



## **AGENDA**

Regular Meeting of the Council of the Village of Chase  
to be held at the Community Hall at 547 Shuswap Avenue, and via Zoom  
on Tuesday, August 9, 2022 at 4:00 p.m.

### **1. CALL TO ORDER**

In response to a request from Chase Literacy, Mayor Crowe has proclaimed **September 2022 as Literacy Month** in the Village of Chase.

### **2. ADOPTION OF AGENDA**

Resolution:

**“THAT the August 9, 2022 Village of Chase Regular Council meeting agenda be adopted as presented.”**

### **3. ADOPTION OF MINUTES**

3.1 Minutes of the Regular meeting of Council held July 12, 2022

Pages 1-3

Resolution:

**“THAT the minutes of the Regular meeting of July 12, 2022, be adopted as presented.”**

### **4. PUBLIC HEARINGS**

None

### **5. PUBLIC INPUT ON CURRENT AGENDA ITEMS**

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

### **6. DELEGATIONS**

None

### **7. REPORTS**

a) Mayor and Council Reports

b) Staff Reports

Pages 4-8

### **8. UNFINISHED BUSINESS**

8.1 Zoning Amendment Bylaw for 909 Foothills Road

Pages 9-10

Bylaw No. 912-2022 has been read twice, a Public Hearing has been held, and the Ministry of Transportation and Infrastructure has endorsed the bylaw.

Recommendations:

**“THAT the Village of Chase Zoning Amendment Bylaw No. 912-2022 be read a third time.”**

**“THAT the Village of Chase Zoning Amendment Bylaw No. 912-2022 be adopted.”**

8.2 Climate Action – Request from Chase Environmental Action Group Pages 11-12

Memo from the CAO

Recommendation:

**“WHEREAS the Village of Chase Council recognizes that significant climate change is occurring on our planet, and we all have a role to play in helping to mitigate these changes wherever possible;**

**THEREFORE the Village of Chase Council acknowledges that Climate Change is real and poses a threat to the Village of Chase and all communities in BC, Canada and elsewhere; AND**

**THAT Chase Environmental Action Group be requested to raise the following suggestions with the new Council as follows:**

- **That the Village of Chase consider forming a Community Climate Action Committee to develop a Climate Action Plan for the Village of Chase based partly on guidelines included in the Village’s Official Community Plan**
- **That Council continues to develop policy and demonstrate climate action mitigation by way of tangible actions the reduction of greenhouse gas emissions in Chase**
- **That Council consider placing Climate Change matters as a top priority in all decisions made by the Village of Chase**
- **That Council consider public engagement to educate, inform and advise the members of the community on how to mitigate climate change**
- **That Council consider providing incentives for energy home efficiency conversions such as solar hot water and solar panel installations**
- **That the new Council be asked to consider discussing climate change mitigation measures with the local three Indigenous communities of Adams Lake, Neskonlith and Little Shuswap Lake.”**

**9. NEW BUSINESS**

9.1 Official Community Plan (OCP) Amendment Bylaw No. 915-2022 Pages 13-17

Memo from the Director of Corporate Operations

Recommendations:

**“THAT Council consider consultation with persons, organizations and authorities as per section 475 of the Local Government Act as unaffected; and,**

**THAT the Village of Chase OCP Amendment Bylaw No. 915-2022 be read a first time.”**

**“THAT the Village of Chase OCP Amendment Bylaw No. 915-2022 be read a second time.”**

**“THAT the Village of Chase OCP Amendment Bylaw No. 915-2022 be submitted to a Public Hearing.”**

- 9.2 Property Maintenance Amendment Bylaw No. 916-2022 Pages 18-21  
Memo from the Director of Corporate Operations  
Bylaw No. 917-2022 amends Property Maintenance Bylaw No.731-2010 by removing section 8(1)(a) and adding definitions of 'derelict vehicle' and 'outdoor storage'.  
Recommendations:  
**"THAT the Village of Chase Property Maintenance Amendment Bylaw No. 916-2022 be read a first time."**  
  
**"THAT the Village of Chase Property Maintenance Amendment Bylaw No. 916-2022 be read a second time."**
- 9.3 Zoning Amendment Bylaw No. 917-2022 Pages 22-23  
Bylaw No. 917-2022 amends Zoning Bylaw No.683-2006 by removing section 8(1)(a) and adding definitions of 'derelict vehicle' and 'outdoor storage'.  
Recommendations:  
**"THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be read a first time."**  
  
**"THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be read a second time."**  
  
**"THAT the Village of Chase Zoning Amendment Bylaw No. 917-2022 be submitted to a Public Hearing."**
- 9.4 Development Variance Permit DVP #2-2022, 918 Sicamous Avenue Pages 24-30  
Memo from the Director of Corporate Operations  
Administration is requesting Council permit the next steps in the process to proceed with DVP #2-2022.  
Recommendation:  
**"THAT Council accept the application and direct staff to draft a Development Variance Permit and complete the referral process."**
- 9.5 Development Variance Permit, 424 Bay Street Pages 31-36  
Memo from the Director of Corporate Operations  
Administration is requesting Council permit the next steps in the process to proceed with a development variance permit.  
Recommendation:  
**"THAT Council accept the application and direct staff to draft a Development Variance Permit and complete the referral process."**
- 9.6 Village Green Mobile Home Park Pages 37-41  
Memo from the Director of Corporate Operations  
Recommendation:  
**"THAT the funding for the unpaved portion of Thompson Avenue be deferred to the 2023 budget deliberations."**

9.7 2022 Capital Project – Road Rehabilitation

Pages 42-46

Memo from the Director of Corporate Operations

Recommendation:

**“THAT Council award the 2022 Road Rehabilitation works contract to Okanagan Aggregates’ Ltd. in the amount of \$408,883.17.”**

9.8 Appointment of Chief Financial Officer for Village of Chase

Recommendation:

**“THAT Pat Sibilleau be appointed as the interim Chief Financial Officer for the Village of Chase effective July 27, 2022; and**

**THAT Joanne Molnar, former Director of Financial Services for the Village of Chase, be removed as an official signing authority for the Village of Chase.”**

9.9 Acknowledgement of Creekside Seniors Centre

Recommendation:

**“THAT Council acknowledge the generosity of the Creekside Seniors Centre and extend its gratitude on behalf of the community for providing access to a Cooling Centre during recent extreme high temperatures.”**

**10. NOTICE OF MOTION**

**11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS**

**12. IN CAMERA**

None

**13. RELEASE OF IN CAMERA ITEMS**

None

**14. ADJOURNMENT**

Resolution:

**“THAT the August 9, 2022 Village of Chase Regular Council meeting be adjourned.”**



## MINUTES

of the Regular Meeting of the Council of the Village of Chase  
held at the Community Hall at 547 Shuswap Avenue, and via Zoom  
on Tuesday, July 12, 2022 at 4:00 p.m.

**PRESENT:** Mayor Rod Crowe  
Councillor Fred Torbohm  
Councillor Ali Maki (attended virtually)  
Councillor Steve Scott

**Regrets:** Councillor Alison (Ali) Lauzon

**In Attendance:** Joni Heinrich, Chief Administrative Officer  
Sean O'Flaherty, Director of Corporate Operations  
Mike McLean, Deputy Corporate Officer

*Chase Fire Rescue:*  
Brian Lauzon, Fire Chief  
Maria Beaurain, Deputy Fire Chief  
Shawn McCarthy, Captain  
Samantha Samson, Safety Officer

Public Participants: 9 in-person, 1 via Zoom

### 1. CALL TO ORDER

Mayor Crowe called the meeting to order at 4:00 pm.

### 2. ADOPTION OF AGENDA

Moved by Councillor Scott

Seconded by Councillor Torbohm

**"THAT the July 14, 2022 Village of Chase Regular Council meeting agenda be adopted as presented."**

**CARRIED**  
**#2022/07/12\_001**

### 3. ADOPTION OF MINUTES

3.1 Minutes of the Regular Meeting held June 28, 2022

Moved by Councillor Scott

Seconded by Councillor Torbohm

**"THAT the minutes of the Regular meeting of June 28, 2022 be adopted as presented."**

**CARRIED**  
**#2022/07/12\_002**

### 4. PUBLIC HEARINGS

None

### 5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

None

### 6. DELEGATIONS

None

## 7. REPORTS

### a) Mayor and Council Reports

#### Mayor Crowe

July 1 – Participated in Canada Day festivities

#### Councillor Scott

July 1 – Participated in Canada Day festivities

July 11 – Participated in the Salute to the Sockeye planning meeting. Contracts have been awarded for site security and portable washrooms and the Winter Pit House will be ready.

### b) Staff Reports provided on agenda.

Moved by Councillor Scott

Seconded by Councillor Lauzon

**“THAT the reports from Council and Staff be received as information.”**

**CARRIED**

**#2022/07/12\_003**

## 8. UNFINISHED BUSINESS

None

## 9. NEW BUSINESS

### 9.1 Speed Regulations on Brooke Drive, Ash Drive and Leighton Avenue

Council discussed the temporary installation of 30 km/h signs and additional signage for the detour route until construction on the northerly portion of Brooke Drive is completed. Don Heskitt of 200 Ash Drive spoke about visitors being unable to locate the Safety-Mart and other businesses using the detour route and recommended the installation of additional signage on Ash Drive.

Moved by Councillor Torbohm

Seconded by Councillor Scott

**“THAT 30 km/h signs be posted on Brooke Drive, Ash Drive and Leighton Avenue, and increased signage for the detour route until construction is completed on the northerly portion of Brooke Drive.”**

**CARRIED**

**#2022/07/12\_004**

### 9.2 Noise Control Bylaw Exemption Request – 552 Aylmer Road

Moved by Councillor Scott

Seconded by Councillor Torbohm

**“THAT Council approves the request for an exemption to section 5(2) of the Noise Control Bylaw No. 728-2010 at 552 Aylmer Road on September 3, 2022.”**

**CARRIED**

**#2022/07/12\_005**

## 10. NOTICE OF MOTION

None

## 11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

Angie McLaren of 462 Maple Place and Anne Grube of 5848 VLA Road spoke about the need for comprehensive action to address climate change and requested that Council consider a resolution declaring a climate crisis. Ms. McLaren and Ms. Grube spoke about the role of municipalities in reducing greenhouse gas emissions, recognized the initial steps the Village has taken, and encouraged Council to take additional action.

Blaine Covington of 422 Juniper Street spoke about the Village's emergency evacuation plan and the need to fill emergency operations positions and identify vulnerable populations. The CAO responded that emergency operations positions will be filled as staffing shortages are alleviated and noted that a service provider has been contracted to conduct an extreme heat risk assessment, which will include a list of vulnerable members of the community and is funded through a grant from the Union of British Columbia Municipalities (UBCM).

