



## **AGENDA**

Regular Meeting of the Council of the Village of Chase  
To be held at the Chase Community Hall, 547 Shuswap Avenue  
Tuesday, October 13, 2020 at 4:00 p.m.

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

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

Resolution:

**“THAT the October 13, 2020 Village of Chase Regular Council meeting agenda be adopted as presented.”**

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

#### **3.1 Regular Meeting held September 8, 2020**

Pages 1-6

Resolution:

**“THAT the minutes of the September 8, 2020 Regular Meeting of Council 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 7-14

### **8. UNFINISHED BUSINESS**

#### **8.1 101 Aylmer Road – Boscher Land Purchase Request**

Pages 15-42

Memorandum from the Corporate Officer

Recommendation:

**“THAT Council accept the appraisal report from Cosh Property Appraisals, and sell approximately 1740 ft<sup>2</sup> (162 m<sup>2</sup>) to the Boschers at the appraised rate of \$5.05 per square foot (\$0.469 m<sup>2</sup>).”**

#### **8.2 2021 1-Year Permissive Tax Exemption Bylaw No. 893-2020**

Pages 43-44

The bylaw has received first and second reading and has been statutorily advertised. Council may give the bylaw a third reading. Alternatively, Council may want to amend the recipient list by rescinding second reading, making a change, reading the bylaw a second time, and advertise for 2 more weeks. Regardless, the bylaw requires at least one day between third reading and adoption.

Recommendation:

**“THAT the 2020 Permissive Tax Exemption Bylaw No. 893-2020 be given third reading.”**

- 8.3 Firetruck Procurement  
Report from the CFO

Page 45

Recommendation:

**Council direction is requested**

- 8.4 Arena Operations Partnering Agreement

Council will be provided the Partnering Agreement on Monday October 12, 2020

## 9. NEW BUSINESS

- 9.1 Council Remuneration  
Report from the CFO

Pages 46-48

Recommendation:

**Council direction is requested.**

- 9.2 Application for Development Variance Permit – 1013 Paquette Road  
Report from the Corporate Officer

Pages 49-57

Recommendation:

**“THAT the Development Variance Permit application from Dan Nelson, 1013 Paquette Road, be commuted into a zoning bylaw amendment to allow for higher fence heights in the rear yard for all properties that border the Trans-Canada Highway; AND,**

**Refund the applicant his \$500 application fee.”**

- 9.3 Commercial Business Fire Code Inspections  
Report from the CAO

Pages 58-59

Recommendation:

**“THAT Administration be directed to develop a bylaw to institute fees for LAFC fire safety re-inspections at businesses within Chase and that fines also be included in such a bylaw to be used as a heavier tool to gain compliance of fire safety requirements.”**

- 9.3 Community Economic Recovery Infrastructure Program (CERIP)  
Report from the CAO

Pages 60-61

Recommendation:

**“THAT staff submit grant funding application for upgrades to improve pedestrian and vehicular access to Willson Park to the Community Economic Recovery Infrastructure Program; AND,**

**THAT Council supports the project and commits to its share of the project (\$0), as well as any cost overruns; AND,**

**THAT the Village of Chase will provide overall grant management for the project.”**

- 9.5 Chase Lions – Request Community Hall, Room B Pages 62-63  
Letter from Jeanne Talbot, President, Chase Lions Club

When COVID-19 appeared, Council restricted usage of the Community Hall to the upstairs only. A resolution of Council is required to permit usage of Room B (in the basement) by anyone.

Council direction is requested.

- 9.6 Universal Access to no-cost prescription contraception Pages 64-65  
Letter from the Mayor of the City of New Westminster

Council direction is requested.

- 9.7 Chase Fire and Rescue – Auto Extrication Training Site Page 66  
Letter of request from the Fire Chief

Council direction is requested.

## **10. NOTICE OF MOTION**

## **11. RELEASE OF IN CAMERA ITEMS**

None.

## **12. IN CAMERA**

None.

## **13. ADJOURNMENT**

Resolution:

**“THAT the October 13, 2020 Village of Chase Regular Council meeting be adjourned.”**



Minutes of the Regular Meeting of the Council of the Village of Chase  
held at the Chase Community Hall, 547 Shuswap Avenue on  
Tuesday, September 8, 2020 at 4:00 p.m.

**PRESENT:** Mayor Rod Crowe  
Councillor Alison (Ali) Lauzon  
Councillor Ali Maki  
Councillor Steve Scott  
Councillor Fred Torbohm

**In Attendance:** Joni Heinrich, Chief Administrative Officer  
Sean O'Flaherty, Corporate Officer  
Joanne Molnar, Chief Financial Officer  
Brian Lauzon, Fire Chief

**Public Participants:** 5

Mayor Crowe announced that he proclaimed September 2020 as **Literacy Month** in the Village of Chase.

Mayor Crowe announced that he proclaimed September 21-27, 2020 as **Rail Safety Week** in the Village of Chase.

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

Moved by Councillor Scott

Seconded by Councillor Lauzon

**"THAT the September 8, 2020 Village of Chase Regular Council meeting agenda be adopted as presented."**

**CARRIED**

**#2020/09/08\_001**

**3. ADOPTION OF MINUTES**

**3.1 Regular Meeting held August 11, 2020**

Moved by Councillor Torbohm

Seconded by Councillor Maki

**"THAT the minutes of the August 11, 2020 Regular Meeting of Council be adopted as presented."**

**CARRIED**

**#2020/09/08\_002**

**3.2 Public hearing held August 11, 2020**

Moved by Councillor Scott

Seconded by Mayor Crowe

**"THAT the minutes of the August 11, 2020 Public Hearing be adopted as presented."**

**CARRIED**

**#2020/09/08\_003**

**4. PUBLIC HEARING**

None

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

James Douglas, of #16-566 Coburn Street, regarding item 9.8, introduced himself as the Chair of the strata council of Old Orchard Park trailer park. He expressed a concern related

to some possible danger trees in and around the riparian area that is adjacent to Old Orchard trailer. He indicated that they have been unsuccessful in applying for the necessary permits required to handle the situation themselves. They understand that the trees belong to the province, and is inviting the Village of Chase to assist them in mitigating this issue.

Ken Tompkins, of 566 Coburn Street, regarding item 9.8, reiterated Mr. Douglas' concerns, and added that the cottonwood trees in question grow quickly, then after approximately 20 years, they begin to rot, and the branches can break and fall off, potentially causing structural damage.

## 6. DELEGATIONS

### 6.1 Leslie Brochu and Jamie Humphrey, Oncore Seniors Society

Ms. Brochu, of Oncore Seniors Society, presented a proposal to Council to develop seniors housing in Chase. The project would involve a partnership between the Village and Encore where the Village would provide the land under a 60-year nominal leasehold, and Encore, with financial support from BC Housing would build approximately 40 housing units for low income seniors.

## 7. REPORTS

### a) Mayor and Council Reports

#### Mayor Crowe

- August 13 - TNRD Board of Directors meeting
- August 20 - Attended a Southern Interior Development Initiative Trust meeting of the Regional Advisory Committee. The role of SIDIT is to help grow and diversify the economy of the Southern Interior of British Columbia through economic development
- September 1 – Raised the Chase Literacy Program flag on the flagpole in front of the Village Office and proclaimed September 2020 as *Literacy Month* in the Village

#### Councillor Lauzon

- September 1 – discussed connectivity issues with a local expert in internet connectivity and infrastructure, and recommended he meet with CAO Heinrich, and then Council to share his ideas
- September 1 – met with CAO Heinrich and asked her to set up a meeting with a local expert in internet connectivity
- September 3 – met with a local business to discuss concerns about that business from a resident
- September 3 – attended a Zoom meeting with the Chase Childcare Committee to discuss the provincial grant funding awarded the Village to offer an Early Childhood Education (ECE) Assistant training for up to 10 participants at no charge starting in November, 2020

#### Councillor Maki

- September 3 - met with Brock Endean of Chase Tourism regarding the condition of the rest stop, and the washrooms, and solutions for the leased area by Tree Top Flyers

#### Councillor Scott

- No report

Councillor Torbohm

- September 2 – Attended a Chase & District Chamber of Commerce meeting
- Gathering a work party to clean up the former rest stop on the highway
- Is concerned about derelict state of many downtown buildings
- Monitoring emails and responding as required
- Reviewed agenda, met with staff and local citizens as required
- Will not be available to participate in MIABC AGM at UBCM as will be in transit

Mayor Crowe agreed to participate in the MIABC AGM.

Moved by Councillor Torbohm

Seconded by Councillor Maki

**“That Mayor Rod Crowe be appointed to participate in the 2020 MIABC AGM being held during the 2020 UBCM virtual convention as the Village’s voting delegate.”**

**CARRIED**

**#2020/09/08\_004**

b) Staff Reports

Fire Chief:

- Fire call outs: 9 (1 hydro line fire, 1 garbage bin fire, 1 structure fire, 2 landscape fires, 1 public service call, 2 fire burning complaints, 1 interface fire). The interface fire was purposely set in an area where 4 other fires had also been deliberately started
- Rescue call outs: 3 motor vehicle incidents, 2 extrications, 1 fatality
- 227 Burning Permits have been issued to date
- There are 24 members and 3 junior fire fighters in the department; 1 member on leave
- There are 16 members with Exterior Operations Certification
- Training has been going well with good attendance and skills practice
- Maintaining contact with the CAO regarding policies, directives, and updates

CAO:

- Announcement of Joe Matias, new hire in the position of Manager of Public Works. He starts on September 14. Previously he was a contractor with Corix, which provided the necessary certification levels for the Village’s water treatment plant. Having his expertise in-house will save up to \$35,000 in the annual budget.
- True Consulting is working on the whistle cessation project
- Assisted with securing the funding for the ECE Assistant education program being delivered in Chase
- There is another attempt with assistance from the City of Kamloops and the TNRD to initiate a sustainable Emergency Social Services program in Chase

Reports from the Corporate Officer and the CFO and were included in the agenda package.

Moved by Councillor Maki

Seconded by Councillor Scott

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

**CARRIED**

**#2020/09/08\_005**

8. **UNFINISHED BUSINESS**

8.1 Volunteer Fire Department Bylaw Amendment 886-2020

Moved by Councillor Torbohm

Seconded by Councillor Maki

**"THAT Village of Chase Volunteer Fire Department Establishment and Regulation Bylaw No. 795-2014, Amendment Bylaw No. 886-2020 be adopted."**

**CARRIED**

**#2020/09/08\_006**

9. **NEW BUSINESS**

9.1 Write Off of Unpaid Taxes – Roll Number 512-71025.150

Moved by Councillor Scott

Seconded by Mayor Crowe

**"THAT the Inspector of Municipalities be requested to approve the write-off of the unpaid taxes in the amount of \$192.86 and related penalty and interest charges for the 2019 property taxes on roll number 512-71025.150."** **CARRIED**

**#2020/09/08\_007**

9.2 Investing in Canada Infrastructure Program – BC Northern and Rural Communities Infrastructure

Moved by Councillor Torbohm

Seconded by Councillor Maki

**"THAT staff submit a grant funding application for the South Thompson River Intake and Pine/Hysop watermain upgrades through the *Investing in Canada Infrastructure Program – BC Northern and Rural Communities*; AND,**

**THAT Council supports the project and commits to its share of the project (\$0), as well as any cost overruns."** **CARRIED**

**#2020/09/08\_008**

9.3 Senior Housing – Oncore Seniors Society

Moved by Mayor Crowe

Seconded by Councillor Maki

**"THAT Council accept the request from Oncore Seniors Society to obtain a long term lease of lands from the Village of Chase, and direct Administration to begin the process of such acquisition of Village owned property for the development of a low income seniors housing project."** **CARRIED**

**#2020/09/08\_009**

9.4 Purchase Request for Portion of Road at 101 Aylmer Road

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

**"THAT Council accept the request from Laura Boscher to purchase land from the Village of Chase, and direct Administration to begin the process of such acquisition of Village owned property to legalize her improvements; AND,**

**THAT the proceeds from the land sale be held in the appropriate reserve account."** **CARRIED**

**#2020/09/08\_010**

9.5 2021 1-Year Permissive Tax Exemption Bylaw No. 893-2020

Moved by Councillor Torbohm

Seconded by Councillor Scott

**"THAT the 2020 Permissive Tax Exemption Bylaw No. 893-2020 be given first reading."**

**CARRIED**

**#2020/09/08\_011**

Moved by Councillor Maki

Seconded by Mayor Crowe

**"THAT the 2020 Permissive Tax Exemption Bylaw No. 893-2020 be given second reading."**

**CARRIED**

**#2020/09/08\_012**

9.6 Chase Literacy Program-Annual Raise-a-Reader Campaign

Moved by Mayor Crowe

Seconded by Councillor Torbohm

**"THAT the Chase Literacy Program-Annual Raise-a-Reader 2020 Campaign be awarded a grant in aid in the amount of \$450."**

**CARRIED**

**#2020/09/08\_013**

9.7 Secwepemc Landmarks/Trailhead Sign Posts

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

**"THAT the Village of Chase provide permission for the placement of 2 Secwepemc Trailhead Signs at the locations shown on the map accompanying the letter from the Shuswap Trail Alliance partnership and that a letter of support be written and sent to the partnership."**

**CARRIED**

**#2020/09/08\_014**

9.8 Fallen and Broken Trees – Chase Creek

Moved by Councillor Torbohm

Seconded by Mayor Crowe

**"THAT Administration conduct necessary research and connect with various appropriate agencies regarding the ownership/riparian rights for various trees in and around Chase Creek adjacent to the Old Orchard Park strata, and bring back information to Council for further direction."**

**CARRIED**

**#2020/09/08\_015**

10. **NOTICE OF MOTION**

None

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

Ken Tompkins, of 566 Coburn Street, regarding item 9.8, again stressed the importance of the safety of the residents along the creek as it relates to falling cottonwoods. He said that a branch fell off last week and narrowly missed a mobile home and fell instead on the deck. He alleges there are many danger trees.

