 0</u>
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Prepared under the Financial Information Regulation, Schedule 1, section 7 and the Financial Information Act, section 2

Financial Information Regulation, Schedule 1

Checklist – Statement of Financial Information (SOFI)

For the Corporation:

Corporate Name: Village of Chase Contact Name: Debbie Lovin

Fiscal Year End: Dec 31, 2022 Phone Number: 250-679-3238

Date Submitted: _____ E-mail: cfo@chasebc.ca

For the Ministry:

Ministry Name: _____ Reviewer: _____

Date Received: _____ Deficiencies: Yes ☐ No ☐

Date Reviewed: _____ Deficiencies Addressed: Yes ☐ No ☐

Approved (SFO): _____ Further Action Taken: _____

Distribution: Legislative Library ☐ Ministry Retention ☐

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
General					
1 (1) (a)	Statement of assets and liabilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1 (1) (b)	Operational statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1 (1) (c)	Schedule of debts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1 (1) (d)	Schedule of guarantee and indemnity agreements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1 (1) (e)	Schedule of employee remuneration and expenses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1 (1) (f)	Schedule of suppliers of goods and services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1 (3)	Statements prepared on a consolidated basis or for each fund, as appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1 (4) 1 (5)	Notes to the financial statements for the statements and schedules listed above	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
Statement of Assets & Liabilities					
2	<ul style="list-style-type: none"> A balance sheet prepared in accordance with GAAP or stated accounting principles / policies, and Show changes in equity and surplus or deficit due to operations 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Statement					
3 (1)	Prepared in accordance with GAAP or stated accounting principles / policies and consists of: <ul style="list-style-type: none"> a Statement of Income or Statement of Revenue and Expenditures, and a Statement of Changes in Financial Position 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 (2) 3 (3)	<ul style="list-style-type: none"> The Statement of Changes in Financial Position may be omitted if it provides no additional information The omission must be explained in the notes 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 (4)	Community colleges, school districts, and municipalities must prepare a Statement of Changes in Financial Position for the Capital Fund	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Schedule of Debts					
4 (1) (a) 4 (2)	List each long-term debt (secured by debentures, mortgages, bonds, etc.), stating the amount outstanding, the interest rate, and the maturity date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 (1) (b)	Identify debts covered by sinking funds or reserves and amounts in these accounts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 (3) 4 (4)	<ul style="list-style-type: none"> The schedule may be omitted if addressed under section 2 or 5 and it provides no additional information The omission must be explained in a note to the schedule 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
Schedule of Guarantee and Indemnity Agreements					
5 (1)	List financial agreements that required government approval prior to being given (see Guarantees and Indemnities Regulation in FIA Guidance Package)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5 (2)	State the entities involved, and the specific amount involved if known	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5 (3) 5 (4)	<ul style="list-style-type: none"> The schedule may be omitted if addressed under section 2 or 4 and it provides no additional information The omission must be explained in a note to the schedule 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Schedule of Remuneration and Expenses (See Guidance Package for suggested format)					
6 (2) (a)	List separately, by name and position, the total remuneration and the total expenses for each elected official, member of the board of directors, and employee appointed by Cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6 (2) (b)	List alphabetically each employee whose total remuneration exceeds \$75,000 and the total expenses for each [excluding the persons listed under 6 (2) (a)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6 (2) (c)	Include a consolidated total for employees whose remuneration is \$75,000 or less [excluding the persons listed under 6 (2) (a)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6 (2) (d)	Reconcile or explain any difference between total remuneration in this schedule and related information in the operational statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6 (3)	Exclude personal information other than name, position, function or remuneration and expenses of employees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
Schedule of Remuneration and Expenses (See Guidance Package for suggested format)					
6 (6)	Report the employer portion of EI and CPP as a supplier payment to the Receiver General for Canada rather than as employee remuneration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6 (7) (a) 6 (7) (b)	Include a statement of severance agreements providing: <ul style="list-style-type: none"> the number of severance agreements under which payment commenced in the fiscal year being reported on for non-union employees, and the range of equivalent months' compensation for them (see Guidance Package for suggested format)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No severance agreements
6 (8)	Provide the reason for omitting a statement of severance agreements in a note to the schedule of remuneration and expenses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Schedule of Suppliers of Goods or Services (See Guidance Package for suggested format)					
7 (1) (a)	List in alphabetical order all suppliers of goods and services who received aggregate payments exceeding \$25,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7 (1) (b)	Include a consolidated total of all payments to suppliers who received \$25,000 or less	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7 (1) (c)	Reconcile or explain any difference between the consolidated total and related figures in the operational statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7 (2) (b)	Include a statement of payments for the purposes of grants or contributions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

FIR Schedule 1 Section	Item	Yes	No	N/A	Comments
Inactive Corporations					
8 (1)	The ministry reports for the corporation if the corporation is not operating to the extent required to produce a SOFI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8 (2) (a)	The ministry's report contains the statements and schedules required under section 1 (1), to the extent possible	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8 (2) (b)	The ministry's report contains a statement of the operational status of the corporation (see Guidance Package regarding what to include)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Approval of Financial Information					
9 (1)	Corporations other than municipalities – the SOFI is signed as approved by the board of directors or the governing body (see Guidance Package for example)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9 (2)	Municipalities – the SOFI is approved by its council and by the officer assigned responsibility for financial administration (see Guidance Package for example)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9 (3)	A management report is included, signed by the head and chief financial officer, or by the municipal officer assigned responsibility for financial administration (see examples in annual report at http://www.gov.bc.ca/cas/popt/)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9 (4)	The management report explains the roles and responsibilities of the board of directors or governing body, audit committee, management, and the auditors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9 (5)	Signature approvals required in section 9 are for each of the statements and schedules of financial information, not just the financial statements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



VILLAGE OF CHASE

Memorandum

Date: June 20, 2023
To: Mayor and Council
From: CAO
RE: Art Holding Memorial Arena – Facility Manager Proposals Process

The Chase & District Recreation Centre Society Board of Directors with assistance from Village of Chase staff put out a request for proposals for facility management for the Arena. The current contract is ending and it was deemed appropriate to put out a public request for proposals.

The Board members have reviewed all four proposals and wish to strike a sub-committee to meet with the proponents individually before awarding the contract.

Councillor Herman was a member of the Board before she ran for Council in 2022. She resigned from the Board to ensure no conflict of interest would arise if she were elected to Council.

Councillor Herman is very knowledgeable regarding the Arena, its workings, bookings, user groups, Chase Heat etc. The Board is requesting she be appointed to the sub-committee to meet with the proponents and assisting the Board in making a decision on the contract award.

With Council's support, and Councillor Herman's expertise, the best proponent for the contract can be assured.

RECOMMENDATION

“THAT Councillor Herman be appointed to the Arena Management contract selection sub-committee for the purposes of selecting the best proponent.”

Respectfully submitted,

Joni Heinrich