The owner of the Red Hummingbird Boutique at 632 Shuswap Avenue urged Council to declare a climate crisis and spoke about the collective impact of individual actions on the reduction of greenhouse gas emissions. The owner expressed the need to acknowledge the magnitude of the crisis and the opinion that a declaration of a climate crisis by Council will influence the perception of the issue among community members.

Moved by Councillor Torbohm  
Seconded by Mayor Crowe

**“THAT Council direct Administration to collect a list of recommendations from the Chase Environmental Action Group and prepare a draft resolution that includes a form of declaration regarding the climate crisis for consideration at the August 9, 2022 Regular Meeting.”**

**CARRIED**  
**#2022/07/12\_006**

## 12. IN CAMERA

Moved by Councillor Torbohm  
Seconded by Mayor Crowe

**“THAT Council recess to an In Camera meeting pursuant to Section 90(1)(c) labour relations or other employee relations.”**

**CARRIED**  
**#2022/07/12\_007**

## 13. RELEASE OF IN CAMERA ITEMS

None

## 14. ADJOURNMENT

Moved by Mayor Crowe  
Seconded by Councillor Scott

**“THAT the July 12, 2022 Village of Chase Regular Council meeting be adjourned.”**

**CARRIED**  
**#2022/07/12\_008**

The meeting concluded at 6:18 p.m.

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Rod Crowe, Mayor

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Sean O’Flaherty, Corporate Officer



## VILLAGE OF CHASE

### Memorandum

**Date:** August 5, 2022  
**To:** Mayor and Council  
**From:** CAO  
**RE:** Activities Report July 8 to August 5, 2022

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#### **Council Support**

- Provided regular operational and upcoming meeting updates to Council
- Met with Senior managers regularly to discuss Council directives, brainstorm solutions to operational matters and delegate tasks
- Prepared reports for Council agendas, reviewed reports written by other members of Administration, reviewed minutes and agendas
- Attended all Regular, Special and In Camera Council meetings
- Assisted with follow-up correspondence relating to Council meeting decisions
- Participated in various EMBC briefings relating to flood risks
- Met with Kamloops Community Futures administrators to discuss various ideas to get information out to Chase residents who may be contemplating starting their own businesses
- Assisted the Chase and Area Young Learners Society in their start up of the Summer Recreation Program

#### **Management/Staff Support/Public Support**

- Provided support to Director of Corporate Services and the Deputy Corporate Officer
- Authorized payroll and accounts payable
- Assisted front office staff with various matters raised by the public
- Provided Commissioner for Taking Affidavits services to the public
- Provided support to office staff regarding financial matters

#### **Financial Matters**

- Secured an interim Chief Financial Officer while recruiting for new CFO
- Posted the CFO position – competition closed July 29, 2022, interviewing to occur week of August 8, 2022
- Obtained support from other municipalities to administer property tax matters, payments to other entities, supplier payments

Respectfully submitted,

*Original Signed by*  
*Chief Administrative Officer*

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## VILLAGE OF CHASE

### Memorandum

**Date:** 5 August 2022

**To:** Mayor and Council

**From:** Sean O'Flaherty, Director of Corporate Operations

**RE:** Activities undertaken from July 11, 2022 to August 5, 2022

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#### Regular Duties:

- Attend Council's meetings (Regular, Special, In Camera) and workshops
- Preparation of Council meeting agendas and minutes
- Prepared Council reports and correspondence on various matters
- Responsible for confidential matters, information and privacy, and legislative affairs
- Responding to email and telephone inquiries
- Assisting staff and public with legislative and bylaw interpretations, and general support
- Responding to land use inquiries
- Liaising with the Building Inspector on zoning confirmation matters
- Prepare and distribute Village communications through social media, the Village's website, and the Sunflower newsletter insert
- Coordinate resolution to IT issues

#### Other Duties/Activities During the Reporting Period:

- Occasional discussions with MOTI regarding Trans-Canada Highway
- Processed 10 Comfort Letters
- Approved 2 Building Permits
- Approved 2 new Business Licenses
- Fielded many calls on residential and commercial real estate
- Discuss operations with Team Lead Hand as needed
- Coordinating Chase pier restoration project
- Arranged for the wading pool to have longer daily operating hours
- Assisted on organizing a Cooling Centre
- Assisting with finance matters
- Working with VADIM on having Tax Certificates being available for clients online
- Preparation of forms, notices, advertising, website, etc for 2022 election
- Continue to work with property owner, Chase Irrigation, and Chase Eco-Adventures to secure Statutory Right-Way through to Second Falls
- Met with CIF to discuss project progression. They have begun work on Shepherd Road for purposes of storm sewer installation
- Cross-connection program achieving continually higher compliance levels in protecting our drinking water

- Bylaw Enforcement activities are normal
- Animal Control activities are normal

Respectfully submitted,

Approved for Council Consideration by CAO

*Original Signed by*  
*Director of Corporate Operations*

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*Original Signed by*  
*Chief Administrative Officer*

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## VILLAGE OF CHASE

### Memorandum

**Date:** August 5, 2022  
**To:** Village of Chase  
**From:** Chase Fire Department  
**RE:** Fire Chief's report for July 2022

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#### Fire Calls for July:

4 calls, 1 Gas Spill, 1 Public Service, 1 HAZMAT call, 1 False Alarm

#### Rescue Calls for July:

3 Call, 3 Stood down on scene

#### First Responder calls for July:

5 Calls; 2 Loss of Consciousness, 1 Seizure, 1 Chest Pain, 1 Cardiac Arrest

To date, Campfire burning permits: 231 - Open Burning permits 1.

We have 16 members including, 3 members on LOA. 12 with their Exterior Operation Certification.

Fire fighting training is going well, with the focus this month on Ropes & Knots and Strategies and Tactics.

Rescue is functioning well with a good turn out on training days.

I have completed 69 L.A.F.C. Fire Inspections thus far, with an 78% compliance rate.

Respectfully submitted,

Fire Chief, B. Lauzon

Approved for Council Consideration by CAO

*Original Signed by*  
*Chief Administrative Officer*

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## VILLAGE OF CHASE

### Memorandum

**Date:** August 9, 2022  
**To:** Mayor and Council  
**From:** Deputy Corporate Officer  
**RE:** Activities Report - July 4, 2022 to August 5, 2022

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#### **Legislative Services/Council Support**

- Attended July 12, 2022 Regular and In Camera Council meetings
- Assisted with agenda preparation for the July 12, 2022 Regular Meeting and In Camera Meeting
- Prepared minutes for the June 28, 2022 Regular Meeting, July 12, 2022 Regular Meeting and July 12, 2022 In Camera Meeting
- Prepared memorandum regarding reduction of speed limit on Brooke Drive, Ash Drive and Leighton Avenue
- Prepared memorandum regarding Noise Control Bylaw exemption and completed follow-up tasks
- Updated bylaw index and conducted preliminary sorting of digital files
- Prepared initial drafts of Official Community Plan Amendment Bylaw and Property Maintenance Amendment Bylaw and corresponding reports
- Assisted with follow-up correspondence regarding Council resolutions
- Coordinated UBCM registration and accommodation

#### **Operational Support**

- Participated in training session for Voyent Alert messaging platform and updated website with links to register for alerts
- Updated social media pages and prepared templates for future posts
- Participated in meeting with representative from the Local Government Climate Action
- Assisted with obtaining cost estimates regarding land survey for Secwepemc Landmark
- Program regarding the Village's application for program funding
- Participated in meeting with Stone Orchard regarding implementation of cemetery administration software
- Performed website maintenance and added Climate Action webpage
- Collected information regarding mosquito control activities in the Chase area
- Processed nuisance complaints and public works service requests
- Responded to general inquiries from residents and businesses

Respectfully submitted,

*Original Signed by*  
*Deputy Corporate Officer*

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Approved for Council Consideration by CAO

*Original Signed by*  
*Chief Administrative Officer*

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**VILLAGE OF CHASE  
BYLAW NO. 912-2022**

**A BYLAW TO AMEND THE VILLAGE OF CHASE ZONING BYLAW NO. 683 - 2006**

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**WHEREAS** the Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 683 – 2006;

**AND WHEREAS** the Council of the Village of Chase deems it necessary to amend Bylaw No. 683;

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

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


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

1. This Bylaw shall be cited for all purposes as “Village of Chase Zoning Amendment Bylaw No. 912-2022”.
2. The Village of Chase Zoning Bylaw No. 683-2006, is hereby amended by changing the zoning designation on LOT 1 DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT PLAN KAP74562 (909 Foothills Road) from “*P-2 Public and Quasi-Public Use* to *C-3, Service Commercial*.”

READ A FIRST TIME THIS 8<sup>th</sup> DAY OF FEBRUARY, 2022

READ A SECOND TIME THIS 8<sup>th</sup> DAY OF FEBRUARY, 2022

PUBLIC HEARING HELD THIS 22<sup>nd</sup> DAY OF FEBRUARY, 2022

Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> on the __13__ day of __July__, 2022  _____ for Minister of Transportation & Infrastructure
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READ A THIRD TIME THIS \_\_ DAY OF \_\_, 2022

ADOPTED THIS \_\_ DAY OF \_\_, 2022

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Rod Crowe, Mayor

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Sean O'Flaherty, Corporate Officer





#### Legend

##### Library Services

- Library
- Mobile Library

##### Waste Disposal and Recycling

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

##### Emergency Services

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

##### Facility

- Other
- Cemetery
- Community Hall
- Education
- Emergency Response
- Government Building
- Health
- Landmark
- Recreation
- Transportation
- Utility

- Parcel
- TNRD Boundary (Outline)
- Administrative Boundary (Outline)



Author:

0.1 0 0.06 0.1

1: 2,257

Kilometers

Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

January 7, 2022

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



## VILLAGE OF CHASE

### Memorandum

**Date:** August 4, 2022  
**To:** Mayor and Council  
**From:** CAO  
**RE:** Climate Action – Request from Chase Environmental Action Group

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At Council's June 14, 2022 meeting, members of the Chase Environmental Action Group presented a powerpoint presentation:

- Outlining the urgency for action regarding climate change
- Suggesting that Chase Council declare a climate emergency to raise awareness amongst the Chase community members about the urgency of changing our behaviours to mitigate climate change
- Asking that Council consider acting on some of the recommendations in the new Chase Official Community Plan.

At Council's July 17, 2022 meeting, members of the CEAG referred to their presentation, and asked Council again to consider passing a resolution declaring a climate crisis, that municipalities have a role in reducing greenhouse gas emissions, recognizing the steps Council has already taken to reduce GHG emissions in Chase.