12. **RELEASE OF IN CAMERA ITEMS**

None

13. **IN CAMERA**

None



**14. ADJOURNMENT**

Moved by Councillor Scott

Seconded by Councillor Maki

**"THAT the September 8, 2020 Village of Chase Regular Council meeting be  
adjourned."**

**CARRIED**

**#2020/09/08\_016**

The meeting concluded at 5:35 p.m.

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Rod Crowe, Mayor

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Sean O'Flaherty, Corporate Officer



## VILLAGE OF CHASE

### Memorandum

**Date:** October 9, 2020  
**To:** Mayor and Council  
**From:** CAO  
**RE:** Report of Tasks from September 8 to October 8, 2020

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#### Council Support and Meetings

- Oversee agenda production including reports from other members of Administration, reviewed minutes, assisted with follow up correspondence
- Discussed various issues with Mayor and Council members
- Ensure appropriate enquiries and issues come before Council for Council direction
- Ensure the sharing of information to staff members regarding Council meetings and decisions
- Provide regular updates to Council on various matters, share incoming information with Council members

#### Regular Duties

- Regular updates to staff members regarding Council directives
- Regular meetings with management team to discuss Council directives and operational
- Providing support to all staff on day to day operational matters
- Provide information to the public via various media regarding Council actions, operational issues and changes to procedures
- Receive and distribute all incoming mail, manage email enquiries to general mailbox and delegate matters as required
- Respond to various queries from the public regarding Council directives, policy and procedural matters, in-person meetings with members of the public
- Authorized, with the Mayor, payroll and accounts payable transactions
- Participated in EMBC calls regarding Covid-19 updates

#### Additional Activities

Ensure ongoing management of service delivery with Covid-19 'lens'

Respectfully submitted,



## VILLAGE OF CHASE

### Memorandum

**Date:** 4 September 2020

**To:** Mayor and Council

**From:** Sean O'Flaherty, Corporate Officer

**RE:** Activities undertaken from August 10, 2020 to September 4, 2020

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#### Regular Duties:

- Preparation of Council meeting agendas and minutes
- Prepared Council reports and correspondence on various matters
- 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.

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

- Multiple technical meetings with MOTI regarding Trans-Canada Highway
- Working on development and subdivision at 220 Shepherd Road
- Prepared and issued RFPs for 3 contractor positions
- Working on seniors housing project
- Processed 7 Building Permits
- Processed 20 comfort letters, an indicator of high real estate activity
- Distributed parking responsibility flyer to all downtown businesses
- Met with TRUE Consulting regarding a number of ongoing projects

#### 3<sup>rd</sup> Quarter Statistics:

- Dog licences: **219** (249 for 2019). representing a 14% decrease
- Business licences: **265** (204 for 2019) representing a 23% increase
- Building Permits total **\$2.3** million ending Q3 - an increase of **3%** over Q3 2019

#### Bylaw Enforcement

- Bylaw Enforcement activity is normal for the season. Pre-winter clearing of boulevards is underway in preparation for snow

#### Dog Control

- Dog control matters are normal

Respectfully submitted,

Approved for Council Consideration by CAO



**THOMPSON-NICOLA REGIONAL DISTRICT**  
**BUILDING INSPECTION SERVICES**  
 Sep-20

LOCATIONS	PERMIT VALUE									
	2020-September		2019-September		2020 YTD		2019 YTD		% CHANGE YTD	
	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value
Ashcroft	0	0	0	0	8	2,914,465	4	599,600	100.0	386.07
Cache Creek	2	445,000	0	0	8	720,100	4	91,000	100.0	691.32
Clinton	1	5,000,000	1	350,000	5	5,143,000	6	629,785	-16.7	716.63
Lytton	1	0	0	0	2	4,581,950	5	313,000	-60.0	1363.88
E - Bonaparte Plateau	7	274,150	7	1,542,000	30	2,973,622	43	6,907,703	-30.2	-56.95
I - Blue Sky Country	3	915,000	1	30,000	20	3,136,904	13	1,014,200	53.8	209.30
Chase	4	281,000	1	0	19	2,298,000	16	2,227,317	18.8	3.17
Logan Lake	5	1,020,000	4	1,045,000	14	2,798,000	15	2,672,000	-6.7	4.72
J - Copper Desert Country	7	1,528,000	9	3,284,000	42	11,551,988	60	18,328,115	-30.0	-36.97
L - Grasslands	4	135,000	6	436,000	34	9,944,230	33	5,666,470	3.0	75.49
P - Rivers and the Peaks	5	2,637,629	2	88,000	40	7,878,040	39	3,455,895	2.6	127.96
M - Beautiful Nicola Valley - North	4	605,090	2	50,000	22	4,619,390	21	4,860,000	4.8	-4.95
N - Beautiful Nicola Valley - South	0	0	1	0	11	1,777,500	12	825,000	-8.3	115.45
Cleanwater	2	332,000	3	300,000	32	2,375,000	17	9,844,400	88.2	-75.87
A - Wells Gray Country	2	103,000	0	0	10	633,000	11	758,912	-9.1	-16.59
B - Thompson Headwaters	0	0	0	0	12	910,000	1	79,200	1100.0	1048.99
O - Lower North thompson	2	520,000	2	0	9	1,829,710	22	5,806,532	-59.1	-68.49
<b>TOTAL</b>	<b>49</b>	<b>13,795,869</b>	<b>39</b>	<b>7,125,000</b>	<b>318</b>	<b>66,084,899</b>	<b>322</b>	<b>64,079,129</b>	<b>-1.2</b>	<b>3.13</b>



## VILLAGE OF CHASE

### Memorandum

**Date:** October 6, 2020  
**To:** Council  
**From:** CFO  
**RE: September 2020 Report**

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#### Regular Duties

- Dealt with property taxes and utility billing issues as required.
- Upload BC Assessment roll updates.
- Reconcile Utilities, Property Taxes and Accounts Receivable ledgers.
- Monthly Bank Reconciliation.
- Preparation of reports to Council.

#### Budget, Property Taxes & Financial Reporting

- Reconcile HOG and submit ETAX statement.
- Reconcile property tax deferrals.
- Prepare Grant in Aid Packages and advertisements.
- Reconcile GST.
- Calculated Tax Sale properties upset pricing and create advertisement for Tax Sale.
- Met with new manager of Public Works regarding 2020 budget and current projects.
- Forward BC Hydro required information for the calculation of the 2021 Grant in Lieu.
- Reconciled, calculated, and applied property tax penalties.

#### Grant Applications, Implementation and Reporting

- Prepared Budget Forecast and Periodic Progress Report for Willson Park Footbridge Project
- Willson Park Footbridge signage design complete.
- Met with TRUE Consulting regarding Water Intake and Pine/Hysop upgrade grant application.
- Prepared Cemetery and Fire Protection budget requests for the TNRD Provisional Budget.
- Follow up conference call with NDIT pertaining to IT connectivity grant application issues.

#### Other

- Participated in MOTI meetings.
- Established Municipal Finance Money Market Fund for the Cemetery Care Funds.
- Met with contractor and Manager of Public Works regarding sewer scoping project.
- Continue preparations for *OptionPay* bill payment services.
- Follow up on outstanding Business Licenses.
- Renew the Village fleet insurance.
- Prepared information for and attended Strategic Planning sessions.

Respectfully submitted,

Approved for Council Consideration by CAO

  
Joanne Molnar

  
Joni Heinrich



# VILLAGE OF CHASE

## Memorandum

**Date:** October 08, 2020  
**To:** Mayor and Council  
**From:** Public Works Manager  
**RE:** Public Works Operations Update

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### Utilities

On the evening of Oct.01/20 sometime, our Public Works compound area was accessed by intruders who managed to rummage through some of our fleet, which resulted in some hand tool inventory being stolen. After further review, it appears that our compound was accessed from the highway behind the building where there is no current security fencing in place. I notified RCMP of the incident and I will be providing an inventory of stolen items for their record. There was also a lighter found onsite near one of our service trucks and has been submitted for evidence. I will be providing quotes for a 2021 Capital budget item for approval to install a new chain link fence for the remainder of the compound area to prevent any further attempts of intrusion and property loss.

On Sept.16/20 the effluent forced main system line feeding the upper Rapid Infiltration Basins had a compromised air relief valve causing the dedicated manhole to fill with effluent. A new replacement air relief valve was purchased and replaced on Sept.23/20 and it is fully operable now.

The Sanitary system camera scope and inspection for the remainder of the collection system was completed by Badger Pipe Inspection & Chase Hydrovac Services for the Capital Asset Management plan being conducted by True Engineering. The reports will be submitted to Village of Chase and True Engineering to incorporate into the Asset Management report.

Two new sanitary connections at 430 & 514 Aylmer Rd. were delayed by Shykat Excavation Services and is expected to be completed by next week.

### Parks and Recreation

The Public Works Manager attended the Invasive Species Council workshop on Sept.23/20 to obtain resourceful information to identify, monitor and control the Japanese Knotweed areas within our community. ISC will be providing a dedicated contractor from Salmon Arm to conduct a stem injection treatment for areas within Village of Chase properties. These areas have been identified and will continue to be monitored.

Winterization process is being prepared for irrigation blowouts in the next couple of weeks for all the applicable areas.

RecTec is tentatively booked for Oct.22/20 for the last visit to conduct an overall winterization and training for Public Works. This will incorporate a Standard Operating Procedure draft for the



required annual winterization and video footage will be conducted by our staff for annual training purposes to have on record.

The Footbridge Project signs have been installed at the east and west ends of Wilson Park by our staff and the Literacy flags have been taken down at VOC office.

The Swimming marker buoys from Memorial Park have been removed and replaced with winter markers and stored for the winter.

### **Roads and Drainage**

The winter salt has been purchased and stockpiled in the dedicated storage area for the upcoming winter. The Public Works has managed to obtain a huge cost savings in the winter sand from the Emcon Highways pit across the highway for approximately \$4.50 a ton versus the previous \$12.50 a ton from a local supplier. We are trying to stockpile the maximum amount of material within our compound to take advantage of cost savings. We are managing to haul material regularly throughout the week until we have reached the maximum storage capacity. We are anticipating being finished by the end of next week.

### **Solid Waste and Recycling**

On the morning of October 07/20, the garbage truck hydraulic slide ram for the bin retrieval system became compromised and required roadside repairs by Team Equipment services. The necessary repairs were made and put back into service a short while after. The Village office was notified of the projected delays in the regular scheduled garbage and recycle pickups.

### **General Duties**

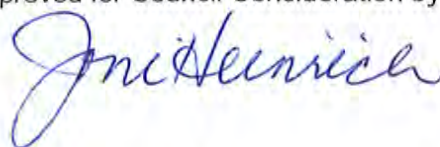
Other accomplishments this month include:

- Winter tires have been installed on service trucks # 3,23 and 27.
- The annual Fire Extinguisher Inspections have been scheduled for Oct.22/20 for all of VOC assets.
- The ERP (Emergency Response Plan) for the Water system has been updated to include the new Public Works Manager contact information.
- The critical spare Snow Removal cutting blades have been ordered and the ETA is approximately 4 weeks.
- The annual fleet insurance renewal was completed on all of our fleet for Public Works.
- Winterization of Sanitary lift stations has been completed.
- The annual lift station maintenance by EMPS has been tentatively been scheduled for Oct.22/20.
- Meeting with True Engineering scheduled for Oct.09/20 to assess the current situation of the failing upper rapid infiltration basins and come up with an action plan.
- Continuation of the required quarterly Trihalomethane testing within the water distribution system being met.
- The Statistics Canada Biennial Water Plant Survey was completed on Oct.07/20 by the Public Works Manager and copies have been saved on file.
- One on one interviews are being conducted between the Public Works Manager and the staff as part of the new onboard process of engaging with staff introductions.
- Attending regular bi-monthly meetings the Ministry of Transportation Infrastructure to discuss highway widening tie ins and emergency gate proposals on Coburn Road.

Respectfully submitted,

Approved for Council Consideration by CAO

Joe Matias





## VILLAGE OF CHASE

### Memorandum

**Date:** September 27, 2020

**To:** Village of Chase

**From:** Chase Fire Department

**RE:** Fire Chief's report

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Fire Chief's Report for October 13, 2020

Fire Calls for September:

5 calls; 1-Fire Burning Complaints, 1-Structure, 2-Landscape Fires, 1 Commercial Fire Alarm

Rescue Calls for September:

4 MVI, 1-Extrication, 3-Stood down on scene

To date, Campfire burning permits: 229 – As October rolls around, Village of Chase Out Door Burning Regulation Bylaw 800-2014 allows open burning, but the Ministry of Forests still has an open burning ban on Category 2 & 3 until October 15, 2020. (This supersedes our Bylaw) Campfires are still permitted. So no open burning is allowed.

We have had three officer meetings regarding the RFP on the proposed new fire truck. We have reviewed the RFP document supplied to us by Joann Molnar – CFO and have made our recommendation on specification for the fire truck.

I have compiled the required documentation for Joni Heinrich – CAO regarding the possible extension of service life for Engine #4 - 1994 Freightliner for the BC Fire Underwriters. Both Engines (E#1 – 2006 Freightliner and E#4 - 1994 Freightliner) were services tested last month for the required documentation.

We have had two budget meetings. The proposed 2021 Capital and Operating budget will be handed in by mid-October or sooner, still waiting on quotes for equipment.



We have 22 members including 3 juniors. 1 Member on L.O.A. 14 members with their Exterior Operation

Training is going good; we will be focusing on skills evaluation this month so more members will become certified in Exterior Operations.

Rescue training has been going well with good attendance and skills practice.

I have been keeping in touch with our CAO, Joni Heinrich regarding polices, directives and general updates via emails.

Respectfully submitted,

Fire Chief, B. Lauzon

B. Lauzon

Approved for Council Consideration by CAO

Joni Heinrich



## VILLAGE OF CHASE

### Memorandum

**Date:** 30 September 2020

**To:** Mayor and Council

**From:** Sean O'Flaherty, Corporate Officer

**RE:** 101 Aylmer Road – Boscher Land Disposition

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At the September 8, 2020 Regular meeting, Council supported the request from 101 Aylmer Road property owner Laura Boscher in her request to purchase some unused and undeveloped laneway to legalize their existing property improvements.

Ms. Boscher has secured a property appraisal from Cal Cosh of Cosh Property Appraisals. The appraisal values the laneway at \$0.47 a square meter equating to a sale price of about \$8,800.

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 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 1740 ft<sup>2</sup> (162 m<sup>2</sup>) to the Boschers at the appraised rate of \$5.05 per square foot (\$0.469 m<sup>2</sup>).**

Respectfully submitted,

Approved for Council Consideration by CAO

## APPRAISAL OF REAL PROPERTY

appraisal of the vacant laneway land beside 101 Aylmer Road



### LOCATED AT

A portion of the vacant land beside 101 Aylmer Road  
Chase, BC V0E 1M0

Beside the land described as: Lot 1, Plan KAP514, District Lot 517, Block A, W6M, KDYD. PID 012-289-558

### FOR

Laura Boscher  
101 Aylmer Road  
Chase, BC V0E 1M0

### OPINION OF VALUE

\$5.05 per square foot - on the estimated 1742.4 sf = 8,799.12

### AS OF

21-September-2020

### 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

23-September-2020.

Re: Property: 101 Aylmer Road  
Chase, BC V0E 1M0  
Borrower: Laura Boscher  
File No.: 20-920-10

Opinion of Value: \$ 5.05 per sf  
Effective Date: 21-September-2020

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

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 101 Aylmer Road 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,

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	ADDRESS:	101 Aylmer Road		ADDRESS:	710 17 Street SE
		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	250-679-2384		PHONE:	250-463-5313
		FAX:			FAX: 888-377-4313

101 Aylmer Road, Chase, BC V0E 1M0




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REFERENCE: Boscher

## RESIDENTIAL LAND APPRAISAL REPORT

FILE NO.: 20-920-10

CLIENT	CLIENT: Laura Boscher	AIC MEMBER: Cal Cosh	
	ATTENTION: Laura Boscher	COMPANY: Cosh Property Appraisals	
ADDRESS: 101 Aylmer Road Chase, BC V0E 1M0	ADDRESS: 710 17 Street SE Salmon Arm, BC V0E 1H0		
	E-MAIL: lauraboscher409@gmail.com	E-MAIL: cal@coshappraisals.com	
PHONE: 250-679-2384 FAX:	PHONE: 250-463-5313 FAX: 888-377-4313		
SUBJECT	PROPERTY ADDRESS: 101 Aylmer Road	CITY: Chase	PROVINCE: BC
	LEGAL DESCRIPTION: Lot 1, Plan KAP514, District Lot 517, Block A, W6M, KDYD. PID 012-289-558		POSTAL CODE: V0E 1M0
	MUNICIPALITY AND DISTRICT: Village of Chase		Source: BCAA
	ASSESSMENT: Land \$ 37,600	Assessment Date: 2020	Taxes \$ 1,600.51 Year: 2020
EXISTING USE: Single Family Residential			
ASSIGNMENT	NAME: Laura Boscher	Name Type: Applicants	
	PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/>		
	INTENDED USE: <input checked="" type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input type="checkbox"/>		
	INTENDED USERS (by name): clients as listed above only - owners of 101 Aylmer		
	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)			
NEIGHBOURHOOD	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>		
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>		
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>		
	BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural		
	CONFORMITY: Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/>		
	AGE RANGE OF PROPERTIES (years):	From: New	To: 50+
	PRICE RANGE OF PROPERTIES:	\$ 175,000	\$ 500,000
	Throughout the Village of Chase		
	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low		
	Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low		
PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			
COMMENTS: The subject is located within the Village of Chase and near to the local services, downtown and local services, shopping and amenities. The general neighbourhood is a mix of industrial and residential developments with a wide range of home styles, sizes, condition and ages. This neighbourhood is located west of the downtown central area has easy access to community services and local amenities, shopping and the downtown. The Trans Canada Highway is a short distance to the south of the subject. The CP Rail mainline runs through the community just north of the subject.			
SITE AND IMPROVEMENTS	SITE DIMENSIONS: 1742.4 sf	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	
	LOT SIZE: 0.04 Unit of Measurement: acres	WATER SUPPLY: <input type="checkbox"/> Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/>	
	Source: BCAA	<input type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/>	
	TOPOGRAPHY: Flat level site - generally at road grade	utilities in place for 101 Aylmer - none on subject parcel	
	CONFIGURATION: Rectangular	FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs	
	ZONING: Residential	<input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision <input type="checkbox"/>	
	Source: Village Zoning	ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/>	
	OTHER LAND USE CONTROLS (see comments): bylaws, regulations	LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
	USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
	ASSEMBLAGE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	COMMENTS:	
TITLE SEARCHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions)			
COMMENTS: The subject site is located beside the property at 101 Aylmer and the site description above is the property at 101 Aylmer Road. The parcel in question has been estimated from drawings and surveys available and we estimate the parcel being examined to be 0.04 acres in size - 1742.4 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. The site is irregular in terrain and borders on the rail line right-of-way to the north.			

REFERENCE: Boscher

**RESIDENTIAL LAND APPRAISAL REPORT**

FILE NO.: 20-920-10

SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
101 Aylmer Road ( beside) Chase, BC V0E 1M0	524 Hendry Avenue Chase, BC V0E 1M0		306 Aspen Drive Chase, BC V0E 1M0		217 Brooke Drive # B Chase, BC V0E 1M0	
DATA SOURCE	inspection	MLS	MLS		MLS	
DAYS ON MARKET	na	256	1		41	
DATE OF SALE	na	17-Sept-2020	25-Nov-2019		19-Aug-2020	
SALE PRICE	\$na	\$156,000	\$102,750		\$210,000	
Village R o W						
location considerations			superior	-51,500	similar	
LOCATION	Chase	Chase	Chase		Chase	
SITE DIMENSIONS / LOT SIZE	0.04 acre	0.21 acres	0.17 acres		0.118 acres	
ZONING / LAND USE CONTROLS	R1 zone	Detached SFR	vacant residential		Duplex	
TOPOGRAPHY						
VIEW						
Detached sfr	913 sf	-114,250	no improvements		1050sf	-164,062
basement	500 sf	-12,500			-220 sf	-10,000
parking, extras	open				carport	-10,000
ADJUSTMENTS (Gross %, Net %, Net \$)	81.3 %	81.3 %	-126,750	50.1 %	50.1 %	-51,500
ADJUSTED VALUES	\$	29,250		\$	51,250	
					\$	25,938
<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 in a generally industrial and commercial neighbourhood - next to the rail line and irregular in terrain - by itself offering limited utility and inferior locational considerations for a residential site. Sales of vacant sites throughout the community have been limited over the past 300 days and we have opted to included more recent sales - most with building improvements and have extracted the value of the improvements to identify the residual land values for analysis. The subject property is a small parcel of Village land 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 set backs and indeed are not entirely within the lot boundaries of 101 Aylmer Road.</p> <p>The indicated values of the land or land residual have required adjustments to reflect the market value. Location, impact of the neighbourhood location with the proximity of the industrial neighbours; the nearness of the rail line; the Village retaining a right-of-way over the property all impact the market value of the subject land. These factors have had a negative impact on the value.</p> <p>Homes have been extracted using \$125 per sf for main floor living area - basements have been extracted at a lower rate of \$25 per sf - the carport of sale 3 has been extracted using a \$10,000 factor. Sales 2 and 4 have had the land value reduced by half to reflect their superior locations.</p>						
ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 5.05 per sf						





REFERENCE: Boscher

## RESIDENTIAL LAND APPRAISAL REPORT

FILE NO.: 20-920-10

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) No recent transactions.
	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) There is no arms length transaction noted on the tax documents with record entries back to 2009 - noted in page 2 of the profiler.
EXPOSURE TIME	ANALYSIS OF REASONABLE EXPOSURE TIME: The corona virus pandemic is causing a significant degree of uncertainty in capital markets, and could have an effect on real estate values depending on the duration and severity of the crisis. At present, it is too early to predict how values may be affected, but it may be likely that market demand is adversely affected in the short term. The sales included in this analysis traded after significant market exposures of between 1 and 256 days - a range that has been considered while predicting a market exposure for the subject. There is no likely exposure for a successful sale of the proposed parcel by itself as it does not meet any of the guidelines for a lot that could be developed.
RECONCILIATION AND FINAL VALUE	RECONCILIATION AND FINAL ESTIMATE OF VALUE: 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 value of sale 3 - which is nearly the mid point of the range has been emphasized.
DEFINITIONS	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT 21-September-2020 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 5.05 per sf COMPLETED ON 23-September-2020 (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.
	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) 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. 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) 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. (GUSPAP 2018)
SCOPE	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. 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. The specific tasks and items necessary to complete this assignment include a summary of the following: 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. 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. Other: The subject was inspected and the improvements documented. Recent sales and listing activity in the area was reviewed.

REFERENCE: Boscher

## RESIDENTIAL LAND APPRAISAL REPORT

FILE NO: 20-920-10

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

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:

1. 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.
2. 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).
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.) off/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.
8. 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 and biological conditions that may affect 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.
9. 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.
10. 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.
11. 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.
12. 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 property 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

No one provided any assistance

CERTIFICATION

I certify that, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct;
2. 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;
3. 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;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. 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.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
8. ☒ No one has provided professional assistance to the member(s) signing this report;  
☐ The following individual provided the following professional assistance:
9. As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.
10. 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.

## PROPERTY IDENTIFICATION

ADDRESS: 101 Aymer Road CITY: Chase PROVINCE: BC POSTAL CODE: V0E 1M0  
LEGAL DESCRIPTION: Lot 1, Plan KAP514, District Lot 517, Block A, W6M, KDYD. PID 012-289-558

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT 21-September-2020 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 5.05 per sf  
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.

## APPRAISER

SIGNATURE:

NAME: Cal Cosh

AIC DESIGNATION/STATUS: ☐ AIC Candidate Member ☒ CRA, P.App ☐ AACI, P.App Membership # 904107

DATE OF REPORT/DATE SIGNED: 23-September-2020

PERSONALLY INSPECTED THE SUBJECT PROPERTY: ☒ YES ☐ NO

DATE OF INSPECTION: 21-September-2020

LICENSE INFO (where applicable): 904107

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY:

ALAMODE Ltd

ATTACHMENTS AND ADDENDA: ☐ ADDITIONAL SALES ☐ EXTRAORDINARY ITEMS ☐ NARRATIVE ☒ PHOTOGRAPHS ☒ MAP  
☒ SCOPE OF WORK ☒ Tax and Assessment Data ☐

## CO-SIGNING AIC APPRAISER (if applicable)

CO-SIGNATURE:

NAME:

AIC DESIGNATION/STATUS: ☐ CRA, P.App ☐ AACI, P.App Membership #

DATE OF REPORT/DATE SIGNED:

PERSONALLY INSPECTED THE SUBJECT PROPERTY: ☐ YES ☐ NO

DATE OF INSPECTION:


LICENSE INFO (where applicable):

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

REFERENCE: Boscher

**RESIDENTIAL LAND APPRAISAL REPORT**

FILE NO.: 20-920-10

<b>CLIENT</b>	CLIENT: Laura Boscher	<b>APPRAISER</b>	AIC MEMBER: Cal Cosh	
	ATTENTION: Laura Boscher		COMPANY: Cosh Property Appraisals	
<b>EXTRAORDINARY ITEMS ADDENDUM</b>	ADDRESS: 101 Aylmer Road Chase, BC V0E 1M0	ADDRESS: 710 17 Street SE Salmon Arm, BC V0E 1H0		
	E-MAIL: lauraboscher409@gmail.com	E-MAIL: cal@coshappraisals.com		
	PHONE: 250-679-2384 FAX:	PHONE: 250-463-5313 FAX: 888-377-4313		
<p><b>EXTRAORDINARY ASSUMPTIONS &amp; EXTRAORDINARY LIMITING CONDITIONS</b>          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.</p> <p>Significant Value Uncertainty</p> <p>The outbreak of the Novel Corona Virus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.</p> <p>Market activity is being impacted in many sectors. As at the valuation date (effective date), we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgment.</p> <p>Consequently, less certainty - and a higher degree of caution - should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.</p>				
<p><b>HYPOTHETICAL CONDITIONS</b>          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.</p> <p>This is a small parcel - trading in non-standard circumstances.</p>				
<p><b>JURISDICTIONAL EXCEPTION</b>          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.</p>				

REFERENCE: Boscher

**ADDENDUM - SCOPE**

FILE NO.: 20-920-10

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:

- 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.

Verification of Third Party Information: The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct. The mandate for the appraisal did not require a report prepared to the standard appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein.