At the July 17, 2022 meeting, Council passed a resolution:

***“To direct Administration to collect a list of recommendations from the Chase Environmental Action Group and prepare a draft resolution that includes a form of declaration regarding the climate crisis for consideration at the August 9, 2022 Regular Meeting.”***

Since July 17, 2022, Administration has produced a climate action page on the Village's website, highlighting the actions and activities that the Village has taken that assist in reducing greenhouse gas emissions in Chase.

Additionally, the Chase Environmental Action Group has provided a suggested resolution which is attached.

Council has indicated that it is wishing to consider a resolution to raise awareness of climate change for the community members of Chase.

A suggested resolution based on the CEAG's information is below:

#### RECOMMENDATION

**“Whereas the Village of Chase Council recognizes that significant climate change is occurring on our planet, and we all have a role to play in helping to mitigate these changes wherever possible;**

**Therefore the Village of Chase Council acknowledges that Climate Change is real and poses a threat to the Village of Chase and all communities in BC, Canada and elsewhere;  
AND**

**That Chase Environmental Action Group be requested to raise the following suggestions with the new Council as follows:**

- **That the Village of Chase consider forming a Community Climate Action Committee to develop a Climate Action Plan for the Village of Chase based partly on guidelines included in the Village's Official Community Plan**
- **That Council continues to develop policy and demonstrate climate action mitigation by way of tangible actions the reduction of greenhouse gas emissions in Chase**
- **That Council consider placing Climate Change matters as a top priority in all decisions made by the Village of Chase**
- **That Council consider public engagement to educate, inform and advise the members of the community on how to mitigate climate change**
- **That Council consider providing incentives for energy home efficiency conversions such as solar hot water and solar panel installations**
- **That the new Council be asked to consider discussing climate change mitigation measures with the local three Indigenous communities of Adams Lake, Neskonlith and Little Shuswap Lake"**

Respectfully submitted,

*Original Signed by  
Chief Administrative Officer*

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## VILLAGE OF CHASE Administrative Report

**TO:** Mayor and Council  
**FROM:** Director of Corporate Operations  
**DATE:** August 9, 2022  
**RE:** Official Community Plan Amendment Bylaw 915-2022

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### ISSUE/PURPOSE

This Official Community Plan (OCP) bylaw amendment would change land use designation of property formerly owned by CP Rail. The property was erroneously designated to *General Commercial*, which is inconsistent with Council's previous decision to designate the land as *General Residential and Resort Residential*.

### OPTIONS

1. Proceed with the recommended resolution to give the bylaw first two readings and submit the bylaw to a Public Hearing.
2. Do not proceed.

### HISTORY/BACKGROUND

The subject property is owned by the Village after purchasing it from CP Rail in 2017. There was no land use designation at the time of the purchase as CP Rail falls under federal jurisdiction.

Following the property purchase, Council adopted Bylaw 863-2018 which designated the property as "*General Residential and Resort Residential*", with the small sliver of land north of Chase Creek being designated "*Parks, Recreation and Open Space*".

Then in 2021 the complete re-write of the OCP occurred and the designation of the subject property was inadvertently changed to *General Commercial*.



The OCP Amendment Bylaw 915-2022 would redesignate the property as was originally intended.

## **DISCUSSION**

This bylaw is typically referred to as a housekeeping amendment.

## **FINANCIAL IMPLICATIONS**

None

## **POLICY IMPLICATIONS**

Section 460 of the *Local Government Act* regulates amendments to land use bylaws. Section 464 of that *Act* states that a Public Hearing is necessary on all land use amendments. Furthermore, as per the Village's development procedures, all property owners within 50 metres of the subject property must be notified of the bylaw amendment application in advance of any Public Hearing. There is also a requirement to advertise in local newspapers for two consecutive weeks. Section 475 of the *Local Government Act* requires that the Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with one or more persons, organizations or authorities, the Thompson-Nicola Regional District, local First Nations, the Board of Education of School District #73, and any provincial or federal government and their agencies.

Council can consider that existing protocols and relationships with the above-noted referral agencies be recognized as sufficient consultation as it pertains to section 475 requirements. Furthermore, Council can consider that the statutory advertising in two consecutive weeks in the local newspaper and the Public

## **STRATEGIC PLAN REFERENCE**

Administration and Finance: ensuring activities conform to applicable legislation, bylaws, Council policies and procedures, while maintaining transparency and accountability through our actions.

## **RECOMMENDATION**

**“THAT Council consider consultations with persons, organizations, and authorities as per section 475 of the Local Government Act as unaffected; and,**

**THAT the Village of Chase OCP Amendment Bylaw 915-2022 be read a first time.”**

**“THAT the Village of Chase OCP Amendment Bylaw 915-2022 be read a second time.”**

**“THAT the Village of Chase OCP Amendment Bylaw 915-2022 be submitted to a Public Hearing.”**

Respectfully submitted,

*Original Signed by*  
*Director of Corporate Operations*

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Approved for Council Consideration by CAO

*Original Signed by*  
*Chief Administrative Officer*

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**VILLAGE OF CHASE  
BYLAW NO. 915-2022**

A Bylaw to Amend the Official Community Plan Bylaw

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**WHEREAS** the Council of the Village of Chase has adopted the Village of Chase Official Community Plan Bylaw No. 896-2021;

**AND WHEREAS** the Council of the Village of Chase deems it necessary to amend Bylaw No. 896-2021;

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

1. This Bylaw may be cited as "Official Community Plan Amendment Bylaw No. 915-2022".
2. Schedule A, Land Use Plan, of the Official Community Plan Bylaw No. 896 is hereby amended by implementing a land use designation on a portion of Parcel C, Plan A634, District Lot 517, Kamloops Division Yale District, Except Plan 27406, as '*General Residential*' as shown outlined in heavy red line on Schedule "A" attached hereto and forming part of this bylaw.
3. Schedule B, Land Use Map, of the Official Community Plan Bylaw No. 635 is hereby amended by implementing a land use designation on a portion of Parcel C, Plan A634, District Lot 517, Kamloops Division Yale District, Except Plan 27406, as 'Parks, Recreation and Open Space' as shown outlined in heavy green line on Schedule "A" attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_

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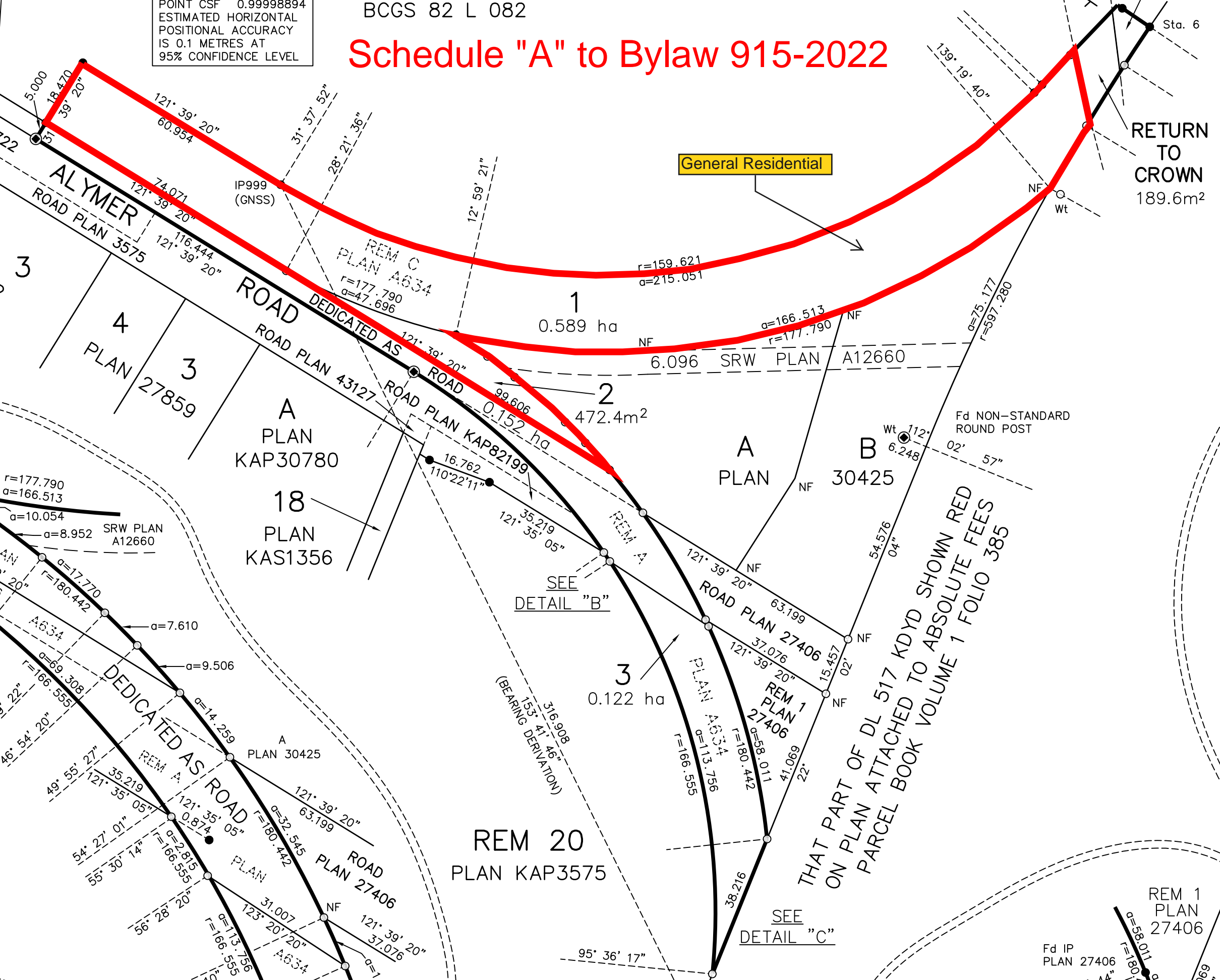
Rod Crowe, Mayor

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Sean O'Flaherty, Corporate Officer