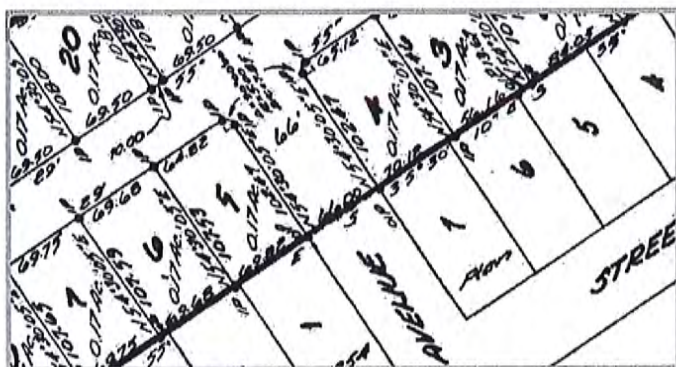
CLIENT	CLIENT:	Laura Boscher	APPRaiser	APPRaiser:	Cal Cosh
	ADDRESS:	101 Aylmer Road		ADDRESS:	710 17 Street SE
		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	250-679-2384		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

101 Aylmer Road, Chase, BC V0E 1M0

**Comparable 1**

524 Hendry Avenue

Sale Price 156,000  
 Livable Floor Area 1,176 SF  
 Total Rooms 8  
 Total Bedrooms 2  
 Total Bathrooms 1  
 Site Size 0.21 acres  
 Age 47

**Comparable 2**

306 Aspen Drive

Sale Price 102,750  
 Livable Floor Area 1,107 SF  
 Total Rooms 7  
 Total Bedrooms 2  
 Total Bathrooms 2  
 Site Size 0.17 acres  
 Age 109

**Comparable 3**

217 Brooke Drive # B

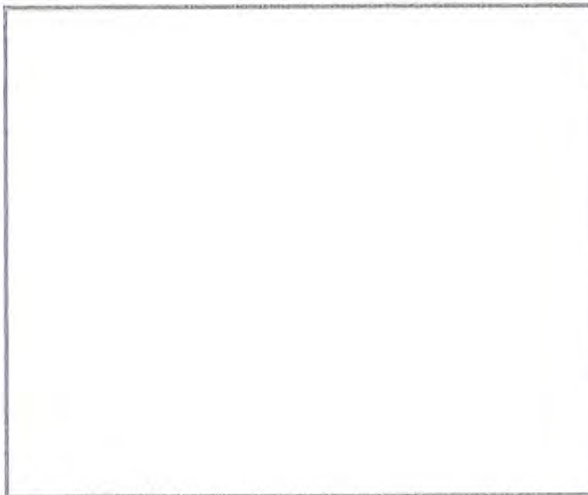
Sale Price 210,000  
 Livable Floor Area 1,176 sf  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 1  
 Site Size 0.118 acres  
 Age 63

CLIENT	CLIENT:	Laura Boscher	APPRAISER	APPRAISER:	Cal Cosh
	ADDRESS:	101 Aylmer Road		ADDRESS:	710 17 Street SE
		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	250-679-2384		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

101 Aylmer Road, Chase, BC V0E 1M0

**Comparable 4**

730 Okanagan Avenue  
 Sale Price 210,000  
 Livable Floor Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Site Size 0.09 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

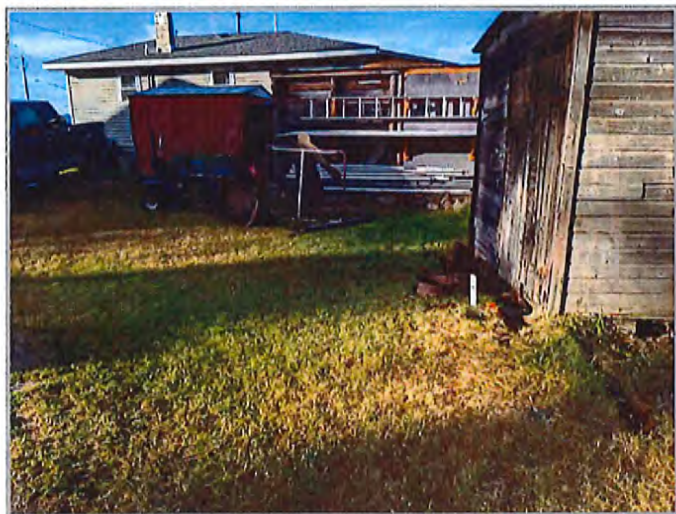


CLIENT	CLIENT:	Laura Boscher	APPRaiser	APPRaiser:	Cal Cosh
	ADDRESS:	101 Aylmer Road		ADDRESS:	710 17 Street SE
		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	250-679-2384		PHONE:	250-463-5313
		FAX:			FAX: 888-377-4313

101 Aylmer Road, Chase, BC V0E 1M0

**Subject Front**

101 Aylmer Road ( beside)  
Sale Price na  
Livable Floor Area 1,125 Sq.Ft.  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2  
Site Size 0.04 acre  
Age 30

**Subject Rear****Subject Street**



CLIENT	CLIENT:	Laura Boscher	APPRaiser	APPRaiser:	Cal Cosh
	ADDRESS:	101 Aylmer Road		ADDRESS:	710 17 Street SE
		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	250-679-2384		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

101 Aylmer Road, 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:	Laura Boscher	APPRAISER	APPRAISER:	Cal Cosh
	ADDRESS:	101 Aylmer Road		ADDRESS:	710 17 Street SE
		Chase, BC V0E 1M0			Salmon Arm, BC V0E 1H0
	PHONE:	250-679-2384		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

101 Aylmer Road, Chase, BC V0E 1M0



Aylmer Road - looking north

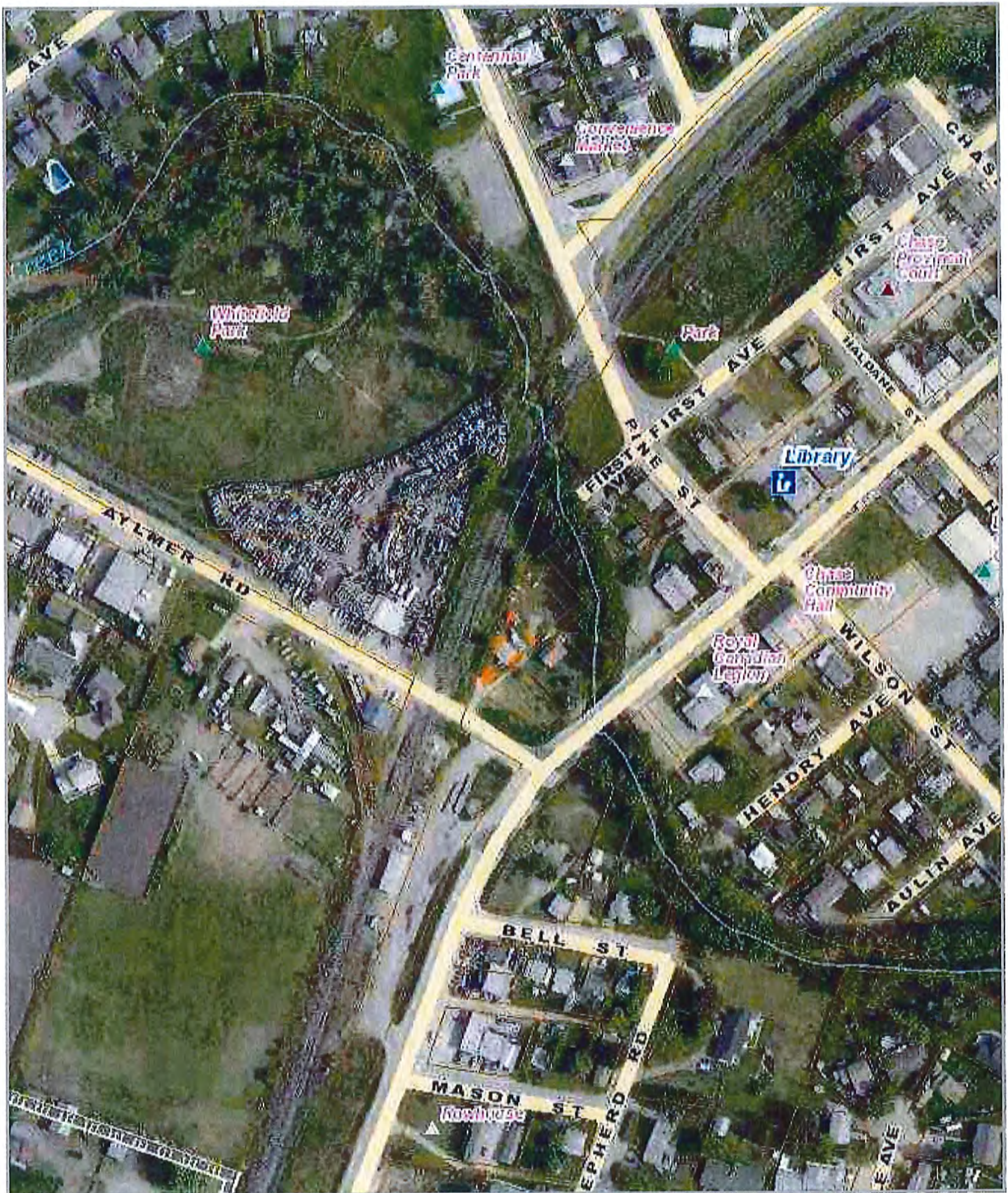


Lane access from Aylmer





## Aerial Image - neighbourhood





## Property Report



### Property Information Report

Report Generated On: September 17, 2020 10:02:1 PM

Thompson-Nicola Regional District  
 300 - 405 Victoria St.  
 Kamloops, BC V2G 2A9  
 T (250) 377-8873  
 F (250) 372-5048  
 E [info@tnrd.bc.ca](mailto:info@tnrd.bc.ca)

101 Aymer Rd

Parcel Description & Location [More Details](#)

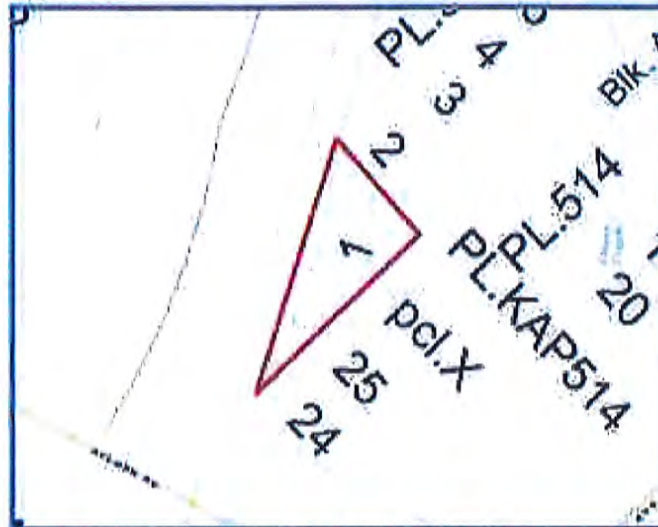
**Legal Description:**  
 E 1 BLK 5 PL 514 DL 517

<b>District Lot:</b> 517	<b>Land District:</b> RDYD	
<b>Lot Size (Calculated) (+/- %):</b>	<b>Acres:</b> 0.075	<b>Hectares:</b> 0.03
<b>Square Meter:</b> 1023		

**Community/Chase:**  
**Local Authority:** Village of Chase  
**School District:** Kamloops-Thompson

#### TNRD Services - [Click Here For Link To Services Provided by Local Government](#)

**Water Services:** N/A  
**Sewer Services:** N/A  
**Fire Protection:** N/A



#### Future Debt (Loan Authorization) [Click Here For Link To Local Authority](#)

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

#### Planning & Zoning [Click Here For Link To Local Authority](#)

<b>Zoning Bylaw:</b> 553	<b>Site Specific Zoning:</b> Not Applicable
<b>Zoning:</b> F-2	<b>Development Permit Area:</b> Area A
<b>Lakeshore Development Guidelines (Intersect):</b> Yes	<b>Official Community Plan Name:</b> CONTACT LOCAL AUTHORITY
<b>Lake Name:</b> Little Shuswap Lake	<b>DCP Designation:</b> CONTACT LOCAL AUTHORITY
<b>Lake Classification:</b> Development Lake, Special Class Lake	<b>Agriculture Land Reserve (Intersect):</b> No
<b>Fringe Area:</b> N/A	<b>Exclusion Area (Source: TRM) (Intersect):</b> No
<b>Floodplain Information:</b> Refer to Local Government floodplain regulation	<b>Post-Wildfire Geohazard Risk Restrictions:</b> Unknown

#### Development Applications & Permits - [Click Here For Link To Local Authority](#)

<b>Folio:</b>	<b>Development Application Number:</b>	<b>Development Application Type:</b>	<b>Status:</b>
<b>Folio:</b>	<b>File Number:</b>	<b>Application Date:</b>	<b>Review Date:</b>
		<b>Completion Date:</b>	<b>Status:</b>
<b>Type of Construction:</b>			

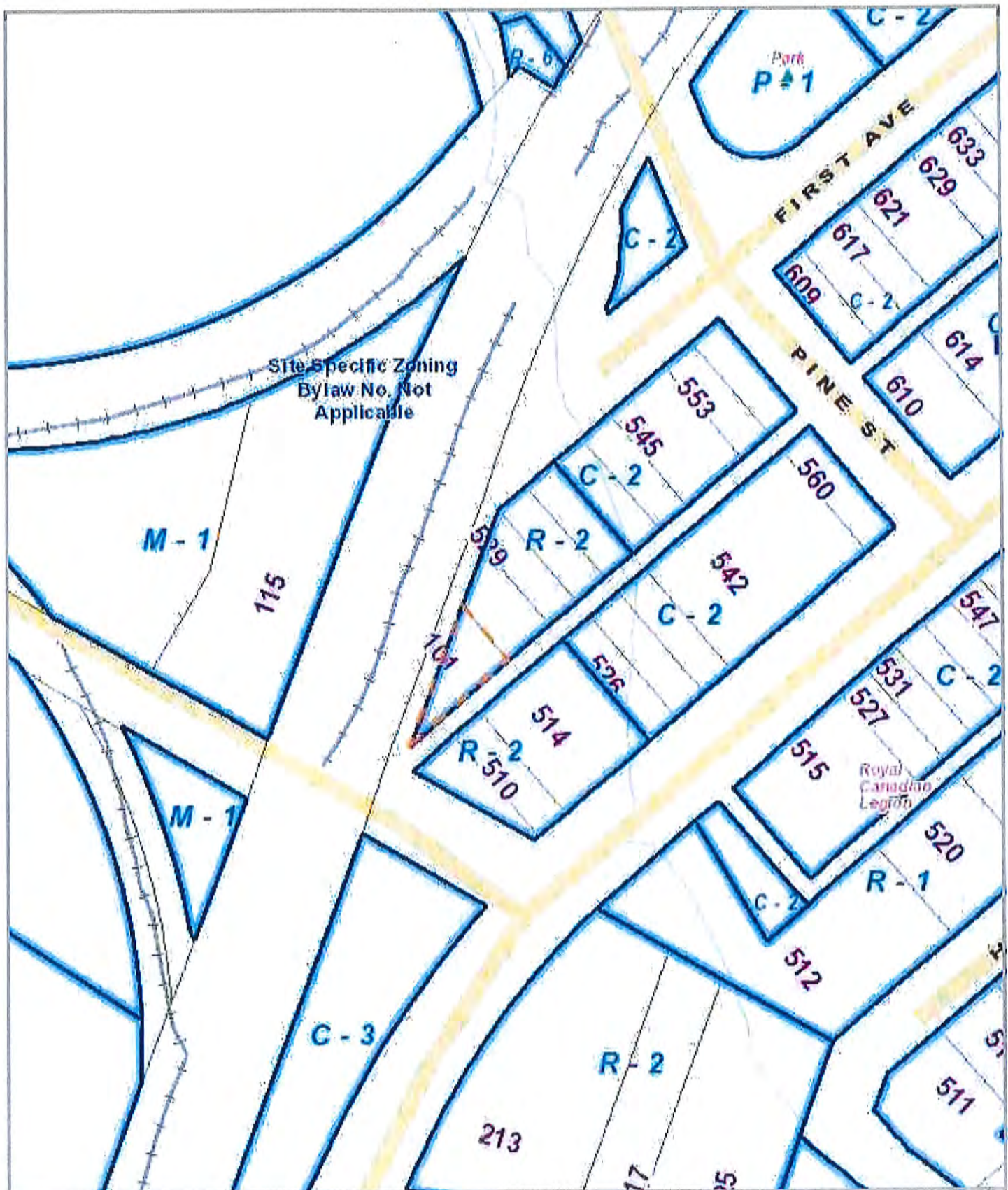
#### BC Assessment [Click Here For Link To Local Authority](#)

<b>Folio:</b>	<b>Land Tax PID:</b>	<b>Assess Year:</b>	<b>Land:</b>	<b>Improvement:</b>	<b>Property Class:</b>
512-00097-000	012-388-500	2020	\$37,500.00	\$184,000.00	1-Res
512-00097-000	012-388-500	2019	\$38,400.00	\$132,000.00	1-Res
<b>Folio:</b>	<b>Actual Use:</b>	<b>Manual class:</b>			
512-00097-000	SINGLE FAMILY DWELLING	1-STY, 2RD-AFTER 1030-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](#).

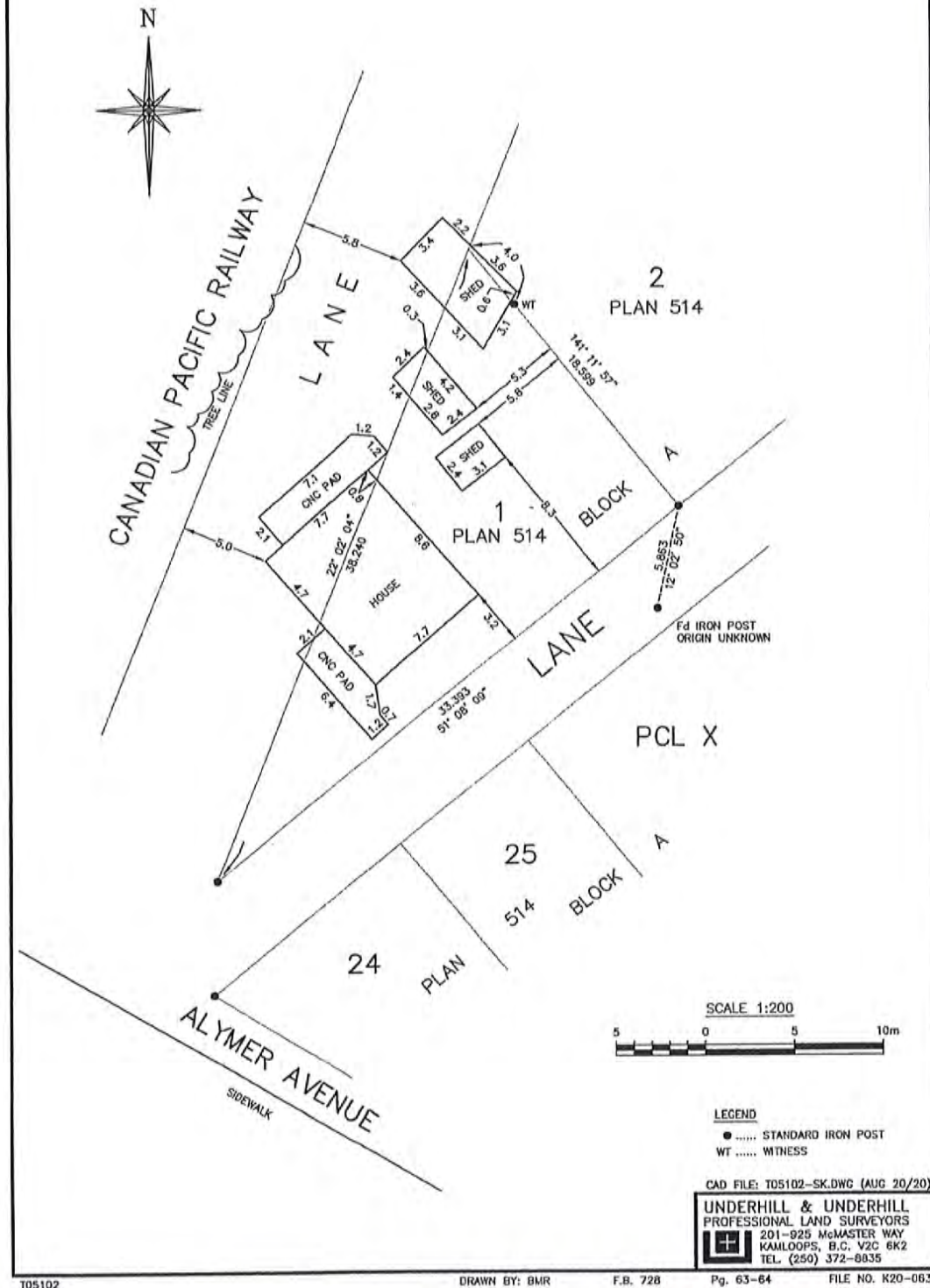


# Zoning Map



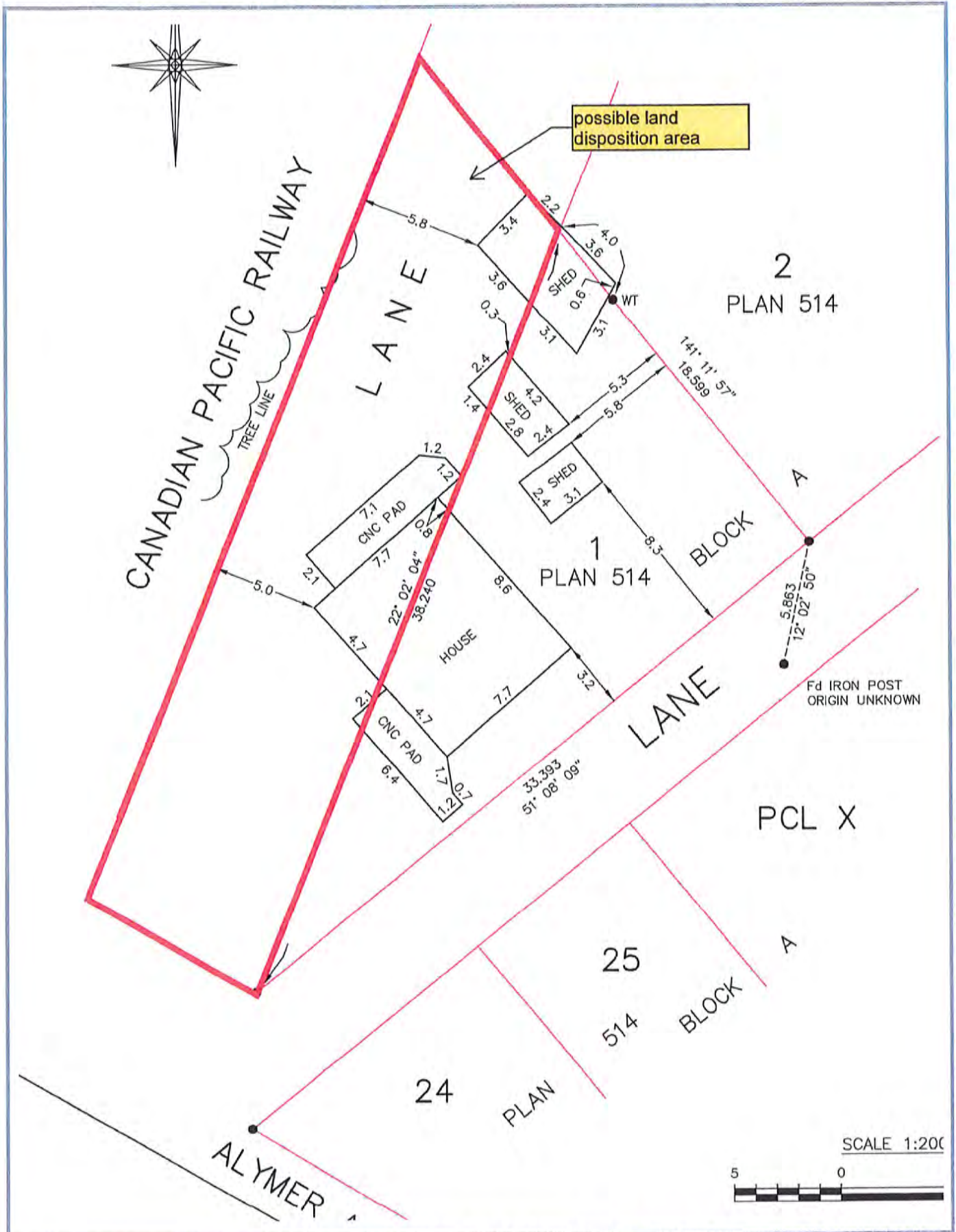
# Sketch Plan - 101 Aylmer Road

## SKETCH PLAN OF LOT 1, BLOCK A, DL 517, KDYD PLAN 514





# Site survey and sketch of proposed area for purchase





## Aerial Photo - with laneway



-29-



CLIENT	CLIENT:	Laura Boscher	APPRaiser	APPRaiser:	Cal Cosh
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101 Aylmer Road, Chase, BC V0E 1M0





## Village - tax and utilities info

9/23/2020

Village of Chase &gt; Online Services &gt; Property Tax

Login (<https://online.chasebc.ca:9191/login.aspx?ReturnUrl=%2fOnlineServices%2fPropertyTax.aspx>)Register ([https://online.chasebc.ca:9191/register.aspx?](https://online.chasebc.ca:9191/register.aspx?returnurl=https%3a%2f%2fonline.chasebc.ca%3a9191%2fOnlineServices%2fPropertyTax.aspx)[returnurl=https%3a%2f%2fonline.chasebc.ca%3a9191%2fOnlineServices%2fPropertyTax.aspx](https://online.chasebc.ca:9191/register.aspx?returnurl=https%3a%2f%2fonline.chasebc.ca%3a9191%2fOnlineServices%2fPropertyTax.aspx))

### Property Tax

#### Search

Home Owner Grant

[Back to Property List](#)

#### Property Information

**Jur Number** : 512  
**Roll Number** : 00097.000  
**Property ID** : 012-289-558  
**Address** : 101 AYLMER RD  
**Postal Code** :

#### Property Description

#### Tax Information

**Current Tax Year** : \$1,600.51  
**Previous Tax Year** : \$1,350.89

#### Assessments

Assessment Year	Category		Property Class	Assessment Type		Gro:
2020	I	01	General	164,000	0	164
2020	L	01	General	37,600	0	37,
2020	I	01	Hospital	164,000	0	164
2020	L	01	Hospital	37,600	0	37,
2020	I	01	School	164,000	0	164
2020	L	01	School	37,600	0	37,
2019	I	01	General	132,000	0	132
2019	L	01	General	35,400	0	35,
2019	I	01	Hospital	132,000	0	132