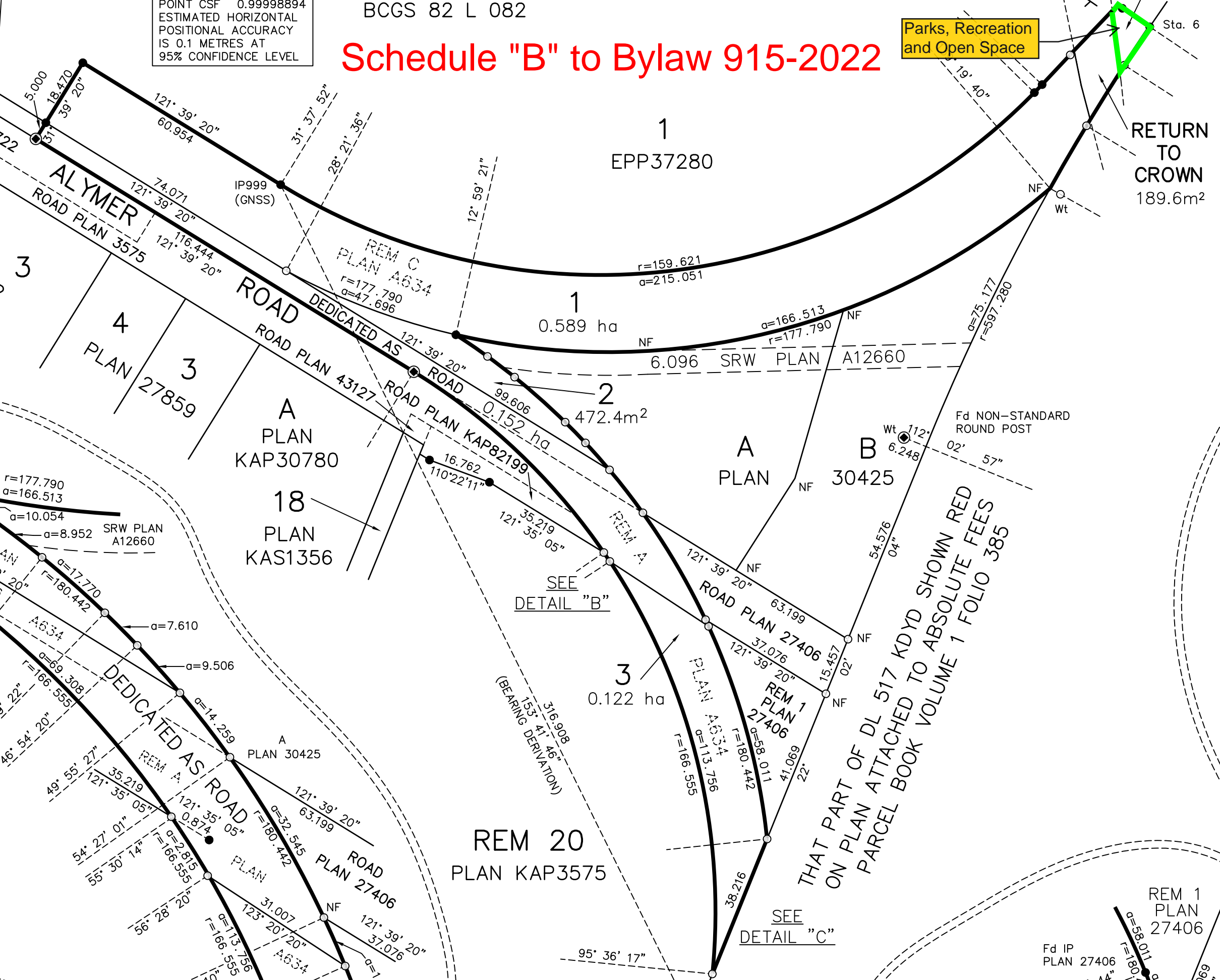
BCGS 82 L 082

**Schedule "A" to Bylaw 915-2022**



BCGS 82 L 082

## Parks, Recreation and Open Space





## VILLAGE OF CHASE Administrative Report

**TO:** Mayor and Council

**FROM:** Director of Corporate Operations

**DATE:** August 9, 2022

**RE:** Property Maintenance Amendment Bylaw No. 916-2022  
Zoning Amendment Bylaw No. 917-2022

---

### **ISSUE/PURPOSE**

In a recent decision by the Supreme Court of British Columbia regarding the Village's Property Maintenance Bylaw No. 731-2010, one of the key provisions in the bylaw received an unfavourable judicial interpretation. Although the Village was successful in the case of *Chase (Village) v. Garrick Automotive Ltd.* 2022 BCSC 325, the decision revealed a need for revisions to the Property Maintenance Bylaw and the Zoning Bylaw No. 683-2006 to clarify the intent to regulate the outdoor storing of vehicles. The proposed amendments will provide greater certainty in situations of unlicensed, uninsured or derelict vehicles.

### **OPTIONS**

1. Proceed with the recommended amendments to Property Maintenance Bylaw No. 731-2010 and Zoning Bylaw 683-2006.
2. Proceed with the recommended amendments to Zoning Bylaw 683-2006 and direct administration to draft a new Property Maintenance Bylaw that incorporates modernized enforcement tools for Council's consideration.
3. Do not proceed with the recommended amendments to Property Maintenance Bylaw No. 731-2010 and Zoning Bylaw 683-2006.

### **HISTORY/BACKGROUND**

The Property Maintenance Bylaw No. 731-2010 ("the PM Bylaw") was adopted on February 23, 2010 with the purpose of ensuring that property owners in the Village of Chase maintain houses, buildings and yards to acceptable standards. According to the provisions, property owners are responsible for keeping their yards free and clean from garbage, debris, derelict vehicles and unsightly overgrown grass, weeds and shrubs.

The Village was recently involved in a court case relating to unsightly growth and derelict vehicles. Following delays due to Covid-related restrictions, a summary trial hearing was held in June 2021. In February 2022 the Court granted the Village's request for an injunction requiring remedial action by the defendant. However, the decision also found that the PM Bylaw did not prohibit the storage of vehicles outdoors and was interpreted to prohibit the storing of materials inside or on top of vehicles located outdoors.

## **DISCUSSION**

The proposed amendments are intended to provide clarity to the Zoning Bylaw and the PM Bylaw regarding the outdoor storing of vehicles. The amendments would clarify the meaning of “outdoor storage” and “derelict vehicles” by adding definitions to the Zoning Bylaw. The Zoning Amendment Bylaw would also replace “front yard” with references to required setbacks, eliminating the uncertainty of defining “front yard” in relation to buildings.

The proposed amendments would remove section 8(1)(a) of the PM Bylaw, which states that “*No person may: cause or permit motor vehicles to be placed as outdoor storage on real property unless done in accordance with Zoning Bylaw No. 683-2006 and all amendments thereto.*” As the recent ruling interpreted the provision as prohibiting vehicles being used for storage, rather than prohibiting the storing of vehicles, section 8(1)(a) is ineffective in its original intent. However, section 6(1)(a) of the PM Bylaw already prohibits storage of anything that is unsightly and the Zoning Bylaw provisions prohibit storage that is contrary to the zoning rules.

## **FINANCIAL IMPLICATIONS**

None

## **POLICY IMPLICATIONS**

Sections 8 and 64 of the *Community Charter* gives local governments the option of passing a bylaw that regulates, prohibits and imposes requirements relating to unsightly conditions, refuse and derelict vehicles. Section 17 of the *Community Charter* provides authority for local governments to take remedial action to seek compliance of provisions.

## **STRATEGIC PLAN REFERENCE**

Administration and Finance: ensuring activities conform to applicable legislation, bylaws, Council policies and procedures, while maintaining transparency and accountability through our actions.

## **RECOMMENDATION**

**“THAT Property Maintenance Amendment Bylaw No. 916-2022 be read a first time.”**

**“THAT Property Maintenance Amendment Bylaw No. 916-2022 be read a second time.”**

**“THAT Zoning Bylaw No. 683-2006, Amendment Bylaw No. 917-2022 be read a first time.”**

**“THAT Zoning Bylaw No. 683-2006, Amendment Bylaw No. 917-2022 be read a second time.”**

**“THAT Zoning Bylaw No. 683-2006, Amendment Bylaw No. 917-2022 proceed to a public hearing.”**

Respectfully submitted,

*Original Signed by*  
*Director of Corporate Operations*

---

Approved for Council Consideration by CAO

*Original Signed by*  
*Chief Administrative Officer*

---

**VILLAGE OF CHASE  
BYLAW NO. 916-2022**

A Bylaw to Amend the Property Maintenance Bylaw No. 731-2010

---

**WHEREAS** the Council of the Village of Chase has adopted the Village of Chase Property Maintenance Bylaw No. 731-2010;

**AND WHEREAS** the Council of the Village of Chase deems it necessary to amend Bylaw No. 731-2010;

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

1. This Bylaw may be cited as "Property Maintenance Amendment Bylaw No. 916-2022".
2. That Bylaw No. 731-2010 be amended as follows:

1. Add to DEFINITIONS:

DERELICT VEHICLE means any vehicle or part thereof, propelled other than by muscle power, including a car, truck, airplane, all-terrain vehicle, recreation vehicle, motorcycle, or any modified configuration thereof which:

- a) is physically wrecked or disabled;
- b) in the case of a motorized vehicle, is not capable of operating under its own power or, in the case of a trailer, incapable of being towed in the manner a trailer is normally towed; or
- c) does not have attached number plates valid for the current year pursuant to the regulations of the *Motor Vehicle Act* R.S.B.C., 1996 c. 318, as amended.

OUTDOOR STORAGE without limiting the scope of this term with respect to items or materials other than DERELICT VEHICLES, includes locating or allowing to be located more than two DERELICT VEHICLES outdoors on the same parcel, each remaining in the same location for a period of seven days or more.

2. Remove Section 8(1)(a) in its entirety:

cause or permit motor vehicles to be placed as outdoor storage on real property unless done in accordance with Zoning Bylaw No. 683-2006 and all amendments thereto.



And that the Property Maintenance Bylaw No. 731-2010 as amended be re-numbered accordingly.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
Rod Crowe, Mayor

\_\_\_\_\_  
Sean O'Flaherty, Corporate Officer

**VILLAGE OF CHASE  
BYLAW NO. 917-2022**

A Bylaw to Amend the Village of Chase Zoning Bylaw No. 683-2006

---

**WHEREAS** the Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 683-2006;

**AND WHEREAS** the Council of the Village of Chase deems it necessary to amend Bylaw No. 683-2006;

**AND WHEREAS** the zoning amendment conforms to the Village of Chase Official Community Plan Bylaw No. 896, 2021 as amended from time to time;

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

1. This Bylaw shall be cited for all purposes as “Village of Chase Zoning Amendment Bylaw No. 917-2022”.
2. The following definitions are added to Section 2 – DEFINITIONS:

DERELICT VEHICLE means any vehicle or part thereof, propelled other than by muscle power, including a car, truck, airplane, all-terrain vehicle, recreation vehicle, motorcycle, or any modified configuration thereof which:

- a) is physically wrecked or disabled;
- b) in the case of a motorized vehicle, is not capable of operating under its own power or, in the case of a trailer, incapable of being towed in the manner a trailer is normally towed; or
- c) does not have attached number plates valid for the current year pursuant to the regulations of the *Motor Vehicle Act* R.S.B.C., 1996 c. 318, as amended.

OUTDOOR STORAGE without limiting the scope of this term with respect to items or materials other than DERELICT VEHICLES, includes locating or allowing to be located more than two DERELICT VEHICLES outdoors on the same parcel, each remaining in the same location for a period of seven days or more.