#### Utilities

**Average Monthly Utility Charge** : \$74.91

<https://online.chasebc.ca:9191/OnlineServices/PropertyTax.aspx>

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## page 2

9/23/2020

Village of Chase &gt; Online Services &gt; Property Tax

**Services**

Account	Service	Description	Service Type
000-0000097-000	Sewer Residential	Active Service	Sewer
000-0000097-000	Water Residential	Active Service	Water
000-0000097-000	GARB DWELLING UNIT	Active Service	Garbage
000-0000097-000	Sewer Residential	Deactivate Service	Sewer
000-0000097-000	Water Residential	Deactivate Service	Water
000-0000097-000	GARB DWELLING UNIT	Deactivate Service	Garbage
000-0000097-000	Solid Waste Pickup - Small 1/week	Deactivate Service	Garbage
000-0000097-000	Garbage Container Lease - Small	Deactivate Service	Garbage
000-0000097-000	Water Consumption	Active Service	Water ▼

**School Support****Owner Information**

<b>Name</b>	<b>Street Address</b>	<b>City</b>
<b>Province/State</b>	<b>Postal/Zip Code</b>	<b>Country</b>

[Back to Property List](#)

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## Property Profiler

# PROPERTY PROFILER™

**Report Date:**  
September 23, 2020  
**Property Address:**  
101 Ayler Rd, Chase, BC



## BC Assessment Value

Year:	2020	2019	2018	2017
Land:	\$37,600	\$35,400	\$35,000	\$27,500
Improvements:	\$164,000	\$132,000	\$97,300	\$88,000
<b>Total:</b>	<b>\$201,600</b>	<b>\$167,400</b>	<b>\$132,300</b>	<b>\$116,400</b>

## Property Identification

**Parcel ID (PID):** 012-289-558  
Additional PIDs can be found listed on the last page, if applicable.  
**Roll Number:** 000000000000097000  
**Assessment Area:** Kamloops  
**Jurisdiction:** Chase, Village of  
**Neighbourhood:** VILLAGE OF CHASE  
**Legal Description:** Narrative: Lot 1, Block A, Plan KAPS14, District Lot 517, Kamloops Div of Yale Land District



Property Image Date: Oct 2018

## Property Details

Lot Data		Exterior Data		Interior Data	
<b>Property Use:</b>	Residential	<b>Uncovered Deck Area (sq ft):</b>	N/A	<b>Year Built<sup>(1)</sup>:</b>	1940
<b>Use Type:</b>	Single Family Dwelling	<b>Covered Deck Area (sq ft):</b>	180	<b>Effective Year<sup>(2)</sup>:</b>	1990
<b>Class Type:</b>	1 Sty Sld - After 1930 - Fair	<b>Pool:</b>	No	<b>Fire Place:</b>	N/A
<b>Lot Size:</b>	3387.00 sq ft / 0.08 acres	<b>Single Garage:</b>	0	<b>Foundation Type:</b>	Partial Basement
<b>ALR:</b>	No	<b>Multiple Garage:</b>	0	<b>Bedroom(s):</b>	2
<b>Co-op:</b>	No	<b>Carport:</b>	0	<b>Bathroom(s):</b>	4 Pc: 1; 3 Pc: 0; 2 Pc: 0
<b>Char:</b>	Adjacent To Railway	<b>Other Buildings:</b>	No	<b>Stories:</b>	1
				<b>Unfinished Basement (sq ft):</b>	53
				<b>Finished Area (sq ft):</b>	
				Main Floor	791
				Basement:	470
				<b>Total:</b>	<b>1,261</b>

(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 remaining 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 the home was significantly updated to a condition similar to a home built 1977.

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## page 2

# PROPERTY PROFILER™

**Report Date:**  
September 23, 2020  
**Property Address:**  
101 Aylmer Rd, Chaso, BC



## Permit History (Since 1993)

No Data Available

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

Date	Amount	Sale Type	Title Certificate Number
Aug 31, 2016	\$125,000	Improved Single Property Cash Transaction	CA5467762
Sep 15, 2006	\$66,000	Improved Single Property Cash Transaction	LA128878
Sep 30, 2005	\$47,000	Improved Single Property Cash Transaction	KX138212
Oct 25, 2001	\$39,500	Reject - Not Suitable For Sales Analysis	KR100429
Dec 12, 1912	\$0	Reject - Not Suitable For Sales Analysis	G37649F

## Property Location & Surrounding Area



### Additional PIDs, if applicable:

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CLIENT	CLIENT:	Laura Boscher	APPRAISER	APPRAISER:	Cal Cosh
	ADDRESS:	101 Aylmer Road		ADDRESS:	710 17 Street SE
	PHONE:	250-679-2384		PHONE:	250-463-5313
		FAX:		FAX:	888-377-4313

101 Aylmer Road, Chase, BC V0E 1M0



## **VILLAGE OF CHASE**

### **Bylaw No. 893-2020**

A Bylaw to provide for Permissive Tax Exemptions for the year 2021

---

**WHEREAS**, under the authority of the Community Charter, a Council may by bylaw exempt land or improvements, or both, from taxation;

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

1. The following assessments shall be exempt from taxation for the taxation year 2021:
  - a) Chase and District Curling Club  
District Lot 517, Plan KAP19733, KDYD  
PID 012-870-285  
Exempt all land and improvements utilized for the purposes of the Club.
  - b) Chase Creekside Seniors Organization, Lease/Permit/License #343509,  
Block A, District Lot 517, Plan KAP514, KDYD  
PID 012-290-246  
Exempt all land and improvements utilized for the purposes of the Organization.
  - c) Chase and District Museum and Archives Society  
Lot 6, District Lot 517, Plan KAP1467, KDYD  
PID 004-971-531  
Exempt all lands and improvements utilized for the purposes of the society.
  - d) Chase & District Lions Community Club  
Portion of Lot 1, District Lot 517, Plan 43085 and Portion of Plan B264 except Plan A 18415 and Plan A 1315 (the lands identified in Schedule A of the lease dated 14 April 2015)  
Exempt all land and improvements utilized for the purposes of the Club.
  - e) Chase and District Chamber of Commerce  
located on Village of Chase Right-of-Way between Shuswap Avenue and Canadian Pacific Rail Line, West of Aylmer Road  
Exempt all lands and improvements utilized for the purposes of the organization.
  - f) Chase & District Recreation Centre Society (Arena)  
Lot 1, District Lot 517, K.D.Y.D., Plan 20201, Except Plan KAP49449,  
all leased to the Chase & District Recreation Society; except that portion leased to Chase Canyon Eco-Adventures for the operation of a Zip-Line business.  
Exempt all lands and improvements utilized for the purposes of the organization.

- g) Chase & District Recreation Centre Society-Sunshore Golf Course  
Lot A, District Lot 517, Plan KAP82245  
PID 026-854-449  
Exempt all Class 6 & 8, lands and improvements utilized for the purposes of the Golf Course.
- h) Royal Canadian Legion Branch 107  
Lot A, District Lot 517, Plan 37207, KDYD  
PID 004-896-955  
Exempt all lands and improvements utilized for the purposes of the Legion.
2. This bylaw may be cited as "The Village of Chase 2021 Permissive Tax Exemption Bylaw No. 893-2020".

READ A FIRST TIME THIS 8 DAY OF **SEPTEMBER, 2020**

READ A SECOND TIME THIS 8 DAY OF **SEPTEMBER, 2020**

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2020

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_, 2020

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

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



## VILLAGE OF CHASE Administrative Report

TO: Mayor and Council  
FROM: CFO  
DATE: July 8, 2020  
RE: Firetruck Procurement

### ISSUE/PURPOSE

To seek Council direction on moving forward with purchase of a Firetruck, as per Resolution #2019/08/20\_019.

### OPTIONS

1. Begin the RFP process to purchase a firetruck
2. Delay the RFP process to purchase a firetruck and revisit in during 2021 budget discussions.

### HISTORY/BACKGROUND

Due to the COVID 19 impact and the changes to the tax collection dates, Council passed a resolution at the July 14, 2020 to delay the RFP process for the purchase of a new firetruck and revisit again in October 2020, after the October 1 property tax penalty date.

### DISCUSSION

Outstanding Property Tax, **October 2**

Year	Delinquent	Arrears	Current	Balance O/S	% of Total Collection
2020	\$2,889.02	\$95,134.98	\$131,535.91	\$229,559.91	11.3%
2019	\$1,750.99	\$42,377.11	\$112,026.69	\$156,154.79	8.0%

Outstanding Property Tax, **July 8**

2020	\$27,215.63	\$121,641.87	\$828,086.99	\$976,944.49	48.2%
2019	\$27,041.86	\$102,336.99	\$179,858.57	\$309,237.42	15.9%

### FINANCIAL IMPLICATIONS

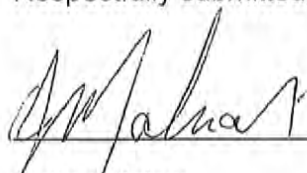
The current tax revenue is down approximately \$71,400 from the same time last year. This represents just over 11% of the total municipal tax requisition as opposed to the previous year of approximately 8% of the total municipal requisition. The October 1<sup>st</sup> 10% penalty is included in the outstanding amounts.

As was reported to Council at the July 14, 2020 Council meeting, \$200,000 would be draw from General Surplus to purchase the firetruck, with the remaining \$250,000 being borrowed from MFA, at an approximate annual cost of \$54,000 for principle and interest payments.

### RECOMMENDATION

Council direction is requested.

Respectfully submitted,

  
Joanne Molnar

Approved for Council Consideration by CAO

  
Joni Heinrich





## VILLAGE OF CHASE Administrative Report

TO: Mayor and Council  
FROM: CFO  
DATE: September 23, 2020  
RE: Council Remuneration

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### ISSUE/PURPOSE

To update Council remunerations effective December 1, 2020.

### OPTIONS

- 1.) Maintain existing Village of Chase Policy ADM-19 Council Remuneration to increase mayor and councilors remuneration 2% per annually.
- 2.) Provide staff direction for any updates or changes that may be required to the current policy.

### HISTORY/BACKGROUND

Council remunerations are set in the Village of Chase Policy Manual ADM-19 Council Remuneration. The policy was last updated on February 1, 2016.

The current annual remuneration for the Mayor	\$13,768.11
The current annual remuneration for Councilors	\$ 9,092.43

### DISCUSSION

Council last review of remunerations was completed in November 2018. At that time Council maintained ADM-19 Council Remuneration policy, which allocates a 2% increase per year effect December 1<sup>st</sup>.

### FINANCIAL IMPLICATIONS

2% increase effective December 1, 2020 will increase remunerations to:

Mayor:	\$14,043.48	\$275.25 increase
Councilors:	\$ 9,274.28	\$181.85 increase

Total budget increase \$1,002.65

### POLICY IMPLICATIONS

As per Village of Chase Policy ADM-19

### RECOMMENDATION

Respectfully submitted,

Approved for Council Consideration by CAO

  
Joanne Molnar

  
John Heinrich



## Village of Chase Policy Manual

**Title:** **ADM – 19 Council Remuneration**

**Date Adopted:** January 27, 2009

**Revised:** January 26, 2016

**December 8, 2009**

**Date Effective:** February 1, 2016  
January 1, 2010

**Reviewed:** As deemed necessary

**Special Notes / Cross Reference:**

January 26, 2016: February to November 2016 remuneration increased \$100 / month per Council member. Effective December 2016 rates increased by 2% annually (#2016/01/26\_013 and 014)

December 8, 2009: effective January 1, 2010 remuneration increased 20% and Acting Mayor remuneration increased from \$100.00 / three month period to \$100.00 per month.

**POLICY:** Village of Chase Council members shall receive remuneration for attendance at regular and special Council meetings, Council appointed board / committee meetings and attendance at other meetings or functions related to Village business. Each member of Council will also be provided with the option of participating in the Group Employee Health Benefits Program, as applicable to elected officials.

**PURPOSE:** It is the purpose of this Policy:

- To provide an adequate compensation package to attract people of ability and integrity as candidates for municipal public office
- To ensure that individuals who choose to serve their community on Council receive adequate compensation for their time so dedicated
- To establish fair and equitable remunerations for members of Council

**DEFINITIONS:** Council shall mean the Mayor and Councillors of the Village of Chase.

**PROCEDURES:**

**1. COUNCIL MONTHLY HONORARIA**

A regular monthly allowance shall be paid to Council members for attendance at regular and special Council meetings, Council appointed board / committee meetings, and attendance at other meetings / functions related to Village Business as follows:

- a) From February to November, 2016 inclusive, the annual remuneration for the Mayor for the discharge of the duties of office is \$12,620.00.
- b) From February to November, 2016 inclusive, the annual remuneration for a



## Village of Chase Policy Manual

Councillor for the discharge of the duties of the office is \$8,300.00.

- c) In addition to the amount set out in section 1(b), the remuneration for the Deputy Mayor appointed by resolution of Council is \$100.00 per month.
- d) In addition to items a, b and c, effective December, 2016 remuneration rates are to be increased 2% annually each year.
- e) One third of the annual sum paid in 1(a) and (b) represents an allowance for expenses.
- f) Payments are processed to members of Council on the same payroll schedule as Village of Chase Employees.
- g) These rates will be reviewed as deemed necessary by Council.
- h) Council members will be allowed one month sick leave without loss of monthly honorarium.

## 2. **COUNCIL HEALTH BENEFITS PROGRAM**

Elected officials may participate in the municipal employee's health benefits program with the exception of short term and long term disability. Participation will be administered pursuant to the regulations established by the policy holder. Elected officials will be responsible for payment of benefit coverage premiums on the same cost share ratio as applicable to municipal employees.



## **VILLAGE OF CHASE Administrative Report**

**TO:** Mayor and Council  
**FROM:** Corporate Officer  
**DATE:** 02 October 2020  
**RE:** Application to Vary Regulations of Village of Chase Zoning Bylaw 683-2006  
1013 Paquette Road

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### **ISSUE/PURPOSE**

To obtain Council's authorization to proceed with the referral process for a development variance permit to vary the height of a fence.

### **OPTIONS**

- 1. Accept the application and authorize Administration to proceed with the required referral process and prepare a draft Development Variance Permit that would vary the fence height.**
- 2. Commute the application into a zoning bylaw amendment to allow for higher fence heights in the rear yard for all properties that border the Trans-Canada Highway, and refund the applicant his \$500 application fee.**
- 3. Do not accept the application.**

### **BACKGROUND**

The applicant, owner of the property at 1013 Paquette Road has applied to vary the permitted height for a fence in a back yard. The maximum fence height is 2.0m (6.6 feet) according to the zoning bylaw, and the application requests a variance to allow up to a 2.7m (9 foot) high fence.

The applicant wants to maintain an already-constructed 2.7m (8.8 feet) along the entire length of the rear parcel line, and partially along the rear-side parcel line which separates the property from the adjacent property. A variance to the fencing regulations in the zoning bylaw would have to be approved and issued to permit this fence.

### **DISCUSSION**

The applicant has prepared a thorough application complete with drawings, explanations, and has support letters from many of his neighbours who also favour higher fence heights.



The purpose for having a high fence on properties adjacent to the Trans-Canada Highway (TCH) is primarily for noise suppression and visual obscurity. This issue will most likely intensify with higher traffic volumes and in some locations, higher elevations of the upgraded highway.

Council could choose to treat this application in isolation, and possibly handle many fence height variance applications on a case by case manner, or create a regulation that would allow any property owner adjacent to the TCH the opportunity to build a fence in their rear yard up to 3.0m high.

If Council chooses to make a broader zoning regulation change, in contrast to a development 'variance', then the variance application would not proceed. Rather, Administration would prepare a zoning amendment bylaw to allow for the higher fence heights. This is the recommendation.

There is a further consideration because fence heights in the 'side-rear' and 'rear' are grouped together. If Council only supports the portion of fence along the rear parcel boundary, adjacent to the TCH, to benefit from increased heights, then Mr. Nelson's 'rear-side' fence does and will continue to contravene the bylaw, and he will require a variance, or have to lower that portion of fence. There may be some additional noise suppression and visual obscurity gained from allowing 2.7m fences in all rear yard sides.

### **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**

There will be advertising costs for a Public Hearing

### **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**

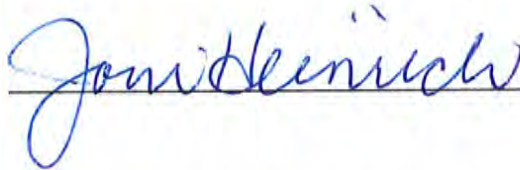
**“Commute the application into a zoning bylaw amendment to allow for higher fence heights in the rear yard for all properties that border the Trans-Canada Highway; AND,**

**Refund the applicant his \$500 application fee.”**

Respectfully submitted,

Approved for Council Consideration by CAO

\_\_\_\_\_

\_\_\_\_\_

#### 4.10 FENCES

Subject to the vision clearance provisions of section 4.9, the following height limitations shall apply to fences, walls or hedges:

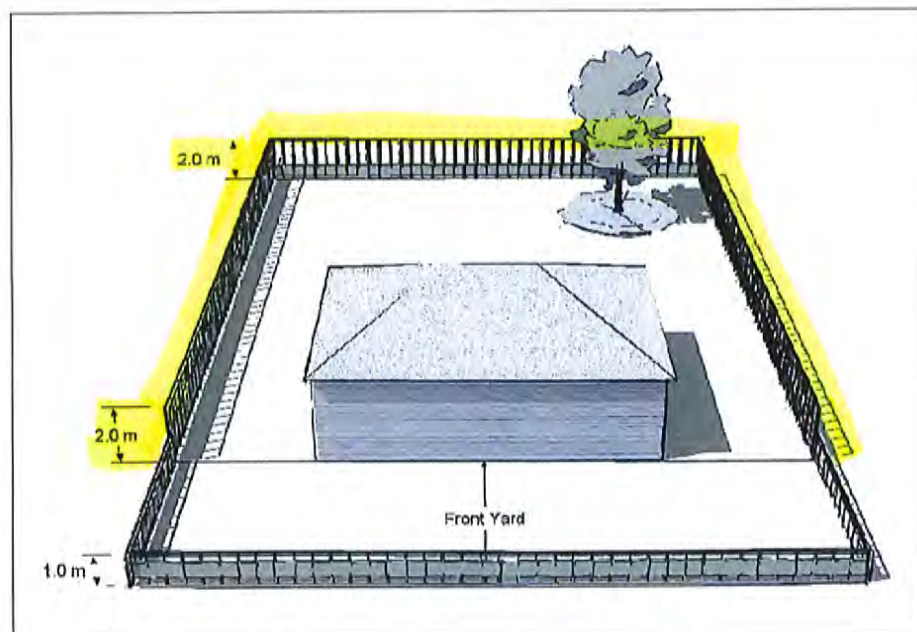
4.10.1 In all zones, fences, walls or hedges which do not exceed 1.0 metres in height may be located anywhere on a parcel;

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 required front yard;

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 a required front yard;

4.10.4 In R-1, R-1A, R-2, R-2A, R-3, R-4 and R-5 zones, a fence on a rear property line may not exceed the permitted height of a fence on a side property line of an adjoining parcel.

Sections 4.10.1 through 4.10.4 shall not apply to open mesh or chain link type fences erected on cemetery, public playground, park, play field, public walkway, elementary or high school areas, or in M-1 or M-2 zones. In these cases, no fences shall exceed a height of 3.5 metres.





FENCE HEIGHT VARIANCE

Dan Nelson (250) 517 0452  
1013 Paquette Road  
Chase, BC

RECEIVED  
Village of Chase  
SEP 25 2020

Original \_\_\_\_\_  
File \_\_\_\_\_  
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Hello Village,

Thank you for taking the time to review my application. I have installed a fence on the back and side of my property to block the noise coming off the highway. This fence is higher than the normal standard by 2'-6", which makes the fence 9'-0" tall, give or take a couple inches from ground settling. This fence also adds a dust / noise control from the future road access to the bridge during construction of the new highways. The highway has taken 20'-3 1/8" off the back side of my property for this road access. This fence helps the fellow neighboring properties from the same issues. Since the fence has been installed all the neighbors have enjoyed the lesser noise coming from the highway. Not one neighbor has complained about the fence or what I have done to the property. If anything, I have been given the upmost praise from what I have done so far. I have attached some letters from the neighbors and their thoughts on my fence.

I have also submitted a full plot drawing showing what I have planned with the property. There is a fence on the left side of the house (looking at the drawing) which will be taller than standard by 1'-6". This gives the neighbor some needed privacy from there bathroom window and someone crawling over the fence to access the retaining wall that separates the two properties. I have asked the neighbors and they are in love with the idea, as they have trees that are taller than this fence and would add to the privacy on their side of the property.

I have invested a lot of time and money into this property to make it what it is. I would like the villages blessing on what I have proposed and what I have done to mitigate any future complaints. I am not finished investing in this community as I feel this village has huge potential. I feel we all need to work together to make it our home.

Thank you for your time.



Dan Nelson

## VILLAGE OF CHASE

### Application for Permit

- ☐ Development Permit  
☒ Development Variance Permit  
☐ Temporary Commercial and Industrial Permit

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

Don Nelson, 1013 Pugette, 250-517-0452

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

Lot 1 District Lot 517 Kamloops Division Yale District Plan EPP96422

4. Approximate area of subject property

900.5 m<sup>2</sup>

5. Existing use of subject property

Residence

6. Existing use of adjacent property

Residence / Empty lot.

7. Description of project or situation necessitating your application

Fence height increase for noise barrier from Highway and access road to bridge. Dust control.

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

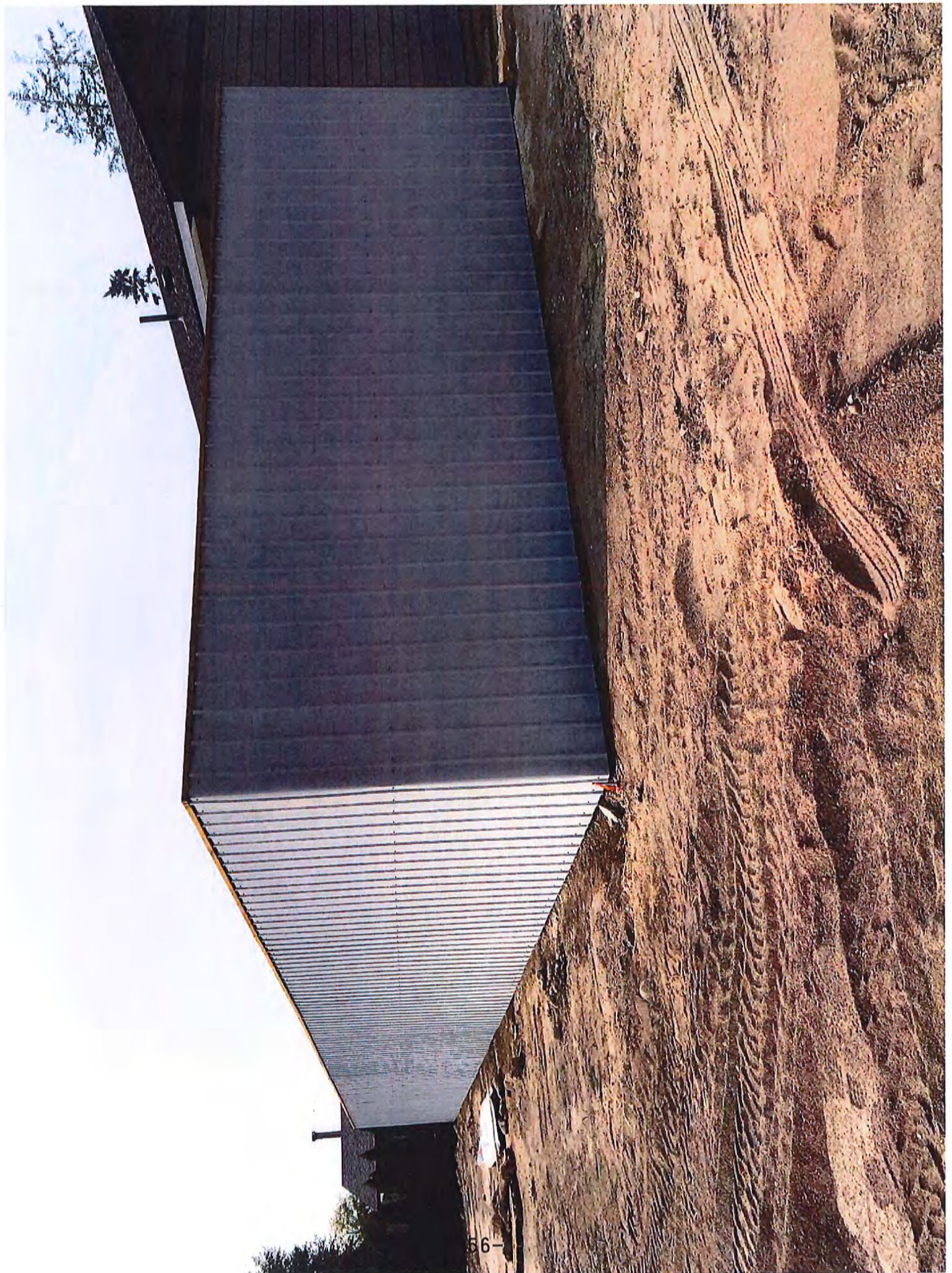
[Signature]  
Signature of Owner or Agent

09/18/20  
Date

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















## **VILLAGE OF CHASE Administrative Report**

**TO: Mayor and Council**  
**FROM: CAO**  
**DATE: October 7, 2020**  
**RE: Fines and/or Re-inspection Fees – Commercial Fire Code Inspections**

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### **ISSUE/PURPOSE**

To obtain direction from Council relating to the imposition of re-inspection fees and fines for annual commercial fire inspections.

### **OPTIONS**

1. Provide direction to Administration to institute re-inspection fees and fines for fire inspections of commercial operations and failure to comply.
2. That no fees or fines be instituted for fire inspections of commercial operations in Chase.

### **HISTORY/BACKGROUND**

Fire Inspections are conducted on commercial buildings/operations within Chase on an annual basis. Inspections are conducted by an LAFC (Local Assistant to the Fire Commissioner) and in the case of the Village of Chase, the Fire Chief conducts these inspections. Training and knowledge is required to obtain the LAFC designation and to conduct such inspections.

### **DISCUSSION**

It is incumbent on business owners/operators to ensure their businesses comply with all bylaws, Codes and other regulations that ensure safety of their staff and the public who enter their premises. Annual fire inspections ensure that owners/operators are made aware of the necessary requirements that relate to fire safety. Some of these issues include fire extinguisher placement and testing and lighted exit signage.

The Fire Chief has been conducting annual fire inspections for businesses in Chase for many years. In his experience, he has had to re-inspect several locations each year in order that the business owner/operator complies with the Fire Code requirements, the Village's Fire Regulations and other requirements. In some cases, deficiencies exist even after several re-inspections.

### **POLICY IMPLICATIONS**

The Fire Chief does his best to work with the owners/operators to educate them on fire safety, and to encourage them to comply with the requirements. More often than not, once the business owners/operators understand the need for certain safety measures, they do comply with the requirements. There are however, business owners/operators who do not comply, and time and time again are being reminded of issues that have been previously raised.