3. Sections 6.59.3(c), 6.63.2(a)(ii) and 6.83.2(b) are hereby replaced with:

Any part of a parcel used for outdoor storage shall be enclosed by screening consisting of a solid 2.5-metre-high fence or wall.

4. Sections 6.59.3(b), 6.63.2(a)(i) and 6.83.2(a) are hereby replaced with:

Outdoor storage is not permitted within the minimum setback from the front parcel line.

5. Sections 6.59.3(b), 6.63.2(a)(i) and 6.83.2(a) are hereby replaced with:

Outdoor storage is not permitted within the minimum setback from the front parcel line.

6. Section 4.10.2 is hereby replaced with:

**4.10.2** In all zones except C-3, M-1, M-2, and M-3 zones, fences, walls, or hedges which do not exceed 2.0 metres in height may be located on a parcel to the rear of the minimum setback from the front parcel line.

7. Section 4.10.3 is hereby replaced with:

**4.10.3** In C-3, M-1, M-2, and M-3 zones, fences, walls, or hedges which do not exceed 2.5 metres in height may be located on a parcel to the rear of the minimum setback from the front parcel line.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
Rod Crowe, Mayor

\_\_\_\_\_  
Sean O'Flaherty, Corporate Officer



## VILLAGE OF CHASE Administrative Report

**TO:** Mayor and Council  
**FROM:** Director of Corporate Operations  
**DATE:** 5 July 2022  
**RE:** Development Variance Permit DVP #2-2022, 918 Sicamous Avenue

---

### **ISSUE/PURPOSE**

To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the parcel line setback, and the rear yard fence height.

### **OPTIONS**

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

### **BACKGROUND**

The applicant, owner of the property at 918 Sicamous Avenue has applied to vary the front parcel line setback distance. The front parcel setback is tied to their 2019 Council-approved Development Permit and will require a setback relaxation to allow for the addition. Furthermore, the applicant wishes to install a fence along the rear parcel line higher than what is permitted in the Zoning Bylaw.

### **DISCUSSION**

Attached to this report are:

- Application
- Property Report
- Development Permit DP2019-2 Schedule A, and site plan

### **REFERRALS**

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

## **FINANCIAL IMPLICATIONS**

None

## **POLICY IMPLICATIONS**

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

A variance application can come forward at any time to vary a regulation pertaining to construction and development. Council needs to consider whether it is in the best interests of the neighbouring residents to allow the variance. The best way to hear from neighbouring residents is to allow the application to proceed and initiate the referral process.

## **RECOMMENDATION**

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

Respectfully submitted,

Approved for Council Consideration by CAO

*Original Signed by*  
*Director of Corporate Operations*

---

*Original Signed by*  
*Chief Administrative Officer*

---

## VILLAGE OF CHASE

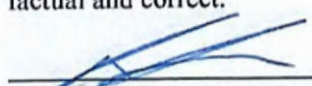
### Application for Permit

(please check one)

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

- 
1. Registered property owner's name, address and telephone number  
RYAN & ANDREA 19075 EBB AVE  
GARNEAU SURREY, BC (604) 812-8875
2. Authorized agent's name, address and telephone number (If agent is handling application, please supply written authorization from owner)  
N/A
3. Legal description and Property Identification Number of subject property  
PCL A BLK PLS/4 DL517
4. Approximate area of subject property  
6,600
5. Existing use of subject property  
RESIDENTIAL
6. Existing use of adjacent property  
SOUTH: RESIDENTIAL NORTH: COMMERCIAL
7. Detailed description including drawings, of the project or situation necessitating your application. Please provide additional pages as necessary.  
6' COVERED FRONT PORCH, ENTIRE LENGTH OF HOME

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

  
Signature of Owner or Agent

July 19 2021  
Date

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





## Property Information Report

Report Generated On: October 02, 2019 10:30:26 PM

Thompson-Nicola Regional District

300 - 465 Victoria St

Kamloops, BC V2C 2A9

T (250) 377-8673

F (250) 372-5048

E [gisinfo@tnrd.ca](mailto:gisinfo@tnrd.ca)

918 Sicamous Ave

### Parcel Description & Location

[More Details](#)

#### Legal Description:

PCL A BLK F PL 514 DL 517

#### District Lot:

517

#### Land District:

KDYD

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

Square Meter:

576.93

Acre:

0.143

Hectare:

0.058

Community: Chase

Local Authority: Village of Chase

School District: Kamloops/Thompson



### TNRD Services

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

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

### Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

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

### Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 683

Zoning: 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: Not applicable

Site Specific Zoning: Not Applicable

Development Permit Area: Area A

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCF Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

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

Post-Wildfire Geohazard Risk Restrictions: Unknown

### Development Applications & Permits

- from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio:	Development Application Number:		Development Application Type:		Status:
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00159.010	BP015058	Dec 14, 2017	Dec 21, 2017	Jan 23, 2018	COMPLETED
	Type of Construction:				
	Demolition of single family dwelling				
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
512.00159.010	BP015883	Sep 05, 2019			ACTIVE
	Type of Construction:				
	Placement of a manufactured home				

### BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00159.010	030-031-079	2019	\$79,800.00	\$700.00	1-Res
512.00159.010	030-031-079	2018	\$78,900.00	\$47,400.00	1-Res
Folio:	Actual Use:	Manual class:			
512.00159.010	RESIDENTIAL OUTBUILDING ONLY	GEN PURP SHED & OUTBLG.L.-QLTY			

**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](#).



## VILLAGE OF CHASE

### DEVELOPMENT PERMIT DP2019-2

---

1. This Development Permit is issued subject to all the bylaws of the Village of Chase, except as specifically varied or supplemented herein.
2. This Development Permit applies only to those lands within the Village of Chase described below and any developments thereon:

**Permittee: Ryan and Andrea Garneau**  
**Street Address: 918 Sicamous Avenue**  
**Legal Description: PCL A BLK F PL 514 DL 517**

3. The development shall be undertaken in accordance with the terms and conditions of this Permit and the provisions of the Village of Chase Official Community Plan Bylaw No. 635 – 2002, Development Permit Area “A”.
4. The permittee will ensure that all works, including landscaping, undertaken in any right-of-way, public property, Riparian Area or Agricultural Land Reserve will not be done until all applicable approvals have been granted.
5. The provisions of all applicable codes, legislation and regulations are not otherwise varied by this Permit.
6. This Development Permit is valid for one year unless an extension is granted by resolution of the Village Council. If the permittee does not commence the development permitted under the authority of this Permit within one year from the date of issuance, this Permit shall be deemed to have lapsed.
7. Any application to amend this Permit shall be considered a new application unless specifically authorized by the Village Council.
8. This Development Permit is not a Development Variance Permit.
9. This Development Permit is not a Building Permit.

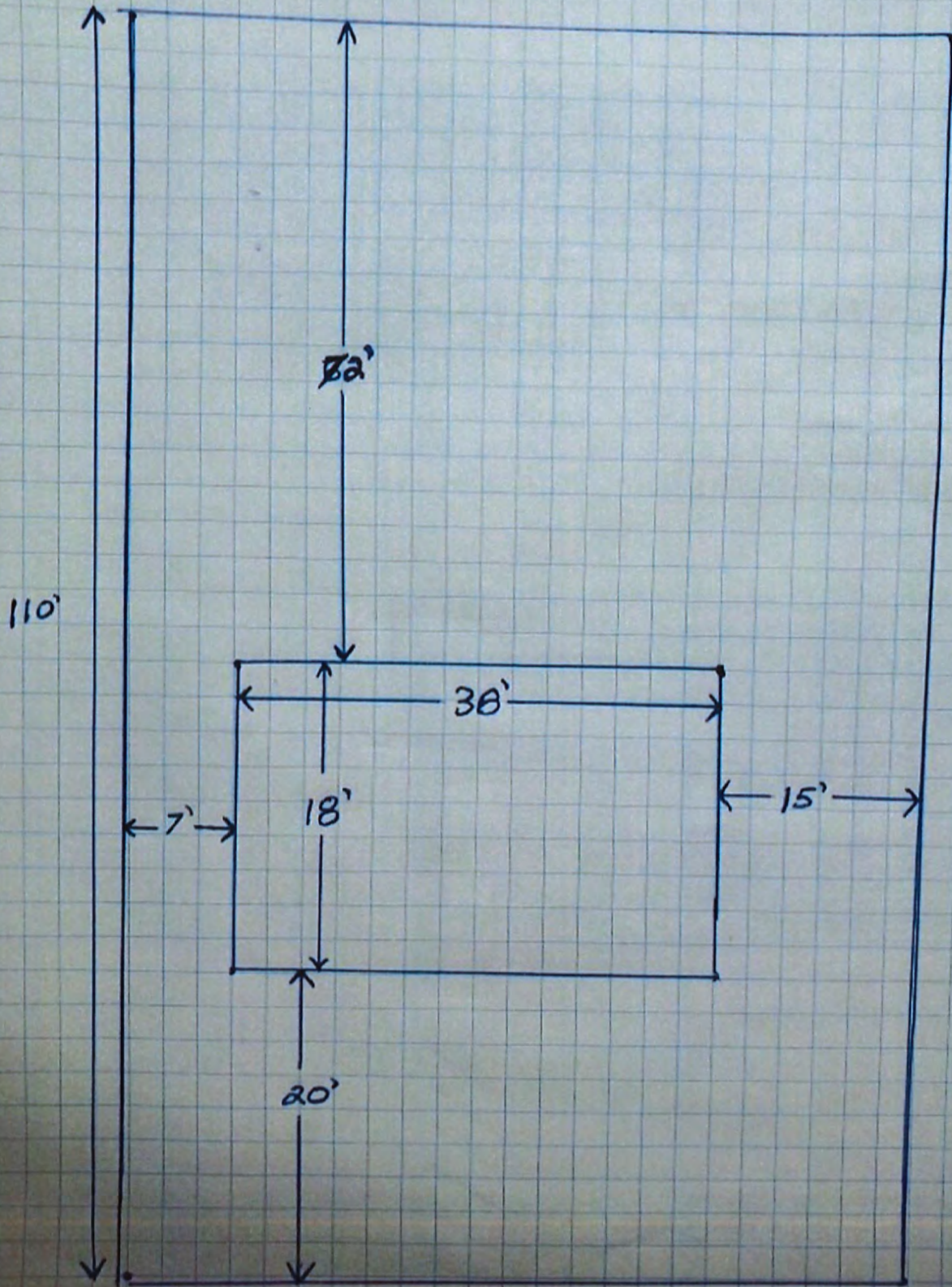


## Schedule A





Shuswap Ave



Sicamous Ave



## VILLAGE OF CHASE Administrative Report

**TO:** Mayor and Council  
**FROM:** Director of Corporate Operations  
**DATE:** 15 July 2022  
**RE:** Application to Vary Regulations of Village of Chase Zoning Bylaw 683-2006  
424 Bay Street

---

### **ISSUE/PURPOSE**

To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the zoning regulations on an accessory building.

### **OPTIONS**

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

### **BACKGROUND**

This former accessory building on the property was subject to a fire on August 30, 2020 and was a total loss. The *Local Government Act* stipulates that pre-existing, non-conforming status or 'grandfathering', expires when the value of the structure burns more than 75% of its value above the foundations.

The applicant, owner of the property at 424 Bay Street has applied to vary the allowable maximum size of an accessory building, the front parcel setback, and the accessory building height.

The maximum size of an accessory building is **65 m<sup>2</sup>** according to the zoning bylaw, and the application requests a variance to allow the accessory building to be **89.3 m<sup>2</sup>**.

The minimum front parcel setback is **6.0m** according to the zoning bylaw, and the application requests a variance to allow the accessory building to be built **4.5m** from the front parcel line.

The maximum height of an accessory building is **5.0 m** according to the zoning bylaw, and the application requests a variance to allow the accessory building to be built **7.1m** high.

## **DISCUSSION**

Attached to this report are:

- Application
- Property Report

## **REFERRALS**

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

## **FINANCIAL IMPLICATIONS**

None

## **POLICY IMPLICATIONS**

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

A variance application can come forward at any time to vary a regulation pertaining to construction and development. Council needs to consider whether it is in the best interests of the neighbouring residents to allow the variance. The best way to hear from neighbouring residents is to allow the application to proceed and initiate the referral process.

## **RECOMMENDATION**

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

Respectfully submitted,

Approved for Council Consideration by CAO

*Original Signed by*  
*Director of Corporate Operations*

---

*Original Signed by*  
*Chief Administrative Officer*

---



RECEIVED  
Village of Chase

JUN 28 2022

VILLAGE OF CHASE

Application for Permit

(please check one)

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

Original \_\_\_\_\_  
File \_\_\_\_\_  
Copy \_\_\_\_\_  
Agenda \_\_\_\_\_

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

DAVID GRABINS 424 Bay Tr 250 679 8658

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

3. Legal description and Property Identification Number of subject property

LOTA PLAN 29747 D.L. PID # 004-186-605

4. Approximate area of subject property

.23 ACRE 89.00 x 116.05

5. Existing use of subject property

RESIDENTIAL

6. Existing use of adjacent property

RESIDENTIAL - DUPLEX

7. Detailed description including drawings, of the project or situation necessitating your application. Please provide additional pages as necessary.

SHOP + GARAGE DAMAGED IN FIRE TORN DOWN BY INSUR.  
TO REBUILD TO THE SAME SIZE REQUIRES VARIANCE  
OF AREA FROM 750 SQ FT TO 1000 SQ FT AND HEIGHT FROM  
17 FT TO 23 FT 8 IN

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

Signature of Owner or Agent

Date

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

# **DRAWING LIST:**

- 001 - SITE PLAN, SCALE: 1:200
- 002 - FOUNDATION PLAN, SCALE: 3/16"=1'-0"
- 003 - GROUND FLOOR PLAN, SCALE: 3/16"=1'-0"
- 004 - FIRST FLOOR PLAN, SCALE: 3/16"=1'-0"
- 005 - ROOF PLAN, SCALE: 3/16"=1'-0"
- 006 - SECTION 1 & 2 PLAN, SCALE: 3/16"=1'-0"
- 007 - SECTION 3 PLAN, SCALE: 3/16"=1'-0"
- 008 - ELEVATIONS PLAN, SCALE: 3/16"=1'-0"
- 009 - ELEVATIONS PLAN, SCALE: 3/16"=1'-0"
- 010 - ELEVATIONS PLAN, SCALE: 3/16"=1'-0"
- 011 - ASSEMBLIES, SCALE: NTS
- 012 - SCHEDULES, SCALE: AS SHOWN
- 013 - DETAILS, SCALE: AS SHOWN
- 014 - GENERAL NOTES

## **CMIC ADDRESS:**

424 BAY STREET,  
CHASE, B.C.

## **LEGAL DESCRIPTION:**

LOT A PLAN KAP29747 DL 517 LD 25  
PID: 004-186-605

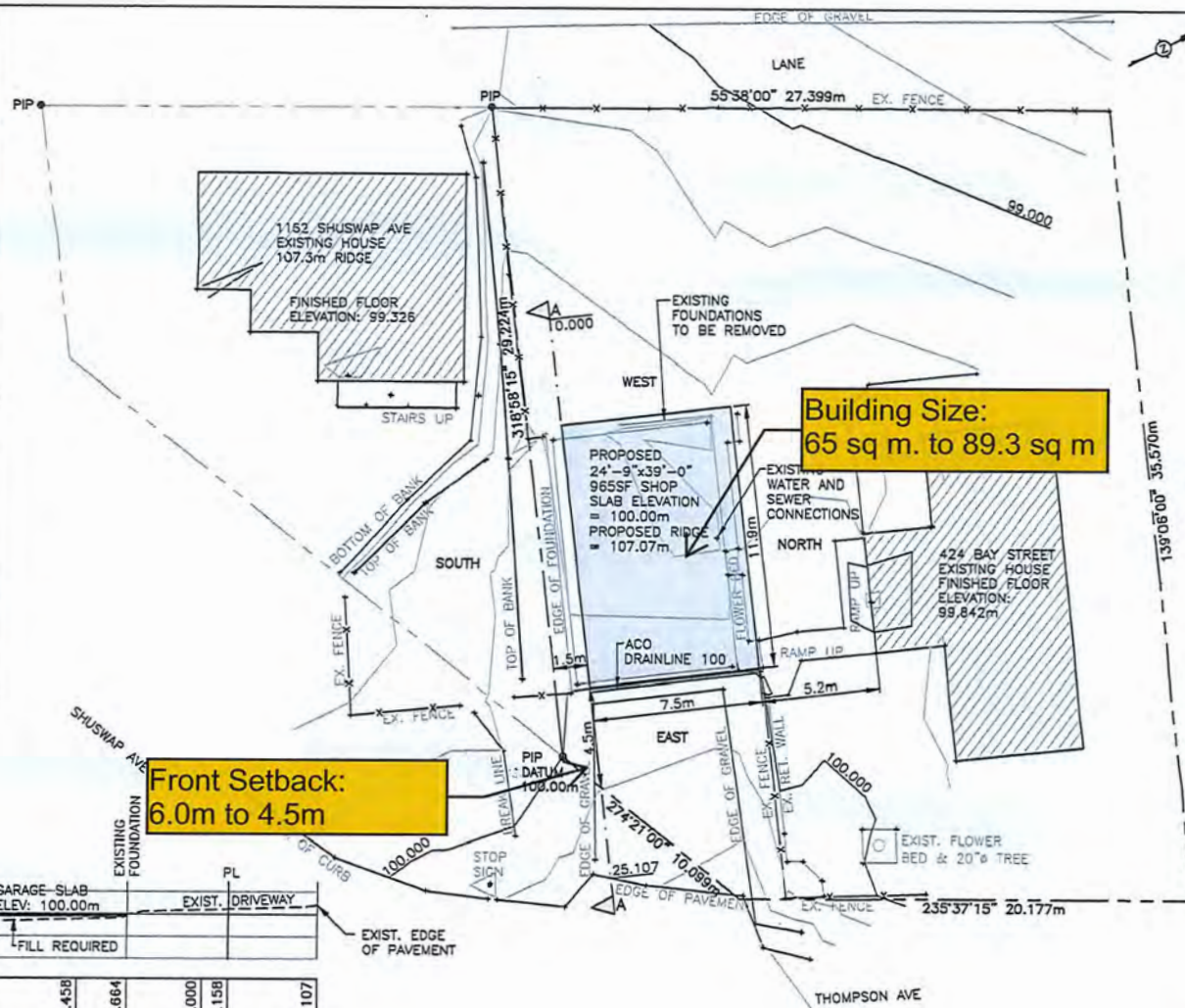
## **ZONING DETAILS - R1**

MINIMUM SETBACK OF ACCESSORY BUILDING FROM:  
FRONT PARCEL LINE = 6m  
REAR PARCEL LINE = 6m  
INTERIOR SIDE PARCEL LINE = 1.5m  
EXTERIOR SIDE PARCEL LINE = 3m

MAXIMUM BUILDING HEIGHT FOR  
ACCESSORY BUILDING = 6m  
MAXIMUM FLOOR AREA FOR  
ACCESSORY BUILDING = 65m<sup>2</sup>

VARIANCES FOR THE ACCESSORY BUILDING APPLIED  
FOR AT THE VILLAGE OF CHASE, AS FOLLOWS:

1. ACCESSORY BUILDING SIZE = 179m<sup>2</sup>
2. FRONT SETBACK, SOUTHEAST CORNER, 4.5m  
TO ACCESSORY BUILDING
3. ACCESSORY BUILDING HEIGHT = 7.1m



**Front Setback:**  
6.0m to 4.5m

**Building Size:**  
65 sq m. to 89.3 sq m

	GROUND FLOOR ELEV: 100.31m	GARAGE SLAB ELEV: 100.00m	PL
100.000	POST GRADE	2FT CRAWLSPACE	FILL REQUIRED

CHAINAGE	0.000	4.774	10.000	14.458	16.664	20.000	21.158	25.107
GROUND MODEL LEVEL	99.538	99.668	99.648	99.776	99.990	100.200	100.241	100.426

SECTION A-A  
SCALE: 1:200

**SITE PLAN PLAN**  
SCALE: 1:200

## **NOTES**

CONTOURS SHOWN AT 0.25m  
INVERVALS

Rev	Date	Description	Drawn	Check
1				

**EHD ENGINEERING LTD.**  
PO BOX 25041 BROCKLEHURST  
KAMLOOPS BC V2B 8R6  
1-250-434-4529  
ehdconsulting@shaw.ca  
www.ehdconsulting.com