While Covid-19 has placed a severe strain on some of the businesses in Chase, and additional fees or fines may not be entirely palatable at this time, the issue of public safety should be paramount. Reasonable re-inspection fees may provide some incentive for business operators/owners to comply with the requirements, and ultimately, the levying of fines would provide additional incentive for safety requirements to be undertaken to avoid such fines. It is suggested that a fee not be instituted for the first re-inspection, however the second and subsequent re-inspections would involve a fee for such re-inspections. If compliance were not achieved after 4 re-inspections, fines would be levied.

Another avenue to obtain compliance is for the LAFC to invite a Regional Fire Service Advisor (Provincial regional representatives of the BC Fire Commissioner) to attend and review the deficiencies written out by the LAFC. The Regional Fire Service Advisor would follow a higher level process to compel the business owner/operator to comply with the requirements.

### **FINANCIAL IMPLICATIONS**

Instituting re-inspection fees and fines may be considered creating hardship for local businesses, especially during a pandemic. However, most of the businesses that would be subject to re-inspection fees and possibly fines are repeat offenders and have been for several years. They have proven that if there is no cost associated with making the necessary adjustments to increase fire safety, they do not comply with the requirements.

It is suggested that if Council is comfortable with the institution of a bylaw to levy re-inspection fees and fines for non-compliance of fire safety requirements in commercial operations in Chase, that a fee for the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> re-inspections be set at \$50 per re-inspection, and that fines be set at \$100 for each fire safety infraction after being given several chances to rectify the deficiencies. Fees and fines can always be increased over time if it is deemed they will be more effective at higher rates.

Education of the institution of fees and fines would be undertaken to ensure the business community is fully aware.

### **RECOMMENDATION**

**That Administration be directed to develop a bylaw to institute fees for LAFC fire safety re-inspections at businesses within Chase and that fines also be included in such a bylaw to be used as a heavier tool to gain compliance of fire safety requirements.**

Respectfully submitted,





## **VILLAGE OF CHASE Administrative Report**

**TO:** Mayor and Council  
**FROM:** CFO  
**DATE:** October 6, 2020  
**RE:** Community Economic Recovery Infrastructure Program (CERIP)

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### **ISSUE/PURPOSE**

To seek Council support to submit a grant application to the Community Economic Recovery Infrastructure Program for upgrades to improve pedestrian and vehicular access to Willson Park via Thompson Avenue.

### **OPTIONS**

1. Support submission of grant application
2. Do not support submission of grant application

### **HISTORY/BACKGROUND**

On October 1, 2020, the Province of British Columbia allocated up to \$90 million to support community economic resilience, tourism, heritage, and urban and rural economic development projects. This intake is designed to target projects starting prior to December 31, 2021 and complete prior to March 31, 2023. Municipalities may submit one application. Application deadline is October 29, 2020

### **DISCUSSION**

This is a one-time 100% grant amount and each project will be evaluated on its merits and the grant funding is scalable. Applicants will be required to utilize internal funding sources to meet project costs incurred over the grant amount. Eligible projects will improve existing infrastructure or create new infrastructure and the eligible applicant shall provide the operation and maintenance of the resulting infrastructure over the long term.

An application for funding must demonstrate how the project will be eligible for the funding based on how the project aligns with one or more of the outcomes and how the project aligns with program criteria.

Staff is recommending upgrading pedestrian and vehicular access to Willson Park via Thompson Ave. The project would include upgrading the road fronting on Village Green Mobile Home Park and creating a parking area. The application would also include the extension of sidewalks along Chase Street and Thompson Avenue, as outlined in the Active Transportation Plan, to ensure safe connectivity and accessibility to Willson Park for pedestrians, cyclists, and those with mobility impairments.

The sidewalk extension improvements included in this funding application were previously part of an unsuccessful BC Active Transportation Infrastructure grant application submitted in February 2020.

**FINANCIAL IMPLICATIONS**

Funding is available up to 100% of the eligible project costs and funding is provided upfront upon application approval.

**RECOMMENDATION**


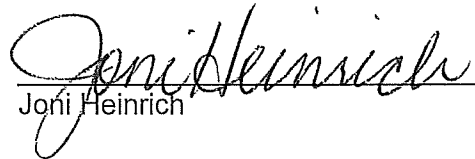
**THAT staff submit grant funding application for upgrades to improve pedestrian and vehicular access to Willson Park to the Community Economic Recovery Infrastructure Program, and**

**THAT Council supports the project and commits to its share of the project (\$0), as well as any cost overruns, and**

**THAT the Village of Chase will provide overall grant management for the project**

Respectfully submitted,

Approved for Council Consideration by CAO

  
\_\_\_\_\_  
Joanne Molnar  
\_\_\_\_\_  
Joni Heinrich





## CHASE LIONS CLUB

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

RECEIVED  
Village of Chase

SEP 15 2020

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

Village of Chase

September 13th, 2020

The Chase Lions is a non-profit Service Club that has been a part of Chase for 53 years. We are involved in many projects that benefit this community. Over the past years we have lost most of our senior members, and we are trying to build up our 53 year old club with new members. We need to go back to the community hall like we did in the past for our meetings. In our Lions International roster book it still mentions that we meet in the hall. So if a Lion member visits Chase they know where and when to attend our meetings

We the Chase Lions Club would like to use Room "A", for our 2 meeting a month, every 2nd and 4th Thursday, but due to Covid, the food bank is in room "A". until this pandemic is over. So until then we would like to use room "B", for our Meetings, I have drawn up the floor plan so you can all see there is room for us. We have our own tables, but will need to use the plastic chairs that are in room "A". We have a total number of 14 members, but they do not all attend meetings.

We also know all the rules and regulations and sanitizing of the equipment that we will use.

A response from the Village would be greatly appreciated as soon as possible.

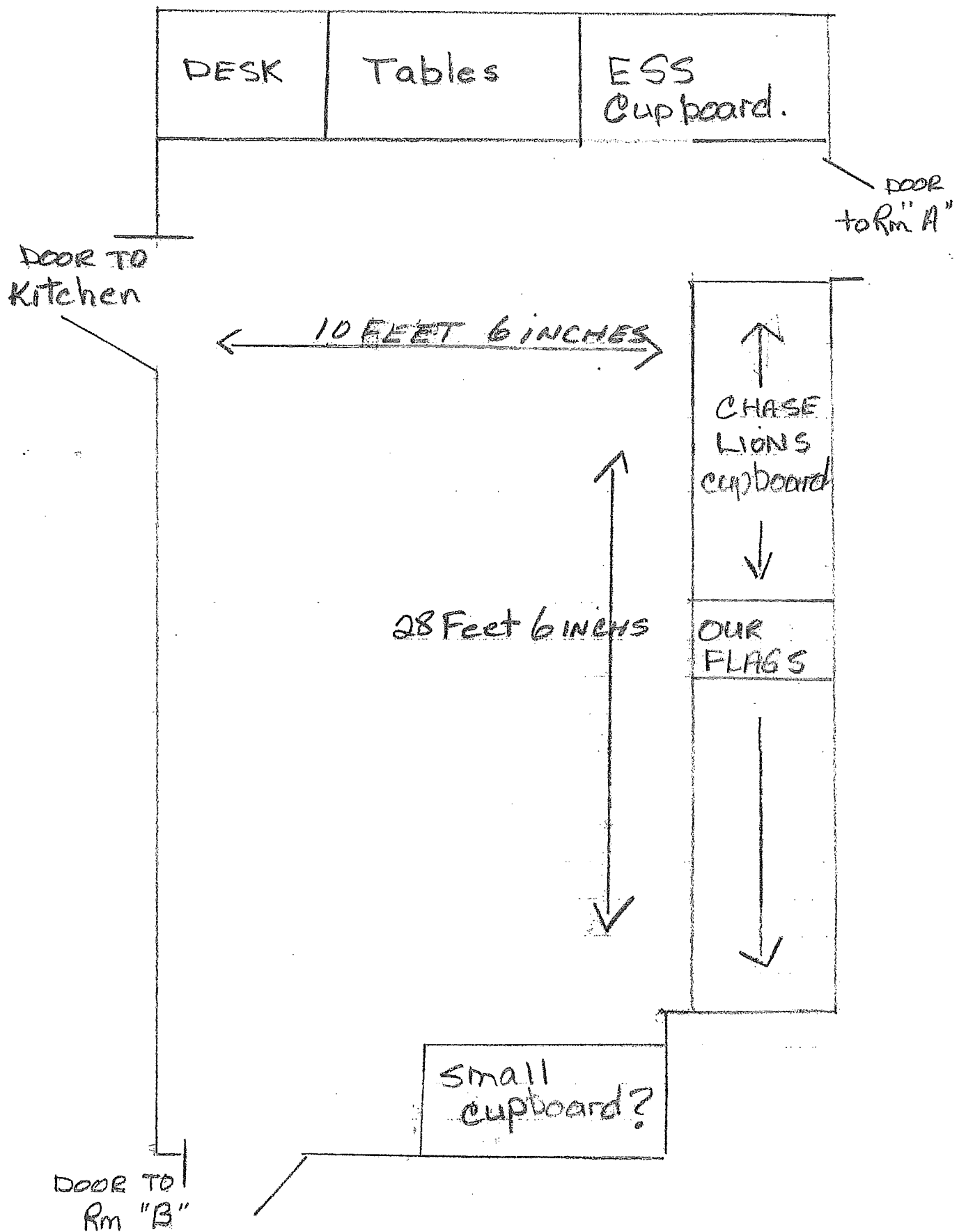
Thankyou

*Jeanne Talbot*  
Jeanne Talbot

Chase Lions President



# Floor Plan for Room "B"





**Jonathan X. Côté**  
Mayor

September 15, 2020

The Honourable John Horgan, MLA  
Premier of British Columbia  
West Annex, Parliament Buildings  
Victoria, BC V8V 1X4

Via Email: [Premier@gov.bc.ca](mailto:Premier@gov.bc.ca)

Dear Premier,

**Re: Universal access to no-cost prescription contraception**

At a meeting on September 14, 2020, New Westminster City Council passed the following resolution:

*WHEREAS cost is a significant barrier to people accessing contraception, particularly to people with low incomes, youth, and people from marginalized communities; and*

*WHEREAS providing free prescription contraception has been shown to improve health outcomes for parents and infants by reducing the risks associated with unintended pregnancy, and is likely to reduce direct medical costs on the provincial health system; and*

*WHEREAS contraceptive methods such as condoms or vasectomies are available at low cost, no cost, or are covered by BC's Medical Services Plan, whereas all contraceptive methods for people with uteruses (such as birth control pills, intrauterine devices, or hormone injections) have high up-front costs, making access to contraception unequal and gendered;*



*THEREFORE BE IT RESOLVED*

*THAT the City of New Westminster write to the Provincial Minister of Finance, the Provincial Minister of Health, the Premier of BC, and the local MLA supporting universal no-cost access to all prescription contraception available in BC under the Medical Services Plan; and*

*THAT this letter be forwarded to all BC municipalities asking to write their support as well.*

We appreciate your consideration of this important matter.

Yours truly,



Jonathan X. Cote  
Mayor

Cc: Hon. Carole James, Minister of Finance, [FIN.Minister@gov.bc.ca](mailto:FIN.Minister@gov.bc.ca)  
Hon. Adrian Dix, Minister of Health, [HLTH.Minister@gov.bc.ca](mailto:HLTH.Minister@gov.bc.ca)  
Hon. Judy Darcy, MLA, New Westminster, [judy.darcy.MLA@leg.bc.ca](mailto:judy.darcy.MLA@leg.bc.ca)  
Jas Johal, MLA, Richmond-Queensborough, [jas.johal.MLA@leg.bc.ca](mailto:jas.johal.MLA@leg.bc.ca)  
All BC Municipalities

2020-09-17

To: Mayor and Council

From: Chase Fire Rescue

Our highway rescue section of Chase Fire Rescue practices every second Thursday. Some of the required training we can do at our fire hall. The majority of the training for auto extrication is hands on. The biggest problem we are having is a safe place to train and where to get vehicles to train with. Historically, Mattie Brothers has allowed us to use a piece of land across the Trans-Canada Highway from their yard at the top of the Jade Mountain - South side. (This property now belongs to Ministry of Transportation, they have extended to use of this property for another two years for rescue to use. After which we may not be able to use it.) When vehicles are donated for auto extrication, members of rescue have to go up the training grounds on top of Jade Mountain and drain the fluids and make the vehicles as environmentally friendly as possible. This area is not secure and there have been incidences of people taking parts off the donated vehicles, one of these vehicles was actually set on fire, which we had to respond to for extinguishment. This area is also very hazardous when returning back from rescue practice. The pull out back onto the highway is on a blind corner, this makes our members nervous - thankfully no accidents have been caused by this action. On average, Rescue spends about \$2000.00 to \$2500.00 a year on towing to get donated vehicles to the training ground and back to the scrap yard.

What Chase Fire Rescue would like is permission to be allowed to start hands on vehicle extrication training in a safe compound within the Village of Chase at 117 Aylmer Road – Adrenaline Auto Recyclers. This business owner in Chase has offered free vehicles for hands on vehicle extrication training, no charge for moving vehicles to and from the training area within his compound. Also, fluids will have already been removed from the vehicles making them as environment friendly as possible. The vehicle extrication work would be out of the public's eye, safe for our members and very little risk driving to and from the training grounds from the Chase Fire Hall.

Thank you for taking the time to possible grant our request.

Brian Lauzon

Fire Chief, Chase Fire Rescue.