**CLIENT: DAVE GIBBINS**

**Project**

**SHOP REBUILD**  
424 BAY STREET,  
CHASE, B.C.

**Drawing Title**

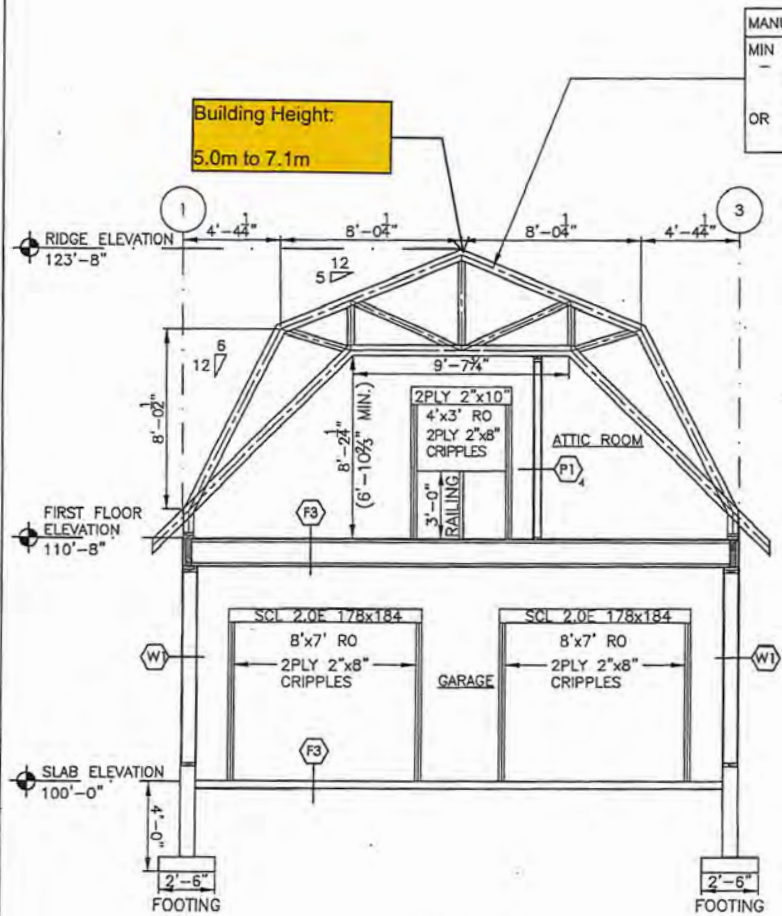
**SITE PLAN**

Scale: 1/8"=1'-0" Date: JUL 19, 2022 Draft: AS Eng: JOC

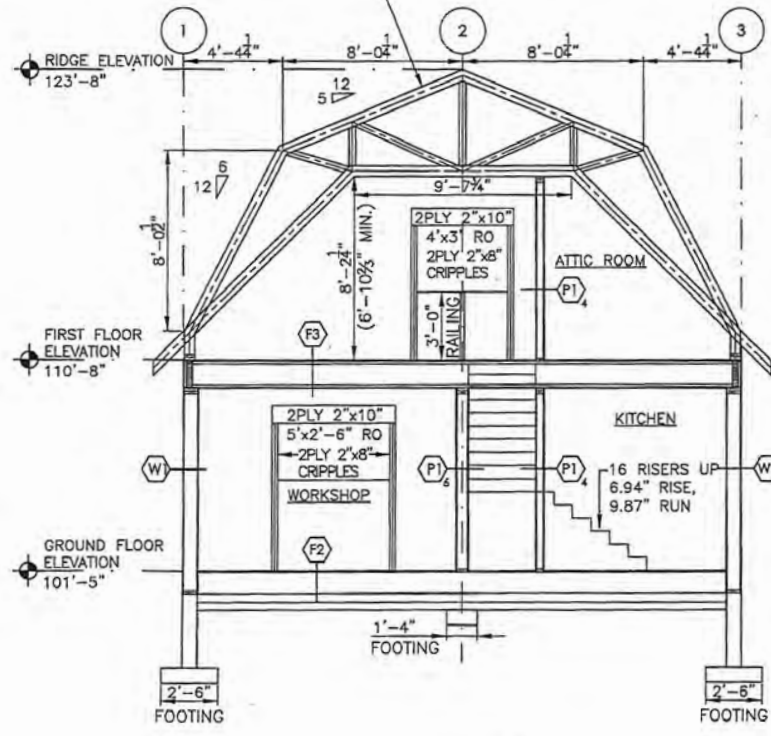
Status: **PRELIMINARY**

Org. No. 905/22 - 001 Rev 1





SECTION 1  
SCALE: 3/16"=1'-0"



SECTION 2  
SCALE: 3/16"=1'-0"

NOTES

EHD ENGINEERING LTD. PO BOX 25041 BROCKLEHURST KAMLOOPS BC V2B 8R6 1-250-434-4529 ehdconsulting@shaw.ca www.ehdconsulting.com			
CLIENT: DAVE GIBBINS			
Project SHOP REBUILD 424 BAY STREET, CHASE, B.C.			
Drawing Title SECTION 1 AND SECTION 2			
Scale 3/16"=1'-0"	Date JUN22,2022	Draft AS	Eng IGC
Status PRELIMINARY			
Drg. No. 905/22 - 006		Rev 1	



## Property Information Report

Report Generated on: June 23, 2022 01:45:45 PM

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

424 Bay St

### Parcel Description & Location

[More Details](#)

#### Legal Description:

LOT A DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT  
PLAN 29747

#### Plan Number:

KAP29747

#### Parcel Type (Class):

SUBDIVISION

#### Owner Type:

PRIVATE

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

Square Meter:

943.81

Acre:

0.233

Hectare:

0.094

#### Community: Chase

#### Local Authority: Village of Chase

#### School District: Kamloops/Thompson



### TNRD Services

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

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

### Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

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

### Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 683

Zoning: R-1

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Little Shuswap Lake

Lake Classification: Development Lake, Special Case Lake

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: N/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 enquiries, contact the Local Authority)

[More Details](#)

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

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

### BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
512.00330.005	004-186-605	2021	\$104,000.00	\$210,000.00	1-Res

Folio:	Actual Use:
512.00330.005	SINGLE FAMILY DWELLING

Manual class:
1 STY SFD-AFTER 1930-FAIR

**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](#).





# *VILLAGE OF CHASE*

## *Memorandum*

**Date:** July 27, 2022  
**To:** Mayor and Council  
**From:** Director of Corporate Operations  
**RE:** Village Green Mobile Home Park Paving

---

Udo von Doehren of Holstein Holdings Ltd. has requested that the public road adjacent to his Village Green Trailer Park be paved. We have record that he has previously made similar requests in 2020 and 2017.

The Village's asset management program for roads began in earnest in 2020 and a pavement condition assessment report was completed in 2021.

This section of road was included in the 2022 capital paving budget and went to tender. The tender prices received were 70% higher than anticipated due to inflation and producer costs. The scope of the tender had to be reduced to meet the budget, and removing this section trimmed \$150,000.

Any changes to the 2022 capital paving program at this point is strongly discouraged as the window for paving before November is closing and the scope change would also have to correlate with the contractor's schedule. Also, we cannot compromise the Thompson/Chase intersection grant-funded project.

This subject road is important for both Holstein Holdings Ltd. as it benefits his tenants, and also the Village as it completes an important connection between the improved Thompson/Chase intersection and the Willson Park trail system including the new bridge.

Dust control on this section of road was completed on July 22 which has abated most of the dust problems for this year.

### **Options:**

Council could amend the 2022 budget bylaw, and tender the project

Council can defer the project to 2023

**RECOMMENDATION**

**THAT the funding for the unpaved portion of Thompson Avenue be deferred to the 2023 budget deliberations.**

Respectfully submitted,

*Original Signed by*  
*Director of Corporate Operations*

---

Approved for Council Consideration by CAO

*Original Signed by*  
*Chief Administrative Officer*

---

RECEIVED  
Village of Chase

JUN 23 2022

Original \_\_\_\_\_  
File \_\_\_\_\_  
Copy \_\_\_\_\_  
Agenda \_\_\_\_\_

June 22, 2022

Holstein Holdings Ltd.  
9990 Jones Dr.  
Chillkwack, BC  
V4Z 0A9

email: holstein.von@gmail.com  
Cell: 604 389 9010

Village of Chase  
Mayor R. Crowe and Members of Council  
P.O.Box 640  
826 Okanagan Ave.  
Chase, BC  
VOE 1M0

**Re:Village Green Park, 746 Thompson Ave .**

Dear Mayor Crowe and Members of Council,

this letter is a request to upgrade the road infrastructure fronting the final 300 ft. of the Gazetted public Road of Thompson Ave.

It is not a new request, it was made to previous administrations dating back to 2017 and before that in a more informal way. However ,sadly, despite assurances and commitments from previous Administrations that the last stretch of unfinished paving of this public road would be completed, nothing ever was done.

The section in question is open to the public and infrastructure improvement was always neglected and in a deplorable state resembling a dirt road that is not seen anywhere else in the downtown area of Chase.

I ask that you request your staff to provide copies of my letters, going back to 2017 and also staff notes with respect to meetings and discussions dealing with my request for equal access to road infrastructure that is afforded to all other residents in the downtown area { and all of Thompson Ave.- except the portion fronting my park}.

Just to point out the most recent communications with senior staff and operations management, I summarize:

Cont,d page1/ 2

Page 2

Letter to Mayor of Chase and Members of Council

In 2020 when the adjacent area of my park was paved (referring to the road and space surrounding the Fire hall, Ambulance , Clinic, Library and parking areas) I was assured that the road frontage of my park would also be completed at that time, but sadly, it was not. Later, following that ,I was again assured that a proposal was to be presented to Council for an improved access to Wilson Park via Thompson Ave.{my park borders Wilson Park} and if approved, that the dirt road section fronting my property would be paved as it was realized by staff that then the public traffic would increase resulting in an unacceptable increase of dust exposure to the home owners in the park, {Park Residents did also lodge complaints). As you now know, the access to the park is now in place, traffic has increased, but I am frustrated to see again this small remaining section of Thompson Ave, **is still a dirt road.. What do you think I, or the home owners in my park should make of all of this???**

I respectfully request that under your administration my reasonable and long overdue request for the unfinished section of the public road be paved as soon as reasonably possible.

I thank you in advance Mayor Crowe and all Members of Council for now finally granting approval for this long overdue infrastructure road improvement for the remaining dirt road section fronting my Park and look forward to an affirmative response.

Respectfully submitted,

Yours truly,  
Holstein Holdings Ltd.

  
Udo E. von Doehren  
Pres.

Bcc. Park Home Owners



## Sean O'Flaherty

---

**From:** Dave Underwood <dunderwood@true.bc.ca>  
**Sent:** Tuesday, July 19, 2022 11:32 AM  
**To:** Sean O'Flaherty  
**Subject:** RE: Thompson paving

Hi Sean,

The asset management plan associated with Village's road network has been prepared on the basis of achieving a minimum asphalt condition rating as measured by the Pavement Condition Index (PCI). PCI is a standard index commonly used in North America. It expresses the condition of the pavement surface as a function of the severity and extent of the visible surface distresses.

Thompson Avenue, west of Chase Street, consists of a gravel road. As such, this road was not assessed in terms of an pavement condition rating since it comprises a gravel surface. Accordingly, the renewal of this road has not been included in the pavement management plan/asset management plan. This road segment is classified as a Local Road.

The minimum level of service associated with a Local Road is defined within the Village's Subdivision and Development Servicing Bylaw and comprises 8.0m of pavement width, curb and gutter, as well as sidewalk on one side of the road. It is unclear why this road segment was not paved at time of development of Village Green Park. At present, this segment of road does not achieve the minimum level of service as defined within the Village's bylaw. It is my understanding that there may be other roads in Chase that do not achieve the minimum level of service as defined within the Village's bylaw.

From an engineering perspective, the only factor that would influence the timing of establishing pavement on this road segment would be the condition of the utilities that parallel this road corridor. An existing sanitary sewer main is present in this area. Records indicate that this main comprises PVC and was installed in 1987. As such, replacement of this main is not considered a high priority. There are no other records of utilities in this area.

The decision to pave Thompson Ave west of Chase St is therefore a political decision to be made by the Village. The justification for establishing pavement would be to achieve a road that meets the minimum level of service as defined within the Village's Subdivision and Development Servicing Bylaw.

Hopefully this provides the Village with the information it requires in this regard. If there are questions or should you wish to discuss, please do not hesitate to contact me.

Regards,

Dave



Dave Underwood, P. Eng.  
**TRUE Consulting**  
t 250-828-0881 ext 235, f 250-828-0717, c 778-220-6929  
201-2079 Falcon Road, Kamloops, BC, V2C4J2  
[www.true.ca](http://www.true.ca)  
ENGINEERING    URBAN DESIGN  
PLANNING        LAND SURVEYING



# *VILLAGE OF CHASE*

## *Memorandum*

**Date:** July 16, 2022  
**To:** Mayor and Council  
**From:** Director of Corporate Operations  
**RE:** 2022 Capital Project – Road Rehabilitation

---

Recently two tender bids were received for the Village's 2022 paving plans.

Two companies submitted bids, BA Dawson Blacktop Ltd., and Okanagan Aggregates Ltd.

Okanagan Aggregates' bid was lower, and all requirements of the tender have been received and achieved. Okanagan Aggregates is able to mobilize and start works very quickly after they are officially awarded the contract and contract documents have been signed.

The contractor will be providing a detailed construction schedule after award is received. Information will be passed on to Mayor and Council, staff and the public regarding the works.

### **RECOMMENDATION**

**THAT Council award the 2022 Road Rehabilitation works contract to Okanagan Aggregates' Ltd. in the amount of \$408,883.17.**

Respectfully submitted,  
*Original Signed by*  
*Director of Corporate Operations*

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Approved for Council Consideration by CAO  
*Original Signed by*  
*Chief Administrative Officer*

---



July 20, 2022

Our File: 1377-281

Village of Chase  
826 Okanagan Avenue  
Chase, VC V0E 1M0

Attn: Sean O'Flaherty

**RE: Recommendation of Award – 2022 Road Rehabilitation**

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Tenders for the above noted project were opened at the Village of Chase office on Monday May 30<sup>th</sup>, 2022 at 2:00 pm. A total of two (2) tenders were received prior to closing time. The tenders were complete with a bid bond, and surety's consent for performance bond.

<b>Tender</b>	<b>Tender Price (incl taxes)</b>
Okanagan Aggregates Ltd.	\$677,641.13
BA Dawson Blacktop Ltd.	\$764,003.10

The two received tenders were over the Village's budget. After tender close, a reduced project scope was developed with Village Staff and re-priced by the low bidder (Okanagan Aggregates Ltd.). The revised tender price of the project with a reduced scope is \$408,883.17 (inclusive of contingency and taxes).

On the basis of the preceding, we hereby recommend that this project be awarded to Okanagan Aggregates Ltd. for \$408,883.17 in accordance with their revised price, submitted July 15<sup>th</sup>, 2022.

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**

A handwritten signature in blue ink that reads "Alex Spice".

Alex Spice, EIT

AJS/jr

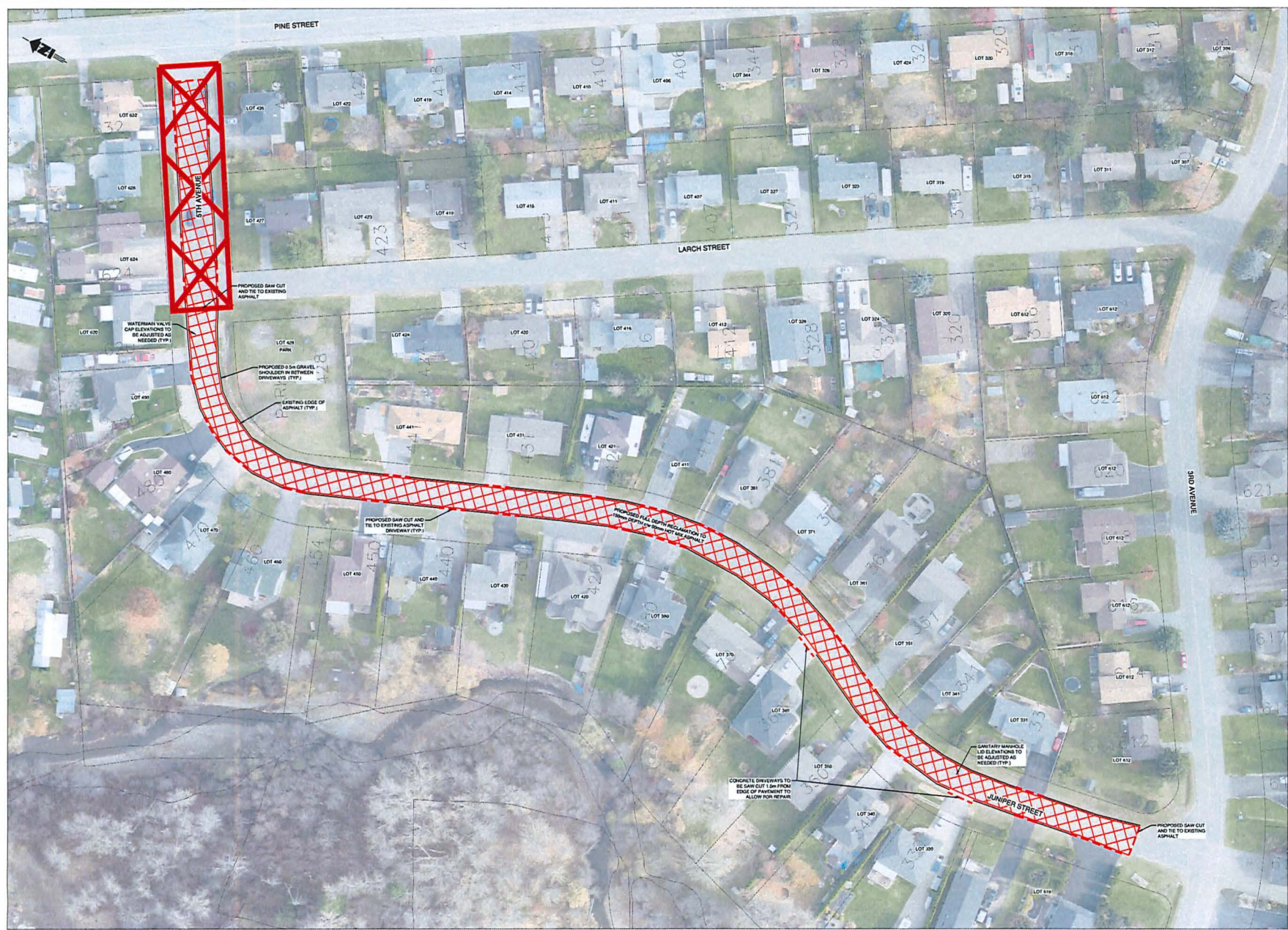
Enclosure

R:\Clients\1300-1399\1377\1377-281\02 Correspondence\Outgoing\to Village of Chase\1377-281 - Chase-O'Flaherty Reco\Award 2022-07-20.docx

201-2079 Falcon Road ■ Kamloops BC ■ V2C 4J2 ■ [www.true.bc.ca](http://www.true.bc.ca) ■ tel 250.828.0881 ■ fax 250.828.0717

ENGINEERING ■ PLANNING ■ URBAN DESIGN ■ LAND SURVEYING





1	10/1	MAILED FOR REVIEW	10/1	10/1
2	10/1	REVISION	10/1	10/1

ISSUES / REVISIONS

CONTRACT NO. 10/1

**DRAFT**

**TRUE CONSULTING**

3811 - 2018 Tuxton Road - Kamloops BC - V2C 4Z2  
 Tel: 250-838-8811 • Fax: 250-838-8817  
 info@trueconsulting.ca



**ROAD REHABILITATION**

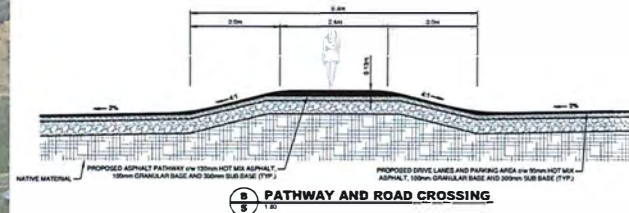
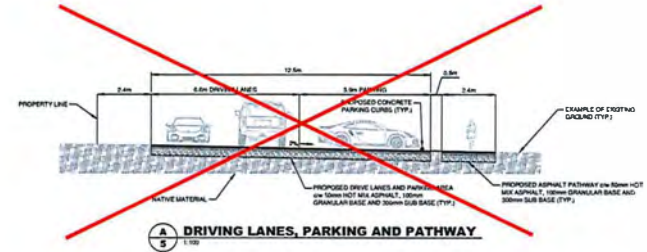
**ROAD REHABILITATION  
JUNIPER STREET  
AND  
5TH AVENUE**

SCALE	1" = 50'
Drawn by	CU
Checked by	MR
Date	APRIL 2022
PROJECT / SHEET NO.	1377-281
DATE	2 OF 5

**1377-281-02**

1





NO.	DATE	ISSUES / REVISIONS
1	04/18/2022	ISSUES FOR REVIEW
2	04/18/2022	ISSUES FOR REVIEW
3	04/18/2022	ISSUES FOR REVIEW
4	04/18/2022	ISSUES FOR REVIEW
5	04/18/2022	ISSUES FOR REVIEW
6	04/18/2022	ISSUES FOR REVIEW
7	04/18/2022	ISSUES FOR REVIEW
8	04/18/2022	ISSUES FOR REVIEW
9	04/18/2022	ISSUES FOR REVIEW
10	04/18/2022	ISSUES FOR REVIEW

**DRAFT**

**TRUE CONSULTING**

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Tel: 252.888.8881 • Fax: 252.888.8882  
info@trueconsulting.com

**SIDEWALK AND WALKING PATH**

**WILLSON PARK DRIVE LANES, PARKING AND WALKING PATH**

AS NOTED

1377-081-05

1



